

SEC. 49-60 Recreational Vehicle Park (RVP)

49-60.(a) Purpose

The purpose of the Recreational Vehicle Park District is to provide appropriate locations for the orderly development and operation of recreational vehicle parks while protecting public health, safety, and general welfare. This district is intended to accommodate long-term and short-term residential and recreational lodging needs in areas served by adequate infrastructure and public services, ensure compatibility with surrounding land uses, and establish uniform standards for site design, density, utilities, access, and amenities. By regulating these uses within a designated zoning district, the City promotes affordable housing and tourism opportunities, minimizes land-use conflicts, preserves community character, and provides clear regulatory guidance for property owners, operators, and residents.

49-60.(b) Permitted Uses

1. All uses listed in SEC. 49-59. Recreational Vehicle, one (1) per lot.

49-60.(c) Accessory Uses

Any use as established in the definition under Sec. 49-27.

1. Leasing office, Laundry Room, Sanitation Facility, Mail Structure, Pool House, Community Gym, Community Activity Structure, Dog Park, and Community Park/Playground are considered secondary uses to the primary use.
2. Shall be located in the rear portion of the property and meet the building setback lines.
3. Maximum height is twenty (20) feet.
4. Pitched roof with a minimum 1:3 design.

49-60.(d) Development Standards for RV Park Land Use Within the District

1. Subdivision may be created for the purpose of subdividing land into residential lots to be sold for the use of Recreational Vehicles. Such subdivision shall be of a size of not less than four (4) acres with a maximum of twenty (20) units per acre, **provided the developer can physically fit that many spaces while meeting the mandatory physical setbacks and roadway requirements listed herein**. Subdivision regulations can be found in Chapter 48 of the Gatesville Code of Ordinances.
2. Height: No building or structure shall exceed one (1) story, nor shall it exceed fourteen (14) feet from ground to tip of roof.
3. Lot Area: The minimum area of a lot shall be ~~three thousand (3,000)~~ **one thousand eight hundred (1,800)** square feet.
4. Lot Dimensions: Each lot shall have ~~a minimum width of fifty (50) feet~~ **a minimum width of 30 feet, (note: to comply with Section 49.60.(d), 6., below, suggested lot sizes are 30'W x**

60'L, or 36'W x 50'L to accommodate the 16' utility hookup clearance on a 20'-wide camper with slide-outs).

5. Individual space numbering system required and shall be in a conspicuous location, visible from the internal circulation road which abuts the front yard of the ~~manufactured home recreational vehicle~~ space.
6. ~~Utility hookups shall be located such that a ten (10) foot clearance shall be maintained between recreational vehicles when parked.~~ Utility hookups and site layouts shall be located such that a sixteen (16) foot clearance shall be maintained between recreational vehicles or slide-outs when parked, as required by the Texas Campground Safety Act (SB 1).
7. Each recreational vehicle space provided with electrical service shall be so served through an underground distribution system. The park office and/or service buildings may receive electrical service as provided through overhead facilities. All electrical layouts must fully comply with NFPA 70/National Electrical Code criteria.
8. Each recreational vehicle park shall provide, at minimum, one (1) sanitary disposal site (dump station) which discharge into the city sewage system.
9. ~~Service buildings minimum:~~
 - a. ~~One (1) flush toilet for women.~~
 - b. ~~One (1) flush toilet for men.~~
 - c. ~~One (1) lavatory for each sex.~~
 - d. ~~One (1) shower and dressing accommodations for each sex, provided in an individual compartment or stall.~~
 - e. ~~One (1) washing machine.~~
 - f. ~~One (1) stop sink, not less than fourteen (14) inches square and fourteen (14) inches deep.~~
 - g. ~~Permanent structures which comply with all applicable laws and ordinances.~~
 - h. ~~Shall be located no closer than fifteen (15) feet nor farther than two hundred (200) feet from any recreational vehicle space within the park.~~
 - i. ~~The aforementioned amenities shall accommodate not more than twelve (12) recreational vehicle spaces. For each ten (10) recreational vehicle spaces, one (1) flush toilet, one (1) shower with individual compartments/stall, with one (1) lavatory shall be provided for each six (6), with laundry and stop sink facilities.~~
10. Dumpster Enclosure; See 49-55.4 (10).
 - a. A fence is required if adjacent to Residential Single-Family and Residential 2-4 Family separating the properties and creating buffer.

49-60.5 Standards

1. ~~Shall be registered according to the Texas Department of Motor Vehicles (DMV):~~
 - a. ~~Proof of Ownership~~

- ~~b. Evidence of insurance~~
- ~~c. Registration sticker shall be affixed and visible on the right side of the front window.~~
- ~~d. License plates shall be current and registered according to the DMV.~~

Section 49-60.(e) Standards

1. Vehicle Registration and Compliance: Every recreational vehicle parked, occupied, or stored within the district must maintain a valid, current registration. To accommodate traveling occupants, the vehicle must meet one of the following criteria:
 - a. State of Texas Compliance: Registered in accordance with the Texas Department of Motor Vehicles (TxDMV), displaying a current license plate and a valid registration sticker affixed to the lower right side of the front windshield.
 - b. Out-of-State Reciprocity: Registered under the legal authority of any state within the United States, displaying the current license plates, validation decals, or registration documentation required by that jurisdiction's department of motor vehicles.
 - c. International Compliance: Registered under the legal authority of a foreign country or international province, displaying the valid transit permits, license plates, or official country-of-origin registration decals necessary for lawful operation on public roadways.
2. Mandatory Verification Documents: The owner or operator of the recreational vehicle must keep verification records inside the unit. These records must be made available to city code enforcement or law enforcement officers upon request:
 - a. Proof of Ownership: A valid vehicle title, active registration card, or an official, authorized rental agreement matching the vehicle identification number (VIN).
 - b. Financial Responsibility: Valid, current evidence of motor vehicle liability insurance that meets or exceeds the minimum financial responsibility limits required under Chapter 601 of the Texas Transportation Code, or equivalent valid international/out-of-state tourist coverage

49-60.(f) License

It shall be unlawful for any person to maintain or operate a recreational vehicle park within the limits of the city, unless such person shall first obtain a license as issued by the building official of the city. Such license shall be valid for a period not to exceed one (1) year and is subject to renewal upon expiration.

1. The annual license fee for each manufactured home park shall be as set out in Chapter 18 Fee Schedule for each manufactured home space provided with a minimum charge.
2. Register of occupants. It shall be the duty of each licensee to maintain a register containing a record of recreational vehicle owners/occupants located within the recreational vehicle parks.

The park shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition **as established by the appropriate probable cause and with the provision of a signed warrant from a judge**, of the information contained in the register. The register record for each occupant registered shall not be destroyed for a period of three (3) years following the date of departure of the registrant from the park.

49-60.(g) Special Requirements

Open / Outside Storage: Open storage is prohibited (except for materials for the resident's personal use or consumption, (i.e., firewood, gardening materials, etc.). Other storage may be kept in premises wholly within a permitted storage structure. Such structure shall comply with all other applicable provisions and regulations provided within this ordinance.

49-60.(h) Special Exception Uses

Special exception uses (SUP) may be recommended for approval to the City Council by the Planning and Zoning Commission under the provisions of Chapter 3 of the Gatesville Code of Ordinances.

Section 49-60.(i): Internal Access Roads and Fire Lanes

1. **Minimum Roadway Widths:** All internal circulation and access roads within an RV park must maintain unobstructed paths based on traffic flow configurations:
 - a. Two-way roads: Minimum width of 20 feet.
 - b. One-way roads (with no parking): Minimum width of 14 feet.
 - c. One-way roads (permitting parallel parking on one side): Minimum width of 22 feet.
 - d. Two-way roads (permitting parallel parking on both sides): Minimum width of 34 feet.
2. **Vertical Clearance:** All roads, entrance gates, and interior driving loops must maintain an entirely unobstructed vertical clearance of not less than 13 feet 6 inches to allow for the safe passage of fire apparatus and large modern recreational vehicles.
3. **Dead-End Roadways:** No dead-end internal road or cul-de-sac shall exceed 150 feet in length unless it is designed with an approved municipal turning area. Acceptable turning configurations include a T-turnaround, a Y-turnaround, or a circular cul-de-sac featuring an unobstructed outside turning radius of at least 47 feet.
4. **Proximity to Units:** The edge of the driving surface for an approved fire apparatus access road must be constructed so that it passes within 300 feet of every designated recreational vehicle space or camping unit in the park.

5. **Surface and Load Rating:** All internal roads must be engineered with an all-weather driving surface (asphalt, concrete, or compacted engineered road base) capable of supporting the gross vehicle weight rating (GVWR) of local fire department apparatus under all seasonal weather conditions

Section 49-60.(j): Service Buildings Minimum Requirements

All recreational vehicle parks and campgrounds must provide permanent service buildings for toilets, lavatories, and showers to serve park occupants. These facilities shall be constructed and scaled according to the following criteria:

1. **Structural and Accessibility Compliance:** Service buildings must be permanent structures that comply with all applicable local building codes, the International Building Code (IBC) as adopted by Texas, and the Americans with Disabilities Act (ADA) accessibility requirements. Buildings shall be designed to prevent moisture accumulation and feature easily cleanable, non-slip floors.
2. **Location and Proximity Limits:** To ensure visitor safety and reasonable access, service buildings shall be located no closer than fifteen (15) feet and no farther than five hundred (500) feet from any recreational vehicle space or campsite intended to be served.
3. **Floodplain and Hazard Mitigation:** In compliance with Texas SB 1, no service building containing plumbing infrastructure or electrical distribution centers shall be located within a designated 100-year floodplain unless engineered with specific flood-proofing and emergency backflow prevention systems approved by the city engineer.
4. **Base Plumbing Fixture Ratios:** Service buildings shall provide separate facilities for each sex based on the total number of campsites lacking individual on-site sewer hookups (dependent spaces), in strict accordance with NFPA 1194 Table 8.2.1:
 - a. 1 to 15 Dependent Sites: 1 flush toilet and 1 lavatory (sink) for males; 1 flush toilet and 1 lavatory for females.
 - b. 16 to 30 Dependent Sites: 2 flush toilets and 2 lavatories for males; 2 flush toilets and 2 lavatories for females.
 - c. **Exemption for Sewer-Connected Sites:** RV sites equipped with an individual, approved connection to the city sewage system (independent sites) are exempted from the baseline plumbing fixture count calculation.
5. **Shower Facility Scales:** Private shower stalls and associated dressing accommodations shall be provided for each sex when serving sites without sewer connections:
 - a. 1 to 15 Dependent Sites: 1 shower stall for males; 1 shower stall for females.
 - b. 16 to 30 Dependent Sites: 2 shower stalls for males; 2 shower stalls for females.
 - c. **Incremental Scaling:** For every additional thirty (30) dependent sites beyond thirty, 1 additional shower stall per sex shall be constructed.

6. **Laundry Infrastructure:** To satisfy local sanitation standards, the park shall provide a minimum of one (1) automatic washing machine for every thirty (30) campsites, regardless of utility hookup status.
7. **Maintenance Slop Sinks:** At least one (1) heavy-duty utility slop sink, measuring not less than fourteen (14) inches square and fourteen (14) inches deep, must be installed in a dedicated service/custodial room. This sink must be completely isolated from the standard public handwashing lavatories.
8. **Lighting and Ventilation:** All restrooms, shower areas, and laundry rooms must feature a minimum of 30 foot-candles of artificial illumination. Mechanically operated exhaust ventilation systems must be installed capable of providing a minimum of five (5) air changes per hour directly to the building exterior.
9. **Sanitary Maintenance:** All plumbing fixtures shall be connected to an approved public water supply and discharge directly into the city sewage system. Hot and cold running water must be piped continuously to all lavatories and showers.