

Hopkins County, Texas

Infrastructure Requirements for Short Term Rental Communities

(includes but is not limited to:

RECREATIONAL VEHICLES; CAMPER TRAILERS; MOTOR HOMES; PICKUP-COACHES; TRAVEL TRAILERS; TINY HOUSES/COTTAGES; & LODGING UNITS.)



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Table of Contents

Section 1— General Provisions

- 1.01 - General Authority
- 1.02 - Purpose
- 1.03 - Exemptions
- 1.04 - Applicable Standards

Section 2 — Definitions

Section 3 — Permitting Requirements

- 3.01 - Development Permitting
- 3.02 - Septic Permitting
- 3.03 - Floodplain Permitting
- 3.04 - TCEQ Construction Permitting
- 3.05 - Public Utility Permitting
- 3.06 - Culvert Permits

Section 4 — Fees

Section 5 — Administration

- 5.01 - Decision Maker- Authority
- 5.02 - RV Park Development Group
- 5.03 - Variances

Section 6 — Infrastructure Development Plan

- 6.01 - Application and Submittal
- 6.02 - Required Documentation
- 6.03 - Approval or Denial

Section 7 — Minimum Standards

- 7.01 - Fire Safety
- 7.02 - Roads
- 7.03 - Garbage
- 7.04 - Sewage/Septic
- 7.05 - Service Buildings
- 7.06 - Utilities
- 7.07 - Lots
- 7.08 - Updates

Section 8 — Requirements

8.01 - Development and Operation

8.02 - Compliance

8.03 - Penalties

8.04 - Severability

Section 1 — General Provisions

1.01 — General Authority

The regulations listed herein are deemed to be an exercise of power by the Commissioners Court, Hopkins County, Texas over "county business" as conferred by the Texas Government Code 232; and upheld by Texas Attorney General Opinion GA-1007. The Commissioners Court of Hopkins County, Texas, finds that lodging and recreational vehicle park developments, as defined herein, are subdivisions under chapter 232, Texas Local Government Code and may also be regulated under the current fire code adopted by the State of Texas.

Authority provided to Hopkins County, Texas, by or agreed to between Hopkins County and other local, state and/or federal agencies shall be applied to the fullest extent. Specific permitting requirements are subject to inter-local agreements relating to the extraterritorial jurisdiction between Hopkins County and the incorporated cities.

1.02 — Purpose

The Commissioners Court of Hopkins County, Texas, finds it necessary to regulate lodging and recreational vehicle parks to promote the health, safety, and general welfare of the county and the safe, orderly, and healthful development of the unincorporated areas of the county. Temporary Rental Communities and RV Parks (TRC/RVP) present a special need for regulation due to their transitory nature, close proximity of guests, and high density occupation.

1.03 — Exemptions

The standards listed herein are applicable to all new developments and/or substantial remodel or expansion of such communities upon the adoption of this order. All pre-existing parks, or previously permitted parks are exempt from the more stringent standards listed until or unless they remodel or expand. Grandfathered parks are not exempt from prior existing state and county regulations as it applies to health and safety, nuisance, septic, water and other public health concerns.

1.04 — Applicable Standards

- 1.04.1 - NFPA 101, Life Safety Code, 2015 Edition;
- 1.04.2 - NFPA 1192, *Standard on Recreational Vehicles*, by reference from NFPA 1;
- 1.04.3 - NFPA 1194, *Standard on Recreational Vehicle Parks and Campgrounds* by reference from NFPA 1;
- 1.04.4 - NFPA 70, 2017 edition, by reference from NFPA 1 and NFPA 101;
- 1.04.5 - TCEQ TAC 285;
- 1.04.6 - Texas Water Code;

- 1.04.7 - Texas health and Safety Code;
- 1.04.8 - FEMA Floodplain Regulations;
- 1.04.9 - Hopkins County Engineering Standards;
- 1.04.10 - TCEQ 290 Public Water
- 1.04.11 - Hopkins County Subdivision Regulations

Section 2 — Definitions

Camper Trailer - A folding or otherwise collapsible structure mounted on wheels and designed for travel, recreation, and vacation use.

Certificate of Compliancy — A certificate from the Hopkins County office having authority and responsibility to issue this certificate. This document shall certify that the owner/operator of a recreational vehicle park or temporary rental community is in compliance with the Hopkins County Temporary Rental Community infrastructure requirements.

Firefighting Apparatus - Any apparatus and/or vehicle that has been customized for use during firefighting operations. Usually, referencing a large fire truck.

Grandfathered Temporary Rental Community/Recreational Vehicle Park — A recreational vehicle park that was either in operation before the adoption of these rules and regulations, including one for which a written application for a septic permit was filed and approved with Hopkins County before the original adoption of these rules. The Grandfathered status expires upon any major remodel and/or expansion, at which time the facility shall be brought up to the current standards.

Motor Home — a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

Operator— The person in charge of managing the RV park or temporary rental community, either under written or verbal lease, or any other arrangement whereby they exercise control over the premises. The owner may also be the operator.

Owner - The person, company, or entity that holds the title to the land, on which an RV park or temporary rental community is constructed or operated.

Person — Any natural individual, firm, trust, partnership, association, or corporation.

Pickup; Pickup-Coach — A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.

Recreational Vehicle — A vehicle which is (1) built on a single chassis; (2) 400 SQFT or less when measured at the largest horizontal projections; (3) designed to be self-propelled or

permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

Recreational Vehicle Space – A term with broad application, including but not limited to, and usually referring to a plot of land within a recreational rental/vehicle park designed for the accommodation of one recreational renter/vehicle. This term may also include all the other types of non-permanent structures referred to in the list of definitions of this resolution.

Short Term Rental Community or Rental Community – for this resolution are interchangeable terms. It is a community of lots, developed or undeveloped, intended to be rented or leased to individuals and the ownership remains with the rentor/lessor with no transfer of ownership to the individual renting or leasing the lot/property. There is no time-frame associated with this definition as it references the impermanence of the renter and not a time factor.

Temporary Rental Community/Recreational Vehicle Park (TRC/RVP)-- Any lot or tract of land designed to accommodate three or more recreational vehicles/temporary rental structures, as defined, and which exists as a privately owned and operated enterprise with or without charges for the parking of recreational vehicles—and/or other temporary residential structures listed in this resolution—occupied or intended to be occupied for dwelling or sleeping purposes for periods less than 180 days (without a renewal of lot lease).

Tiny House/Cottage – A portable, temporary dwelling under 400 SQFT in size that occupies one recreational vehicle space and is mounted on a trailer with wheels or other mobile undercarriage. Tiny houses are not self-propelled. A shipping container home or other home without wheels are not considered tiny houses.

Travel Trailer – A vehicular structure built on a chassis with body width not to exceed 8 feet and body length less than 46 feet, the structure having been designed to be transported under the power of a motor vehicle. Travel trailers have designed for human occupancy as a dwelling for periods of time but not as a permanent dwelling (less than 180 days). Travel trailers contain limited or no kitchen or bathroom facilities.

Variance – a Variance is a waiver of any portion of these requirements and may only be granted by the Hopkins County Commissioners Court or their designee.

Section 3 — Permitting Requirements

3.01 - Development Permits

Development permits are required for any and all temporary rental communities, including but not limited to recreational vehicle parks. This applies to each parcel of land upon which development shall occur. Any modification to temporary rental communities and/or recreational vehicle parks will require a new development permit and the facility may be required to be brought to current standards of the Commissioners Court's latest resolution. Fees for this permit are established by the Hopkins County Commissioners Court and can be obtained by contacting the Hopkins County Clerk's office. Fees are subject to change without notice. Development permits are valid for a period of one year from the date of issuance. When submitting an application for a development permit, the applicant shall submit a detailed Infrastructure Development Plan (IDP), to scale, with their permit application.

3.02 — Septic Permits

Septic permits have a unique set of rules and regulations that are not listed in this document. For those rules and regulations please contact the Hopkins County Designated Representative. Septic permit fees are set by the Hopkins County Commissioners Court and can be obtained by contacting the Hopkins County Homeland Security Office for a copy of those applicable fees. Fees are subject to change without notice. Septic authorizations to construct are valid for one year from the date of issuance.

3.03 — Floodplain Permits

Floodplain permitting has strict standards set by both the Federal Emergency Management Administration (FEMA) and the Texas Water Development Board (TWDB) that shall be adhered to. In order to develop within 200 feet of a Floodplain, the applicant shall contact the Hopkins County floodplain administrator prior to any permitting, development, and/or construction to obtain the current requirements. These requirements shall be met prior to any construction. Floodplain permit fees are established by Hopkins County Commissioners Court. Fees are subject to change without notice.

3.04 — TCEQ

The Texas Commission on Environmental Quality requires that when more than one acre of land is disturbed a Construction General Storm Water Permit must be obtained through the TCEQ. The TCEQ permit shall be included in the Infrastructure Development Plan (IDP) at the time the application for the development permit is turned in. An approved Hopkins County development permit shall be obtained prior to construction and shall be posted at the site visible for inspection by Hopkins County officials.

3.05 — Public Utility

A site owner/operator may be considered a public utility if water or other utilities are provided to more than 25 residents or 15 lots from a groundwater source, or residents are charged separately for water or other utility services. All public utility services shall be permitted through the State of Texas and a copy shall be presented and maintained at all times to Hopkins County Fire Marshal's office.

3.06 - Culvert Permits

If the development is occurring on a county road a culvert permit will be required. Any competent installer may install culverts, but it must be designed and installed correctly to allow water to flow through the culvert. Hopkins County reserves the right to remove any culvert installed incorrectly without notice. Culvert Permit fees are set by Commissioners Court and are subject to change with or without notice. To obtain a culvert permit, contact the Commissioner elected to the precinct wherein the culvert is to be installed.

4 — Fees

4.01 All fees for permitting and inspection/re-inspection are set by Hopkins County Commissioners Court. Fees are subject to change at any time, with or without notice. To obtain a copy of all applicable fees, contact the corresponding office for those fees:

- A. Hopkins County Homeland Security Department
- B. Hopkins County Floodplain Administrator
- C. Hopkins County Fire Marshal's Office
- D. TCEQ

Prior to the consideration and/or approval of any development plan for a recreational vehicle park, temporary rental community, or park, all applicable fees shall be paid by the developer to the appropriate Hopkins County office and a receipt shall be included with the application/s submitted.

Section 5 — Administration

5.01 Decision Authority

Hopkins County Commissioners Court have the authority to approve or disapprove a development permit and/or waiver request for any temporary rental community/recreational

vehicle park once all requirements listed herein have been met. The Court may designate or appoint an employee, a group of employees or a specific office to handle regular business, to include but not limited to, approving and disapproving development permit applications but the Commissioners Court retains the final authority in all matters.

Responsibilities — When an official or a group of county officials is/are required to make a recommendation to the Commissioners Court, i.e.: appeals and waivers, the Court will consider that recommendation their designated employee/s when making its decision, but is not bound to adopt the recommendation of the designated employee or group of employees.

5.02 Roles

- a. The Commissioner Court's designated employee or group of employees with responsibilities for managing the permit process regarding temporary rental communities/recreational park development shall review applications, identify corrections needed and/or require information when certain data is not provided, and require corrections by the applicant. If/when disputes may arise, the designated employee or group of employees shall make recommendations to the Commissioners Court. The Commissioners Court may approve, disapprove, or require specific conditions be met before they may approve the development.
- b. The designated employee/s will determine whether an application is administratively complete. If the application is determined to be incomplete, the employee/s may require specific performance on the part of the applicant to complete the permit application.

5.03 Variances

Commissioners Court, at their discretion, may grant a variance on a case-by-case basis.

- 5.03.01 A written request for a variance must be detailed with detailed site plan/s to scale. The initial variance request shall be submitted to the employee/s designated by the Commissioners' Court to have responsibility in these matters. The variance request must be specific about what variance is sought. The submitted variance request must include documents/documentation which describes and/or illustrates plans for meeting minimum or better requirements with an explanation why the applicant should be allowed the waiver rather than meet the requirements of the County's resolution/s.
- 5.03.02 The Hopkins County employee/s given responsibility by the Commissioners' Court regarding these responsibilities shall research and consider the variance request. The results of the research and information available, the employee/s shall make a recommendation to the Commissioners' Court.

5.03.03 Commissioners shall make a final decision about the variance and inform the applicant.

5.03.04 After Commissioners Court makes a decision, the Operator/Owner may, within one year after the date of the variance is allowed, file an application, and Infrastructure Development Plan, that includes the variance, in detail and to scale, as allowed by Hopkins County Commissioners Court.

5.03.05 The Operator/Owner shall not file an application and IDP that is contingent upon the allowance of a variance that has not already been granted Hopkins County Commissioners Court.

5.03.06 A variance expires one calendar year after it is granted. An extension on a variance may be granted prior to the expiration date of the original variance by Hopkins County Commissioners Court.

Section 6 — Infrastructure Development Plan

6.01 Application and Submittal

The development application with its detailed site plan to scale, shall be submitted to the responsible employee/s of the Hopkins County employees with the authority and responsibility endowed by the Commissioners' Court. The application shall include (7) seven hard paper copies of the Infrastructure Development Plan (IDP). Additionally, one digital copy in PDF format shall be provided. Once the complete IDP has been submitted and applicable fees have been paid, the County Clerk has 30 days to approve or disapprove the application.

6.02 Required Documentation

6.02.01 Survey — must bear an original, stamped survey by person or firm licensed by the State of Texas to perform the survey. It shall identify the proposed community's legal/official boundaries as well as any significant feature/s, including but not limited to the proposed location is of:

- a. unit/recreational vehicle spaces - shall be numbered sequentially;
- b. utility easements;
- c. roads — County Road Numbers and Private Road Numbers shall be noted;
- d. all applicable setbacks;
- e. parking spaces;
- d. dumpsters;
- f. public or common areas;
- g. buildings;

- h. septic dump stations;
- i. septic systems, including drain fields (if applicable);
- j. water wells;
- k. water supply lines;
- l. the location, in Hopkins County, of the proposed temporary rental community or RV park;
- m. a window insert, depicting to scale, the average unit/recreational vehicle space with its hard surface;
- n. special flood hazard;
- o. drainage features;
- p. The address of the temporary rental community or RV park as assigned by the ATCOG 9-1-1 administrator;
- q. proposed and existing electric, cable, natural gas lines.

6.02.02 Warranty deed with current owners — legal description shall be included.

6.02.03 Contact information for surveyor/engineer that prepared the plan — Name, address, phone number, Texas license number and email.

6.02.04 A statement that all roads within the development are privately maintained and are not the responsibility of Hopkins County.

6.02.05 If the property is located on an FM road or a state highway, a letter from TXDOT stating the driveway proposal meets or exceeds TXDOT's requirements. (Copies of permit with TXDOT shall be submitted and kept on file with the IDP at Hopkins County, post approval.)

6.02.06 Letters from approved water and electric utility companies certifying that they will provide utility service to the proposed temporary rental community or RV development. This includes easements for water and utilities.

6.02.07 A study to determine whether a proposed Temporary Rental Community and RV Park (TRC/RVP) is suitable for the use of an On-Site-Sewage-Facility (OSSF). The study shall be performed by a professional engineer or registered sanitarian and be conducted to the rules and standards of the Texas Commission on Environmental Quality TAC Chapter 285, Texas Water Code, and Texas Health and Safety Code. The study shall be presented to the designated representative for Hopkins County and reviewed for accuracy and applicability. A letter of suitability shall be issued by the DR prior to park approval from Hopkins County Commissioners Court. If sewer is to be provided, a letter from the provider stating that provisions for each space will be allowed.

- a. If estimated flow is to exceed 5,000 gallons per day for the entire property, reasonable specified plans for providing sewage treatment and

disposal under Chapter 26 of the Texas Water Code, and approval from TCEQ must be attached to the IDP.

6.02.08 Include a drainage plan prepared by a licensed engineer to identify drainage areas and all drainage improvements to accommodate the runoff based on a 25-year storm frequency. The drainage plan shall include all the area of watersheds that impact the Temporary Rental Communities and RV Parks (TRC/RVP) development. A ditch profile and typical section view and the size and location of all drainage culverts shall be provided. Methods for erosion control, both temporary and permanent, shall be specified by the engineer and included with the drainage plans.

6.02.09 Street construction plans shall be prepared by a licensed engineer to show the plan for all streets within the Temporary Rental Communities and RV Parks (TRC/RVP) development. The plans shall note the street layout at a scale no larger than 1 inch = 50 ft. The street grades, elevations, and a typical section view shall be provided. Drainage ditches and drainage structures within the right-of-way shall be shown along with typical section views of ditches. Plans shall comply with the minimum street construction standards listed herein.

6.02.10 A tax certificate from the Hopkins County assessor's office to verify that there are no delinquent taxes on the Temporary Rental Communities and RV Parks (TRC/RVP) development proposed property.

6.03 Approval or Denial

Approval from Hopkins County Commissioners Court must be obtained prior to any construction taking place. Upon complete application submittal, the employee or group of employees designated by the Commissioners Court to have authority in such matters shall have 30 days to review the application and submit their recommendation in writing to Commissioner's Court. If the plan is recommended for approval, it shall be placed on the next available Commissioner's Court agenda where property matters are considered. If the plan is rejected by the designated employee/employees, written rejection shall specify the reasons for the rejection and the actions required for recommending the plan approval. The owner may choose to appeal the rejection by the designated employee/employees responsible for such matters to the Commissioners Court.

The Hopkins County employee or employees charged with oversight for these matters, as well as any other person designated by either the Commissioners Court may inspect the infrastructure at any reasonable time during construction, and the owner and his agents shall not hinder such inspections. Other offices may require independent inspections based on their permitting criteria.

On completion of construction the owner shall notify the employee/employees responsible for such matters, in writing, that the infrastructure is complete. No later than the 10th business day after notification, the site shall be inspected to ensure full compliance with these rules and regulations as well as other applicable County, State, and Federal Laws. If the inspectors determine the infrastructure does not fully comply with the plan or current minimum standards, the owner shall be given an opportunity to cure the defects. Once the owner has rectified the deficiencies, they shall request a second inspection. (any re-inspections of facilities that have failed due to deficiencies are subject to a re-inspection fee.)

When the inspector determines that the infrastructure complies with the plan, the Hopkins County Commissioners Court shall issue a certificate of compliance, co-signed by the Commissioner whose precinct in which the development exist, and all County officials that inspected the site for compliance, including but not limited to, the Designated Representative, Fire Marshal, Commissioner. The certificate of compliance shall be issued no later than 15 days from the date of approved final inspection.

Section 7 — Minimum Standards

7.01 Fire Standards

Any new/current **FIRECODE** adopted by the State of Texas shall apply here without revision of this resolution. For a current list of applicable fire codes enforced in Hopkins County please contact the Hopkins County Fire Marshal's office. The State of Texas has adopted both NFPA 1, FIRECODE, and NFPA 101, Life Safety Code, these codes are the overarching codes. As is standard practice, any other NFPA code referenced by either NFPA 1 or NFPA 101 is thereby drawn into NFPA 1 and/or NFPA 101 and becomes part of the code.

Every Temporary Rental Community and RV Park (TRC/RVP) shall be equipped at all times with fire extinguishing equipment in good working order of such type, size, and number and so located within the park as to satisfy the applicable fire code and other county regulations. No open fires shall be permitted, except that this shall not be construed to prevent barbequing with charcoal in an approved pit or grill, cooking with a gas grill, or a fire pit.

All unit sites and any part of a recreational vehicle shall not exceed (150) one hundred fifty feet from the hard surface streets. Additionally, applicable standards for all Automatic Sprinkler and Fire Alarm System installations shall include but is not limited to:

- 7.01.01 NFPA 1, Fire Code, 2015 Edition;
- 7.01.02 NFPA 101, Life Safety Code, 2015 Edition;
- 7.01.03 NFPA 1192, *Standard on Recreational Vehicles*, by reference from NFPA 1;
- 7.01.04 NFPA 1194, *Standard for Recreational Vehicle Parks and Campgrounds* by reference from NFPA 1;
- 7.01.05 NFPA 70, 2017 edition, by reference from both NFPA 1 and NFPA 101;

7.02 Roads

Specific plans for streets or roads in Temporary Rental Communities or RV Parks (TRC/RVP) which provide ingress and egress for fire and emergency vehicles, providing at a minimum, that:

- 7.02.01 The improved surface of roads shall be at least 28 feet wide.
- 7.02.02 Each improved surface road shall be within a 40 wide corridor serving as emergency access. Each improved surface roadway must be free of temporary or permanent restrictions and obstructions for passage of emergency vehicles and any oncoming traffic they may encounter.
- 7.02.03 Roads shall be designed, constructed, and maintained, so as to be passable to RVs, or Emergency vehicles, at all times, in all weather. Primary access roads shall be either paved or constructed with crushed stone base of sufficient depth and raised to allow water to runoff and not accumulate on the road surface, or cause rutting in wet weather. These road design features shall be in accordance with standard engineering practices.
- 7.02.04 Roads shall be designated and signed as either one-way or two-way.
- 7.02.05 The roads shall be looped or end in a cul-de-sac of 75 feet in radius.
- 7.02.06 Roads shall not be less than (9) nine inches of base material compacted to (6) inches, be hardened, and adequate to support the weight of the Recreational vehicle, and firefighting apparatus of (80,000 LBS) so as not to heave, shift, settle, unevenly under the weight of the vehicles due to frost action, inadequate drainage, vibration or other forces.
- 7.02.08 The entrance to the park shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets.
- 7.02.09 Afford parking and maneuvering space sufficient so that the parking, loading, and the like, of recreational vehicles shall not necessitate the use of any public right-of-way or privately owned property which may abut the development or the unreasonable use of any interior road.
- 7.02.10 Dead end roads in excess of 150' require a turnaround large enough to accommodate the largest firefighting apparatus for responding departments.
- 7.02.11 Minimum vertical clearance over required vehicular access roads and driveways shall be 15'.
- 7.02.12 All roadways shall be a minimum of (28') twenty-eight feet in width. Roadways shall operate as a continuous fire lane and shall not be impeded.
- 7.02.13 No temporary or permanent on-road parking is allowed.
- 7.02.14 Minimum of two off street parking spaces per unit or RV space.

7.03 Garbage

Each TRC/RVP shall provide a minimum of (2) two 10-yard fly tight, water-tight, rodent proof dumpsters for the first (100) one-hundred sites with (1) one additional 10 yard dumpster

for each (50) fifty sites or fraction thereof. Concrete pads shall be provided for all dumpsters or refuse collection sites. Concrete pads shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and cleaning around them.

The storage, collection and disposal of refuse in the TRC/RVP park shall be conducted as to create no health hazards and protect public health and safety. The dumpsters shall be screened from public view. Dumpster disposal shall occur on a regular basis. A current waste removal contract shall be provided to Hopkins County Fire Marshal.

7.04 Sewage/Septic

- 7.04.01 Public Sewage: Reasonably specific plans to provide access to sanitary sewer lines, including specifying the location of sanitary sewer lines. If sewage treatment is to be provided by a utility or municipality, a certification by the provider that service for each of the planned units/spaces is available must be submitted with the IDP or;
- 7.04.02 On-Site Sewage Facility: Reasonably specific plans for providing on-site sewage facilities (OSSF/Septic) in accordance with TAC 285, TWC, TH&SC.
- 7.04.03 Estimated sewage flow shall not exceed 5,000 gallons per day (GPD) per property for OSSF systems: The plans must meet minimum standards established under Title 30, Texas Administrative Code, and the On-Site Sewage facility rules for Hopkins County and shall be permitted and inspected by Hopkins County; or,
- 7.04.04 If sewage exceeds 5,000 gallons per day or other sewage treatment method is to be used - a permit with TCEQ must be obtained and included with the IDP application.
- 7.04.05 All septic systems shall be installed by a licensed professional. The State of Texas licenses all septic installers — their license must be current and of the appropriate level.

7.05 Service Buildings

7.05.01 Each Temporary Rental Community and RV Park (TRC/RVP) which has lodging units not equipped with integral toilet and bathing facilities or which allows RV's not equipped with integral toilet and bathing facilities shall provide one or more service buildings for the use of tenants.

- A. The Service buildings shall provide for:
 - a. (1) One flush toilet for women;
 - b. (1) One flush toilet for men;
 - c. (1) One lavatory for women;
 - d. (1) One lavatory for men;
 - e. (1) One shower and dressing accommodation for women, provided an individual compartment or stall;
 - f. (1) One shower and dressing accommodation for men, provided an individual compartment or stall;
- B. These amenities shall accommodate not more than (10) ten lodging development units. For each additional (10) ten lodging development units, or fraction thereof, one flush toilet, one lavatory, and one shower with

individual dressing accommodations shall be provided for each gender as described above.

- C. These amenities shall accommodate not more than (50) fifty Recreational Vehicle Spaces. For each additional 30 (thirty) recreational vehicle spaces, or fraction thereof, one flush toilet, one lavatory, and one shower with individual dressing accommodations shall be provided for each gender as described above.
- D. For the purposes of this section, only Lodging Units not equipped with self-contained toilet and bathing facilities shall be counted, and only RV spaces allowing RV's not equipped with self-contained toilet and bathing facilities shall be counted.
- E. All facilities shall, comply with the Americans with Disabilities Act (ADA).
- F. Any service building's housing sanitation or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing, and sanitation systems, and shall comply with State and Federal Regulatory Requirements.

7.06 Utilities

All water, sewage, and gas lines servicing Lodging Development Units, Recreational Vehicle Spaces, and Service buildings shall be buried. All electrical lines servicing recreational vehicle spaces, service buildings or lodging units shall be in accordance with the latest edition of the National Electrical Code.

Reasonable specified plans to provide an adequate public or community water supply, including specifying the location of supply lines, in accordance with Subchapter C, Chapter 341, Texas Health and Safety Code. Certification that adequate groundwater is available for the development will be required. If groundwater is the source of water supply for the development, the developer is required to obtain certification, by a licensed professional engineer (or other professionals designated by state law) registered to practice in Texas, that adequate groundwater is available for the development, according to the certificate form and content as promulgated by the Texas Commission on Environmental Quality (lack of certification that suitable and adequate ground water is available is grounds for denial if groundwater is the proposed source of water.) The certification document shall be recorded as part of the dedication instrument and a note shall be placed on the survey that groundwater is to be the source of water. If ground water is to be used, a copy of the Public Utility permit issued by the Public Utility Commission of the State of Texas to the developer shall be submitted with the IDP. All wells must be constructed to current TCEQ guidelines and regulations. If a current well exists on the property to be developed — the well must be in safe working order, the water shall be tested to determine if there are any public health hazards and a copy of those results shall be submitted to Hopkins County Fire Marshal's office. A copy of the permit for the existing well shall be included with the IDP.

7.07 Lots

Temporary Rental Community and RV Park (TRC/RVP) developments shall not be allowed on any tract of land less than 5 acres in size. The maximum number of unit/RV spaces

are (8) eight per acre. Flag lots are not allowed for the purpose of this development. Additionally, no unit/RV space shall resemble a flag lot. Each unit/RV space shall have a (5') five-foot utility easement on the connection side of the RV. All sewage drain lines shall be located in the back of the unit/RV space.

7.08 Updates and Remodels

Any updates, remodels or additions shall be constructed to meet the standards listed in this document. All updates, remodels or additions are required to submit an IDP for consideration and approval prior to construction.

Section 8 — Requirements

8.01 Development and Operation

- 8.01.02 Flag Tracts — Recreational Vehicle Parks may not be developed on a flag tract lot. Nor should any recreational vehicle space resemble a flag lot.
- 8.01.03 Owner — The owner shall identify by name, address, telephone number, and email address. The owner has an obligation to adhere to the standards listed herein. The owner may be held legally responsible for failure to comply.
- 8.01.04 Operator — The operator will identify by name, address, telephone number, and email address. The operator has a continuing obligation to keep the county informed, in writing, of any changes in this information. Operator may be held legally responsible for failure to comply.
- 8.01.05 Visibility — The operator/owner shall display the name of the development with a sign at least (36") thirty-six inches high and plainly visible from the public road. The characters on the sign shall be reflective, at least (6") six inches high, plainly visible from the public road. The operator/owner shall maintain the development sign and shall not allow it to be obscured by weeds, vehicles, or other obstructions.
- 8.01.06 Safety — The operator/owner shall keep all internal roads clear of obstructions, including parked vehicles at all times and all roads shall be maintained so as not to heave, shift, settle unevenly under the weight of the vehicles due to frost action, inadequate drainage, or vibration or other forces.
- 8.01.07 Gravel — Gravel roads shall be covered with a dust inhibitor.
- 8.01.08 Numbering - The operator/owner shall mark with a sign each unit and space numerically and in sequential order. The characters on each unit/RV space shall be reflective, at least (6") six inches high, and plainly visible from the road. The operator/owner shall maintain each space sign, and shall not allow it to be obscured by weeds, vehicles, or anything else.
- 8.01.09 Service Buildings - The Operator/owner shall keep all service buildings clean and in good repair at all times.
- 8.01.10 Waste Water — the operator/owner shall require that all waste water discharged in the development, with the exception of AC Condensation, to flow into the sewage

treatment facility. The operator/owner shall not allow the waste tanks of a unit/RV to be flushed in the development unless the flushed waste water flows into the sewage treatment facilities.

8.01.11 Vegetation— The operator/owner shall be responsible for maintaining the entire area of the development free of dry brush, leaves, grass and weeds.

8.01.12 Garbage — The operator/owner shall keep the area around the dumpsters, and garbage receptacles, clean at all times. The operator shall have the dumpsters, and garbage receptacles emptied on a regular basis, or when full. The operator/owner shall not allow or engage in any burning of garbage, or other disposal of garbage.

8.01.13 Individual units must be a minimum (30') thirty feet from other units or structures.

8.01.14 The parking area for each Temporary Rental Community and RV Park (TRC/RVP) site must be at least (15') fifteen feet wide and constructed of material which prevents low spots and ruts.

8.01.15 Each Temporary Rental Community and RV Park (TRC/RVP) site must have enough room to park two full-size cars or trucks (off-the-roadway) and a minimum of (30') thirty feet in length. Parking areas must be constructed of materials which prevent low spots, ruts and ponding. Gravel driveways and unit/RV locations shall be coated with a dust inhibitor.

8.02 Compliance and Enforcement

The operator/owner of a development that is not in compliance with Hopkins County Infrastructure Regulations for Recreational Vehicle Developments may have its certificate of compliance suspended.

8.02.01 Notice of Non-Compliance

- A. Hopkins County Fire Marshal shall provide notice, that meets legal requirements, informing them of the non-compliance.
- B. The Owner and Operator shall have 30 days from the receipt of notice to either bring the development into compliance with these requirements or present a written plat to Hopkins County Fire Marshal to bring the development into compliance with these requirements.
- C. If the Owner or Operator fails to bring the development into compliance with these requirements or present a written plan to Hopkins County Fire Marshal to bring the development into compliance with these requirements, within the time period specified above, the Certificate of Compliance of the development may be suspended by Hopkins County. Notice shall be issued by Hopkins County Fire Marshal.
- D. Item 6.01 of this resolution has prescribed the response time/s required by Hopkins County upon receipt of a properly completed application.

8.02.02 Approval or Rejection or Written Compliance Plan

- A. If the Owner or Operator presents a written plan to Hopkins County Fire Marshal within the specified above, Hopkins County Fire Marshal may approve, disapprove or approve with changes.

- B. If Hopkins County Fire Marshal does not approve the written plan, the Hopkins County Commissioners Court may, at a meeting, suspend the Certificate of Compliance of the Development.

8.02.03 Reinstatement of Certificate of Compliance

- A. If a certificate of compliance has been suspended for less than ninety (90) days, the owner or operator may file a written plan with the Hopkins County Fire Marshal to bring the development into compliance with all applicable requirements.
- B. Hopkins County Fire Marshal will consider the plan and make a recommendation to Commissioners Court, which will make the final decision to reinstate, or not reinstate, the suspended Certificate of Compliance.
- C. If a certificate of compliance has been suspended for more than (90) ninety days, the Owner/Operator must file a new development application and IDP with Hopkins County Fire Marshal with adherence to current standards or updates.

8.03 Penalties

Violations of this order may result in the denial of utility services as provided by Chapter 232 of the Texas Local Government Code and all the civil and criminal penalties applicable under that chapter and any other applicable chapter shall apply to violations of this order. Each day the violation exists constitutes a separate fine.

8.04 Severability

Should any portion of these rules be found or held, to be illegal, unenforceable, or void, the remainder of these rules shall remain in full force and effect.