

ORDINANCE NO. 24-02-15-01

AN ORDINANCE OF THE CITY COUNCIL OF LAGO VISTA, TEXAS, AMENDING ARTICLE 3.500 OF CHAPTER 3 OF THE LAGO VISTA CODE OF ORDINANCES REGARDING RECREATIONAL VEHICLE PARK REGULATIONS; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Lago Vista, Texas is a Home Rule City; and

WHEREAS, the City Council of the City of Lago Vista has previously established regulations applicable to mobile home and recreational vehicle parks within Article 3.500 of Chapter 3 of the Lago Vista Code of Ordinances, and

WHEREAS, the staff and members of the Building and Standards Commission of the City of Lago Vista had become aware of needed changes to the procedures and substantive requirements within Chapter 3, including improved consistency and coordination with the requirements found within Chapter 14, the Lago Vista Zoning Ordinance; and

WHEREAS, the Building and Standards Commission of the City of Lago Vista has undertaken a comprehensive review of procedures and substantive requirements within Chapter 3, including improved consistency and coordination with the requirements found within Chapter 14 that was initiated more than a year ago and which continues; and

WHEREAS, that comprehensive review determined that Chapter 14, the Lago Vista Zoning Ordinance had no provisions that would allow either a mobile home or manufactured home park within the municipal limits of Lago Vista; and

WHEREAS, the Building and Standards Commission subcommittee that was charged with a preliminary review toward achieving consistency between Chapter 3 and Chapter 14 confirmed with a subcommittee of the Planning and Zoning Commission with a similar charge that there was no desire to recommend the addition of a mobile home or manufactured home park as a permitted use within the Lago Vista Zoning Ordinance; and

WHEREAS, the Building and Standards Commission subsequently determined that improvements to the substantive provisions of Article 3.500 of Chapter 3 were also needed regarding the requirements for recreational vehicle parks within the of the City of Lago Vista; and

WHEREAS, the Building and Standards Commission undertook a comprehensive review of Article 3.500 of Chapter 3 over the course of multiple regularly scheduled meetings; and

WHEREAS, the Building and Standards Commission undertook a final review of the work they had been doing on Article 3.500 of Chapter 3 of the Lago Vista Code of Ordinances at their regular meeting on December 6, 2023; and

WHEREAS, the Building and Standards Commission of the City of Lago Vista has forwarded a recommendation to the City Council to amend the requirements contained in Article 3.500 of Chapter 3 of the Lago Vista Code of Ordinances as described below; and

WHEREAS, the City Council desires to amend the Lago Vista Code of Ordinances as described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

SECTION 1. FINDINGS OF FACT. All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

SECTION 2. AMENDMENT. The City Council of the City of Lago Vista, Texas, does hereby amend Article 3.500 of Chapter 3 of the Lago Vista Code of Ordinances as shown in Exhibit "A."

SECTION 3. REPEALER. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

SECTION 4. SEVERABILITY CLAUSE. If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. CODIFICATION AND PUBLICATION. The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.013 of the *Texas Local Government Code*.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Texas Local Government Code*.

SECTION 7. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code*.

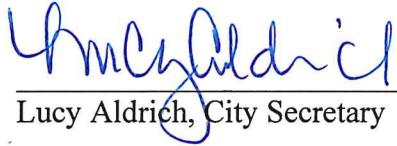
AND, IT IS SO ORDERED.

PASSED AND APPROVED this 15th day of February, 2024.



Kevin Sullivan, Mayor

ATTEST:



Lucy Aldrich, City Secretary



On a motion by Councilor Marion, seconded by Councilor Durbin, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

CHAPTER 3

BUILDING REGULATIONS

ARTICLE 3.500 RECREATIONAL VEHICLE PARK REGULATIONS

Sec 3.501 Title and Purpose

- (a) Short Title. This article shall be known as the recreational vehicle park regulations of the City of Lago Vista, Texas.
- (b) Application. This article shall govern every person, firm, association, or corporation owning or leasing any tract of land within the corporate limits of the City of Lago Vista, Texas, who operates or who proposes to operate a recreational vehicle park (with or without camping unit sites) on such tract of land.
- (c) Purpose. This article is enacted to promote the health, safety, and general welfare of the citizens of the City of Lago Vista; to protect and preserve areas of scenic and ecological importance; to encourage the orderly development of the city; to prevent the overcrowding of land by excessive concentrations of buildings and people; and to secure adequate provisions for water, drainage, sewage, electric, telephone, and other public services.
- (d) Relationship to Other Ordinances. Depending on the plans of the developer, one or more of the following ordinances will apply to the development of a recreational vehicle park:
 - (1) Zoning Ordinance. A developer with property inside the city limits, proposing to construct or operate a recreational vehicle park, should refer to the zoning ordinance and the zoning map to determine the proper zoning for the property. See Chapter 14.
 - (2) Subdivision Ordinance. If the developer with property inside the city limits or within the city's extraterritorial jurisdiction proposes to subdivide his property for the purpose of constructing a recreational vehicle park, the subdivision ordinance shall apply. See Chapter 10.
 - (3) Site Development Ordinance. A recreational vehicle park shall comply with the site development ordinance. See Chapter 10.5.

Sec 3.502 Definitions

The following terms, phrases, and words, as used in this article, have the following meanings:

Agent. Any person authorized by the licensee of a recreational vehicle park to operate or maintain such park under the provisions of this article.

Annual Operating License. A license issued by the city after a recreational vehicle park has been inspected and found to be in compliance with this article. See Section 3.505 below.

Building Official. A person, or his representative, authorized by the city council to perform the inspection duties prescribed by the provisions of this article.

Campground. Any parcel or tract of land under the control of any person, organization, or governmental entity wherein sites are offered for the use by the public for the establishment of temporary living sites for two or more recreational vehicles or camping units. Campground types are defined as follows:

- (a) Primitive Campground. A campground accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers. See Section 3.523(c) below.
- (b) Semi-Primitive Campground. A campground accessible only by walk-in or equestrian campers, or motorized trail vehicles where rudimentary facilities (privies and/or fireplaces) may be provided for the comfort and convenience of the campers. See Section 3.523(c) below.
- (c) Semi-Developed Campground. A campground with two or more recreational unit sites, accessible by vehicular traffic. Roads and facilities (toilets and/or privies) are provided.
- (d) Developed Campground. A campground with two or more recreational unit sites accessible by vehicular traffic where sites are fully developed and tables, refuse containers, flush toilets, bathing facilities, and water are provided.
- (e) Fully-Developed Campground. A campground with two or more recreational unit sites accessible by vehicular traffic and provided with one or more service buildings. These sites may have individual water, sewer, and electrical connections.

Camping Trailer. A vehicular unit mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the camp site to provide temporary living quarters for recreation, camping, or travel use. (See definition of recreational vehicle-).

Camping Unit. A tent or other type of portable shelter intended, designed, or used for temporary human occupancy.

Camping Unit Site. A specific area within a recreational vehicle park that is set aside for use as a recreational unit site that is being used by a camping unit (See also definitions of recreational vehicle site including note thereto, and recreational unit site).

City. Shall mean the City of Lago Vista.

City Engineer. The duly appointed city engineer of this city and if a city engineer has not been appointed, "city engineer" shall be construed to mean the manager or administrator of this city.

City Manager. A person appointed by the city council to serve as manager or administrator of the city, the mayor, or the mayor's designee.

City Official. The legally designated head of a city department or his authorized representative when acting in an official capacity.

Certificate of Occupancy. A certificate issued by the building official for the use of a building, structure, or land when it is determined that said building, structure, or land complies with the provisions of all applicable city ordinances and regulations.

Common Access Street. A private street which affords the principal means of access to individual recreational vehicle or camping unit sites.

Driveway. A minor entranceway, off the common access street within the park, into an off-street parking area servicing one or more recreational vehicle or camping unit sites.

Floodplain Administrator. A person designated by the city council and charged with the administration and implementation of the flood regulations.

Flood-Prone Area. That area of land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year.

Health Officer. The person designated by the City Manager or their designee as the City Health Officer.

Licensee. A person to whom a license for construction and/or operation and maintenance of a recreational vehicle park has been issued.

Motor Home. A vehicular unit designed to provide temporary living quarters for recreational, camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle. (See definition of recreational vehicle-).

Park. Pertains to a recreational vehicle park.

Permit. A written permit or certification issued by the building official permitting the construction, alteration, extension, or nonconforming use of a recreational vehicle park under the provisions of this article.

Person. Any individual, firm, association, organization, company, proprietorship, partnership, or trust.

Plat. The plan, map, drawing or chart on which subdivider's plan for a subdivision or resubdivision is presented.

Recreational Vehicle. A vehicular unit for human habitation and primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or towed by another vehicle. The basic types are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park. A plot of land upon which two or more recreational vehicle sites are located, established, or constructed to provide for occupancy by recreational vehicles or camping units owned or operated by the general public as temporary living quarters for recreational or vacation purposes.

Recreational Vehicle Site. A plot of land within a recreational vehicle park set aside for the accommodation of a recreational vehicle on a temporary basis. It shall be permitted to be used as either a recreational vehicle site or as a camping unit site. (See definition of camping unit site-).

Recreational Vehicle Stand. That area of a recreational vehicle site intended for the placement of a recreational vehicle.

Recreational Unit Site. Either a recreational vehicle site or a camping unit site (See definition of recreational vehicle site, (including note thereto, and camping unit site)).

Replacement. The act of moving one (1) recreational vehicle from its existing stand and replacing it with another.

Service Building / Bathhouse. A structure housing toilet, lavatory, shower, and such other facilities as may be required by this article.

Sewer Connection. The connection consisting of all pipes, fittings, and appurtenances from the drain outlet to the inlet of the corresponding sewer service riser pipe of the sewage system serving the recreational vehicle park.

Sewer Service Riser Pipe. That portion of a sewer service which extends vertically to the ground elevation and terminates at a recreational vehicle space.

Travel Trailer. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require special highway movement permits when towed by a motorized vehicle, and of gross trailer area less than 320 sq. ft. (See definition of recreational vehicle).

Truck Camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck. (See definition of recreational vehicle).

Utilities. Services provided to a recreational vehicle park including water, sewer, electric, gas, and telephone.

Yards.

- (a) Front yards are yards which immediately face a public street or a common access street.
- (b) Rear yards are yards which immediately face the property line of an adjoining property owner.
- (c) Side yards are yards which share the common boundary between adjoining mobile home or recreational vehicle spaces.

Water Connection. The connection consisting of all pipes, fittings, and appurtenances from the water service riser pipe to the water inlet pipe of the distribution system within a recreational vehicle.

Water Service Riser Pipe. That portion of the water service system which extends vertically to the ground elevation and terminates at a recreational vehicle space.

Sec 3.503 Conflict of Ordinances

It is specifically provided herein that in the event that any of the provisions, requirements, rules, regulations, or terms of this article may be in conflict with those of any other applicable ordinance, the stricter and/or more comprehensive interpretation of said provisions, requirements, rules, regulations, or terms shall prevail.

Sec 3.504 Penalty

Any person violating this article, or any portion thereof shall be guilty of a misdemeanor and/or shall be fined in accordance with the general penalty provision set forth in Section 1.109 of this code for each offense. A separate offense shall be deemed committed upon each day during which a violation occurs or continues.

Sec 3.505 Recreational Vehicle Park License/Fee

- (a) **Operating License Conditions.** The city will not grant a recreational vehicle park operating license; nor will it allow the use and occupancy of any such park, existing or proposed; nor will it furnish any city services, temporary or permanent; until all utility, driveway, and common access street construction has been completed and accepted by the city, except as may be allowed elsewhere in this article.
- (b) **Operating License Required.** It shall be unlawful for any person to maintain or operate a park within the city jurisdiction without having first obtained a license. A license shall be issued annually by the Director of Development Services. No utility service shall be provided until the license herein provided for shall have been issued. Existing recreational vehicle parks that are legally non-conforming as of the effective date of this amendment are exempt from the requirement to obtain and maintain an annual license to verify compliance with the current design standards that they are not obligated to adhere to.
- (c) **Application.** All applications for licenses to operate a park shall be made to the Director of Development Services in writing on forms furnished by the Development Services Department.
 - (1) Application for the license, accompanied by deposit of the license fee, shall be submitted by the applicant and shall contain:
 - (A) The name and address of the applicant.
 - (B) The location and legal description of the park.
 - (C) A complete plan of the park.
 - (D) At the licensee's expense, each licensee of a park shall be bonded with a fidelity bond in the penal sum of one thousand dollars (\$1000.00). Such bond shall be in a form approved by the city attorney, with a corporate surety licensed to do business in the State of Texas and shall indemnify the city against the loss of any and all amounts collected by such licensee under the provisions of this article.
 - (E) The maximum size of recreational vehicles that will be allowed or towed into the park and proof that such vehicles may enter the park without blocking a street and may make all turns in the common access way within the park.
 - (F) The name and contact information for the park's onsite manager.
 - (G) A plan for how solid waste/garbage will be disposed of.

- (H) If planned in a flood prone area, an evacuation plan and a plan to prevent flood waters from infiltrating the city utility system.
- (I) Such further information as may be requested by the city to determine if the park will comply with the legal requirements.
- (J) The following general application requirements shall be met for either an existing or a proposed recreational vehicle or campground park:
 - (i) Certificate of Occupancy. All operating license applications shall be accompanied by a duly issued certificate of occupancy. If a certificate of occupancy has been denied or revoked, the operating license is automatically denied or revoked.
 - (ii) Fire Safety Certificate. All operating license applications shall be accompanied by a statement, written, and signed by the fire marshal, certifying that all applicable fire safety requirements have been met, including water supply, access routes, firefighting apparatus, and grass, weed and brush control.

(d) Fees. The city council shall establish fees for licensing recreational vehicle parks.

(e) License Renewal. Application for the renewal of an operating license shall be made in writing by the licensee before October 1st of each year. Such application shall contain any change in the information occurring after the original license was issued or the latest renewal granted.

Secs 3.506 - 3.520 (Reserved)

Sec 3.521 Recreational Vehicle / Park Standards

(a) Design Standards for Recreational Vehicle / Parks. Following are specific design standards for a recreational vehicle park. These standards shall apply where they are in conflict with the subdivision or site development ordinances.

(1) Recreational vehicle or camping unit sites shall be limited to not more than twenty (20) units per acre for any portion of the park that includes these accommodations. The distance from the line or corner of any recreational vehicle site to a boundary line of the recreational vehicle park shall be adequate to protect the residential use in the park and shall not be less than twenty-five feet (25') where abutting a public street. Yard requirements along other property lines shall be ten feet (10'). However, where the side property line abuts a residential district, a minimum side yard of fifteen feet (15') shall be provided. Where the rear property line abuts a residential district, a minimum rear yard of twenty feet (20') shall be provided. There shall be a minimum unoccupied space of at least ten feet (10') between each recreational vehicle stand.

(2) Lighting. Lighting within the recreational vehicle park shall be provided by the owner and shall comply with Article 3.800 of Chapter 3. Outdoor lighting shall be provided at the entrance, at the service/bath house, and the office if that facility is included.

(3) Public / Private Water Supply. Water service shall be provided to each recreational vehicle site. A park within the city limits shall be connected to the city's public water supply system when required by Chapter 13 of the Lago Vista Code of Ordinances or include an approved private system in accordance with all applicable regulations. Each recreational vehicle stand space shall be provided with a water service riser pipe, installed at least four (4) inches above ground level. A cutoff valve shall be installed at each recreational vehicle site and at appropriate locations on the main line running through the park.

(4) Wastewater Disposal.

Wastewater service shall be provided to each recreational vehicle site, a service/bathhouse, and any office or dwelling used by the manager. A park within the city limits shall be connected to the city's public wastewater system when required by Chapter 13 of the Lago Vista Code of Ordinances or include an approved private system in accordance with all application regulations. Each recreational vehicle stand space shall be provided with at least a four (4) inch diameter sewer service riser pipe. The sewer riser pipe shall be capped in accordance with the requirements of the International Plumbing Code when no recreational vehicle occupies the space.

(5) Park to be Metered as One (1) Unit. Every recreational vehicle park shall be metered as one (1) unit and charged commercial water, sewer, and sanitation fees as one (1) unit. If the park uses a water well, the water well shall be metered in accordance with city water meter standards.

(6) Power Distribution Lines, Individual Electrical Connections and Grounding and Telephone Service. All electrical wiring and telephone lines and TV cable in the recreational vehicle park shall be underground.

(7) Fire Safety Standards.

(A) In recreational vehicle parks in which liquefied petroleum gases, gasoline, fuel oil, or other flammable liquids are stored and dispensed, their handling and storage shall comply with requirements of the city's fire codes.

(B) Approaches to all recreational vehicle stands shall be kept clear for firefighting.

(8) Solid Fencing. Solid fencing shall be required for all parks. In the design, location, and erection of solid fences, the following guidelines and requirements shall be observed.

(A) Ownership and Placement of Solid Fencing. All solid fences shall be the property of the park owner who shall be responsible for the repair and maintenance of said fences. Therefore, the solid fencing must lie inside the boundary lines of the park. Moreover, to prevent encroachments upon the land of adjoining property owners, to allow for any possible errors in the survey, and to allow for fence alignment errors during the erection of the solid fence, all such fences shall be set back a distance of not less than one (1) foot inside the boundary lines of the park.

(B) Alignment of Solid Fencing. If the solid fence is to be located along a boundary line that is greater than two hundred (200) feet in length, a registered engineer, or a

registered public surveyor, shall set intermediate, fence alignment stakes on the fence setback lines at intervals of no more than two hundred (200) feet.

- (C) Height and Location of Solid Fencing. The height and exact locations of all solid fences shall comply with the applicable provisions of Section 22.30 of Chapter 14, the Lago Vista zoning ordinance.
- (D) Fence Material. All solid fencing shall be constructed using materials in accordance with Section 22.15(e) of Chapter 14, the Lago Vista zoning ordinance.
- (E) Specific Purpose of Solid Fencing. Specifically, the solid fence shall be sufficiently strong and opaque so that it will serve:
 - (i) to block out undesired views.
 - (ii) to prevent animals and children from wandering across property lines.
 - (iii) to ensure a safe, contained play area for children.
 - (iv) to provide a barrier against thrown balls, trash, and other refuse.
 - (v) to maximize privacy and seclusion from intrusive onlookers.
 - (vi) to discourage trespassing and vandalism.
 - (vii) to preempt any encroachment upon the land of adjoining property owners.

(9) Every park shall have a service / bathhouse with separate male and female toilet and shower facilities as follows:

- (A) One male and one female toilet stall for every 10 recreational unit sites or fraction thereof.
- (B) Urinals or urinal stalls shall be provided in each male toilet room in accordance with the minimum ratio to toilets or toilet stalls established in the International Plumbing Code (IPC).
- (C) Every toilet room shall be provided with one or more lavatories or washbasins in accordance with the minimum ratio to toilets or toilet stalls established in the International Plumbing Code (IPC).
- (D) One shower bath or bathtub shall be provided for each sex for each 10 recreational unit sites or fraction thereof.
- (E) All toilets, basins, showers, or bathtubs shall be placed in properly constructed buildings located ~~not more than 200 feet~~ in a manner to ensure convenient access from each space.

- (F) Every service / bathhouse shall be constructed of moisture-proof material that shall permit rapid and satisfactory cleaning, scouring, and washing. Floors shall be of concrete or similar material, located not less than four inches above grade, with a floor drain in each room.
- (b) Residents may stay in the park for a maximum of three months unless extended for no more than two weeks by the property owner or his park manager / agent for illness. A resident who leaves the park may not return to the park for at least two weeks.

Sec 3.522 Responsibilities of a Recreational Vehicle Park Licensee or Resident

- (a) Licensee Responsibilities.
 - (1) Register of Occupants Within Recreational Vehicle Park Required. The licensee shall keep a register containing a record of all recreational vehicle owners and residents located within the park. The register shall contain the following information:
 - (A) Name and full mailing address of each park resident.
 - (B) The make, model, and year of all automobiles and recreational vehicles.
 - (C) License number and owner of each recreational vehicle and automobile by which it is towed.
 - (D) The state issuing each license.
 - (E) The date of arrival and of departure of each recreational vehicle and/or camper.
 - (2) Register Inspection. The park licensee shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of two (2) years following the date of registration.
 - (3) Fire Prevention.
 - (A) The park licensee or his park manager / agent shall ensure that no open fires are permitted in the park except when properly contained to prevent the spread of an otherwise uncontrolled fire in constructed or manufactured fire pits, camper-type stoves, charcoal grills, or in other similar provisions. All emergency fire extinguishing apparatus, if required, shall be inspected and tested at intervals of time suggested by the manufacturer.
 - (B) The recreational vehicle park owner or his park manager / agent shall be responsible for the instruction of his staff in the use of the park fire protection equipment and in their specific duties in the event of fire.

- (C) All parks shall be equipped with one, 2 ½ gallon soda-acid fire extinguisher, or its equivalent, one for each four units or fraction thereof, and such extinguishers shall be placed on or near the spaces to be served.
- (4) Lawn Mowing and Cleaning. The licensee or his park manager / agent shall be responsible for keeping the park in a clean, safe, and sanitary condition free of accumulations of junk, trash, rubbish, and any other refuse. To prevent the rank growth of grass or weeds that might constitute a fire hazard or give harborage to noxious or disease carrying insects, all lawns and open, unoccupied areas within the boundaries of the park shall be regularly mowed and kept clean of animal wastes, debris, litter, and other refuse.
- (5) Garbage Disposal. The licensee or his park manager / agent shall ensure that the storage, collection, and disposal of refuse and garbage shall be so conducted as to create no health hazards, rodent harborage, insect breeding grounds, fire hazards, litter, or air pollution.
- (6) Compliance and Supervision. The licensee or his park manager / agent shall operate the park in compliance with this article and other applicable regulations and ordinances and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- (7) Notification of Violations. The licensee or his park manager / agent shall notify park residents of all applicable provisions of this section, inform them of their duties and responsibilities under this article.
- (8) Park Manager / Agent. The licensee shall have a park manager / agent responsible for the day to day operation of the park. This person may reside in the park. The licensee may serve as the park manager.

Sec 3.523 Residents Responsibilities

- (a) Maintenance. The resident of a recreation vehicle space located in a park shall maintain his space, its facilities and equipment in good repair, and in a clean and sanitary condition and shall comply with all other applicable requirements of this Section.
- (b) Inspections and Repair. It shall be the responsibility and the duty of every resident of a park to give the licensee, his park manager / agent, or an authorized employee access to any part of such park at reasonable times for the purpose of making inspections and, if necessary, making such repairs as may be required to effect compliance with the provisions of this article or with any other applicable regulations and ordinances.
- (c) Uses Prohibited in the City. Establishment of a primitive or semi-primitive campground shall not be permitted within the city.

Secs 3.524 - 3.530 (Reserved)

Sec 3.531 Inspection Authority and Violations

(a) Entry Powers of Inspection Authority. The inspection authority, including the building official, a code enforcement official, the city or county health officer, fire department personnel, the police, and the tax assessor-collector or their representative are hereby authorized and directed to make such inspections as are necessary to determine compliance with the applicable provisions of this article. In the exercise of said authorization, the inspection authority, including the building official, a code enforcement official, the city or county health officer, fire department personnel, the police, and the tax assessor-collector or their representative shall have the power to enter at reasonable times upon any private or public property within the boundaries of a park for the purpose of inspecting and investigating conditions relating to the enforcement of this article.

(b) Inspection of Park. The inspection authority shall make such inspections as are necessary to ensure that a park is in compliance with the provisions of this article. The inspections shall be made in cognizance of the following general guidelines:

- (1) Licensee's Refusal to Allow Inspection. In granting a license to operate a park within the corporate limits of the city, the licensee shall be deemed to authorize the inspection of said park during all reasonable hours. A licensee or his agent's failure or refusal to allow such inspection shall constitute a ground for suspension and/or revocation of his license to operate a park.
- (2) Resident's Refusal to Allow Inspection. Failure or refusal of a park resident, park owner, or park manager / agent to allow an inspection by the inspection authority or to allow the licensee or his park manager / agent to make necessary repairs or alterations in compliance with the requirements of the inspection authority shall constitute a ground for disconnection of the utilities serving said building or vehicle.
- (3) Right to Appeal. The licensee of a park or the occupant of a vehicle in said park shall have the right to appeal any decision, order, or action of the building official or any other inspection authority in accordance with the procedures set forth in this article.

(c) Emergency Orders. Whenever an inspection authority finds that an emergency exists which requires immediate action to protect the public health or safety, they may without notice or hearing, issue an order reciting the existence of such an emergency and requiring that action be taken as he may deem necessary to meet the emergency. Notwithstanding any other provisions of this article, said order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon written petition to the Director of Development Services shall be afforded a hearing before the Building and Standards Commission as soon as possible.

(d) Notice of Violation. Whenever it is determined that there are grounds to believe that there has been a violation of any provision of this article, the inspection authority shall give notice of such alleged violation to the licensee, the licensee's park manager / agent, or to any vehicle, or camping unit resident as hereinafter provided. Such notice shall:

- (1) Be in writing.
- (2) Include a statement of the reasons for its issuance.

- (3) Allow a reasonable time for the performance of the act it requires.
- (4) Be served upon the park licensee, the licensee's park manager / agent, or any resident; provided that such notice or order shall be deemed to have been properly served upon such licensee, manager / agent, or resident when a copy thereof has been sent by mail to his last known mailing address or when he has been served with such notice by any method authorized or required by the laws of the State of Texas.
- (5) Contain an outline of remedial action which, if taken, will affect compliance with the provisions of this article.

(e) Revocation / Suspension of License and Utility Service.

- (1) The Director of Development Services shall have the authority to revoke or suspend park licenses or utility services for the following violations of this article:
 - (A) A park owner's operating license or a resident's utility service may be revoked for a violation which is dangerous to life.
 - (B) A park operator's license or a resident's utility service may be suspended for any period up to six (6) months for a violation affecting the health, safety, or welfare of another resident of a recreational vehicle or camping unit.
 - (C) For violations of this article not deemed to require the revocation or suspension of an operating license, the utility service to any or all recreational vehicle unit site, camping unit site, or other structures located in any or all parts of the park may be ordered disconnected if deemed necessary to protect life or property.
- (2) If a park owner's operating license or a resident's utility service has been revoked, the licensee or resident may reapply for a license or utility service six (6) months after such revocation by completing a new application and paying the required fee. Before granting such operating license or utility service, the Director of Development Services shall require the applicant to show the ability and willingness to comply with the provisions of this article.
- (3) If an operating license or utility service has been suspended, said suspended license or utility will be reinstated by the city upon a showing of the ability and willingness by the licensee or occupant to comply with the provisions of this article.

(f) Sale, Transfer, or Assignment.

- (1) No sale, transfer, or assignment of a revoked or suspended operating license will be recognized by the city; provided that a park owner whose license has been revoked or suspended may sell, transfer, or assign the tract of land upon which the park is situated to another person who may then make application for a license to operate the said park.
- (2) New Park Owner. If it is shown by the new park owner that he has had no prior interest in the park whose operating license was revoked or suspended, he will be eligible for the

granting of a new operating license and if said license is granted, the new owner may commence to operate the park upon issuance of said license.

(g) Appeal of Action by City and Variances.

Appeals of any action by a city official related to this article or a variance seeking relief from strict compliance with any provision of this article shall comply with Section 3.125 of this Chapter.

Sec 3.532 Property within Flood-Prone Areas (the Floodplain)

Recreational vehicles located on sites within zones A1-30, AH, and AE on the Flood Insurance Rate Maps (FIRM) of the municipality shall:

- (a) Be fully licensed and ready for highway use; or
- (b) Meet the permit requirements of Section 3.915(a) below, and the elevation and anchoring requirements applicable to manufactured homes specified in Section 3.918(d) below. A recreational vehicle is deemed to be ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

CHAPTER 3

BUILDING REGULATIONS

ARTICLE 3.500 MOBILE HOME, RECREATIONAL VEHICLE, AND CAMPGROUND PARK REGULATIONS

Division 1 General Provisions

Sec 3.501 Title And and Purpose

(a) Short Title. This article shall be known as the ~~mobile home, recreational vehicle, and campground~~ park regulations of the City of Lago Vista, Texas. ~~It has four parts:~~

~~Division 1 General Provisions~~

~~Division 2 Mobile Home Park~~

~~Division 3 Recreational Vehicle and Campground Park~~

~~Division 4 Inspections~~

(b) Application. This article shall govern every person, firm, association, or corporation owning or leasing any tract of land within the corporate limits of the City of Lago Vista, Texas, who operates or who proposes to operate a ~~mobile home, recreational vehicle, or campground~~ park (with or without camping unit sites) on such tract of land.

(c) Purpose. This article is enacted to promote the health, safety, and general welfare of the citizens of the City of Lago Vista; to protect and preserve areas of scenic and ecological importance; to encourage the orderly development of the city; to prevent the overcrowding of land by excessive concentrations of buildings and people; and to secure adequate provisions for water, drainage, sewage, electric, telephone, and other public services.

(d) Relationship to Other Ordinances. Depending on the plans of the developer, one or more of the following ordinances will apply to the development of a ~~mobile home, recreational vehicle, or campground~~ park:

(1) Zoning Ordinance. A developer with property inside the city limits, proposing to construct or operate a ~~recreational vehicle~~ park, should refer to the zoning ordinance and the zoning map to determine the proper zoning for the property. ~~See Chapter 14.~~

(2) Subdivision Ordinance. If the developer with property inside the city limits or within the city's extraterritorial jurisdiction proposes to subdivide his property for the purpose of constructing a ~~recreational vehicle~~ park, the subdivision ordinance shall apply. ~~See Chapter 10.~~

(3) Site Development Ordinance. ~~If the developer proposes to develop a commercial A recreational vehicle park, he shall comply with the site development ordinance. See Chapter 10.5.~~

(4) ~~Ordinance 87-08-27-01. Ordinance addresses providing for the assumption of all debts, liabilities and obligations and performance of all functions and services of Lago Vista Municipal Utility District and Travis County Water Control and Improvement District #15 by the City of Lago Vista.~~

Sec 3.502 Definitions

The following terms, phrases, and words, as used in this article, have the following meanings:

Agent. Any person authorized by the licensee of a ~~mobile home~~ recreational vehicle park to operate or maintain such park under the provisions of this article.

Annual Operating License. A license issued by the city after a ~~mobile home or~~ recreational vehicle ~~or campground~~ park has been inspected and found to be in compliance with this article. (See Section 3.505 below).

Building Official. A person, or his representative, authorized by the city council to perform the inspection duties prescribed by the provisions of this article.

Campground. Any parcel or tract of land under the control of any person, organization, or governmental entity wherein sites are offered for the use by the public for the establishment of temporary living sites for two or more recreational vehicles or camping units. Campgrounds ~~may be one of the following types are defined as follows:~~

- (a) Primitive Campground. A campground accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers. See Section 3.523(c) below.
- (b) Semi-Primitive Campground. A campground accessible only by walk-in or equestrian campers, or motorized trail vehicles where rudimentary facilities (privies and/or fireplaces) may be provided for the comfort and convenience of the campers. See Section 3.523(c) below.
- (c) Semi-Developed Campground. A campground with two or more recreational unit sites, accessible by vehicular traffic. Roads and facilities (toilets and/or privies) are provided.
- (d) Developed Campground. A campground with two or more recreational unit sites accessible by vehicular traffic where sites are fully developed and tables, refuse containers, flush toilets, bathing facilities, and water are provided.
- (e) Fully-Developed Campground. A campground with two or more recreational unit sites accessible by vehicular traffic and provided with one or more service buildings. These sites may have individual water, sewer, and electrical connections.

Camping Trailer. A vehicular unit mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the camp site to provide temporary living quarters for recreation, camping, or travel use. (See definition of recreational vehicle.).

Camping Unit. A tent or other type of portable shelter intended, designed, or used for temporary human occupancy.

Camping Unit Site. A specific area within a ~~campground~~ or recreational vehicle park that is set aside for use as a ~~temporary living~~ recreational unit site that is being used by a camping unit. [(See also definitions of recreational vehicle site, (including note thereto,) and recreational unit site)].

City. Shall mean the City of Lago Vista.

City/County Health Officer. ~~The legally designated head of the city/county health department or his authorized representative.~~

City Engineer. The duly appointed city engineer of this city and if a city engineer has not been appointed, "city engineer" shall be construed to mean the manager or administrator of this city.

City Manager or City Administrator. A person appointed by the city council to serve as manager or administrator of the city, ~~or~~ the mayor, or the mayor's designee.

City Official. The legally designated head of a city department or his authorized representative when acting in an official capacity.

Certificate of Occupancy. A certificate issued by the building official for the use of a building, structure, or land when it is determined ~~by him~~ that said building, structure, or land complies with the provisions of all applicable city ordinances and regulations.

Commission. ~~Planning and zoning commission of the City of Lago Vista, Texas.~~

Common Access Street. A private street which affords the principal means of access to individual recreational vehicle ~~and/or mobile home spaces~~ or camping unit sites.

Driveway. A minor entranceway, off the common access street within the ~~mobile home~~ park, into an off-street parking area servicing one or more recreational vehicle ~~and/or mobile homes~~ or camping unit sites.

Floodplain Administrator. A person designated by the city council and charged with the administration and implementation of the flood regulations.

Flood-Prone Area. That area of land in the floodplain subject to a one percent (1%) or greater chance of flooding in any given year.

Health Officer. The person designated by the City Manager or their designee as the City Health Officer.

Licensee. A person to whom a license for construction and/or operation and maintenance of a ~~mobile home~~ recreational vehicle ~~or campground~~ park has been issued.

Manufactured Home or Mobile Home. ~~See section 3.104 of Chapter 3.~~

Mobile Home Park. ~~A unified development of mobile home spaces for rent or lease arranged on a tract of land.~~

Mobile Home Space. ~~The ground area within the park which is designed for or designated as the location for one (1) mobile home.~~

Mobile Home Stand. The portion of a mobile home space upon which the mobile home is placed.

Motor Home. A vehicular unit designed to provide temporary living quarters for recreational, camping or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle. (See definition of recreational vehicle.).

Park. Pertains to ~~mobile home park~~, a recreational vehicle park, ~~or campground park~~.

Permit. A written permit or certification issued by the building official permitting the construction, alteration, extension, or nonconforming use of a ~~mobile home~~ recreational vehicle ~~and/or campground park~~, under the provisions of this article.

Person. Any individual, firm, association, organization, company, proprietorship, partnership, or trust.

Plat. The plan, map, drawing or chart on which subdivider's plan for a subdivision or resubdivision is presented.

Recreational Unit Site. Either a ~~recreational vehicle site or a camping unit site.~~ [See definitions of ~~recreational vehicle site, (including note thereto,) and camping unit site.~~]

Recreational Vehicle. A vehicular unit for human habitation and primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or towed by another vehicle. The basic ~~entities types~~ are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park. A plot of land upon which two or more recreational vehicle sites are located, established, or constructed to provide for occupancy by recreational vehicles ~~or camping units~~ owned or operated by the general public as temporary living quarters for recreational or vacation purposes.

Recreational Vehicle Site. A plot of land within a recreational vehicle park set aside for the accommodation of a recreational vehicle on a temporary basis. It shall be permitted to be used as either a recreational vehicle site or as a camping unit site. (See definition of camping unit site.).

Recreational Vehicle Stand. That area of a recreational vehicle site intended for the placement of a recreational vehicle.

Recreational Unit Site. Either a recreational vehicle site ~~or~~ or a camping unit site. [See definitions of ~~recreational vehicle site, (including note thereto,) and camping unit site.~~]

Recreational Vehicle. A ~~vehicular type unit for human habitation and primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or towed by another vehicle.~~ The basic ~~entities~~ are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park. A plot of land upon which two or more ~~recreational vehicle sites are located, established or constructed to provide for occupancy by recreational vehicles owned or operated by the general public as temporary living quarters for recreational or vacation purposes.~~

Recreational Vehicle Site. A plot of land within a ~~recreational vehicle park set aside for the accommodation of a recreational vehicle on a temporary basis. It shall be permitted to be used as either a recreational vehicle site or as a camping unit site.~~ (See definition of camping unit site).

Recreational Vehicle Stand. That area of a recreational vehicle site intended for the placement of a recreational vehicle.

Replacement. The act of moving one (1) ~~mobile home or~~ recreational vehicle from its existing stand and replacing it with another.

Service Building / Bathhouse. A structure housing toilet, lavatory, ~~shower~~, and such other facilities as may be required by this article.

Sewer Connection. The connection consisting of all pipes, fittings, and appurtenances from the drain outlet ~~of a mobile home~~ to the inlet of the corresponding sewer service riser pipe of the sewage system serving the ~~mobile home or~~ recreational vehicle park.

Sewer Service Riser Pipe. That portion of a sewer service which extends vertically to the ground elevation and terminates at a ~~mobile home or~~ recreational vehicle space.

Travel Trailer. A vehicular unit, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size or weight as not to require special highway movement permits when towed by a motorized vehicle, and of gross trailer area less than 320 sq. ft. (See definition of recreational vehicle).

Truck Camper. A portable unit constructed to provide temporary living quarters for recreational, travel, or camping use, consisting of a roof, floor, and sides designed to be loaded onto and unloaded from the bed of a pickup truck. (See definition of recreational vehicle).

Utilities. Services provided to a ~~mobile home~~, recreational vehicle ~~or campground~~ park including water, sewer, electric, gas, and telephone.

Yards.

- (a) Front yards are yards which immediately face a public street or a common access street.
- (b) Rear yards are yards which immediately face the property line of an adjoining property owner.
- (c) Side yards are yards which share the common boundary between adjoining mobile home or recreational vehicle spaces.
- (d) ~~All other yard configurations shall be considered nonconforming.~~

Water Connection. The connection consisting of all pipes, fittings, and appurtenances from the water service riser pipe to the water inlet pipe of the distribution system within a ~~mobile home or~~ recreational vehicle.

Water Service Riser Pipe. That portion of the water service system which extends vertically to the ground elevation and terminates at a ~~mobile home or~~ recreational vehicle space.

Sec 3.503 Conflict Of Ordinances

It is specifically provided herein that in the event that any of the provisions, requirements, rules, regulations, or terms of this article may be in conflict with those of any other applicable ordinance, the stricter and/or more comprehensive interpretation of said provisions, requirements, rules, regulations, or terms shall prevail.

Sec 3.504 Penalty

Any person violating this article, or any portion thereof shall be guilty of a misdemeanor and/or shall be fined in accordance with the general penalty provision set forth in Section 1.109 of this code for each offense. A separate offense shall be deemed committed upon each day during which a violation occurs or continues.

Sec 3.505 ~~Mobile Home, Recreational Vehicle, Campground~~ Park License/Fee

- (a) Operating License Conditions. The city will not grant a ~~mobile home, recreational vehicle, or campground~~ park operating license; nor will it allow the use and occupancy of any such park, existing or proposed; nor will it furnish any city services, temporary or permanent; until all utility, driveway, and common access street construction has been completed and accepted by the city, except as may be allowed elsewhere in this article.
- (b) Operating License Required. It shall be unlawful for any person to maintain or operate a park within the city jurisdiction without having first obtained a license ~~therefore~~. A license shall be issued annually by the ~~city council~~ Director of Development Services. No utility service shall be provided until the license herein provided for shall have been issued. Existing recreational vehicle parks that are legally non-conforming as of the effective date of this amendment are exempt from the requirement to obtain and maintain an annual license to verify compliance with the current design standards that they are not obligated to adhere to.
- (c) Application. All applications for licenses to operate a park shall be made to the ~~city secretary~~ Director of Development Services in writing on forms furnished by the ~~city secretary~~ Development Services Department.
 - (1) Application for the license, accompanied by deposit of the license fee, shall be submitted by the applicant and shall contain:
 - (A) The name and address of the applicant.
 - (B) The location and legal description of the park.
 - (C) A complete plan of the park.
 - (D) At the licensee's expense, each licensee of a park shall be bonded with a fidelity bond in the penal sum of one thousand dollars (\$1000.00). Such bond shall be in a form approved by the city attorney, with a corporate surety licensed to do business in the State of Texas; and shall indemnify the city against the loss of any and all amounts collected by such licensee under the provisions of this article.
 - (E) The maximum size of recreational vehicles that will be allowed or towed into the park and proof that such vehicles may enter the park without blocking a street and may make all turns in the common access way within the park.
 - (F) The name and contact information for the park's onsite manager.
 - (G) A plan for how solid waste/garbage will be disposed of.

- (H) If planned in a flood prone area, an evacuation plan and a plan to prevent flood waters from infiltrating the city utility system.
- (I) Such further information as may be requested by the city to determine if the park will comply with the legal requirements.
- (J) The following general application requirements shall be met for either an existing or a proposed recreational vehicle or campground park:
 - (i) Certificate of Occupancy. All operating license applications shall be accompanied by a duly issued certificate of occupancy. If a certificate of occupancy has been denied or revoked, the operating license is automatically denied or revoked.
 - (ii) Fire Safety Certificate. All operating license applications shall be accompanied by a statement, written, and signed by the fire marshal, certifying that all applicable fire safety requirements have been met, including water supply, access routes, firefighting apparatus, and grass, weed and brush control.

(d) Fees. The city council shall establish fees for licensing ~~mobile home~~, recreational vehicle, ~~and campground~~ parks.

(e) ~~Issue. Upon approval by the city council, the city secretary shall issue an operating license.~~ License Renewal. Application for the renewal of an operating license shall be made in writing by the licensee before October 1st of each year. Such application shall contain any change in the information occurring after the original license was issued or the latest renewal granted.

(f) ~~License Renewal. Application for the renewal of an operating license shall be made in writing by the licensee before October 1st of each year. Such application shall contain any change in the information occurring after the original license was issued or the latest renewal granted.~~

(g) ~~Show Cause Appeal. Any person affected by the refusal of the city council to issue a park operating license under the lawful provisions of this article may request and shall be granted a hearing on the matter before the city council; provided that such person shall file with the city secretary, within fifteen (15) days after the day said license or permit was refused, a written petition requesting such hearing and setting forth a brief statement of the grounds therefore. Upon receipt of such petition, the city secretary shall request the city council to set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing, the petitioner shall be given an opportunity to be heard and to show cause why he should be exempt from the lawful regulations, requirements, and provisions of this article.~~

(h) ~~Revocation of License. The city may revoke any license to maintain and operate a mobile home, recreational vehicle, or campground park when the licensee has been found to be in violation of any provision of this article. Before a revocation, the city council shall hold a public hearing after giving written notice to licensee at least ten (10) days prior to said public hearing. The license may be reissued if the circumstances leading to revocation have been remedied and the park is being maintained and operated in full compliance with the law and the provisions of this article.~~

Secs 3.506 - 3.510 3.520(Reserved)

Division 2 Mobile Home Parks

See 3.511 Mobile Home Park Standards

(a) Design Standards for Mobile Home Park. Following are specific design standards for a mobile home park. These standards shall apply where they are in conflict with the zoning, subdivision or site development ordinances.

(1) Mobile Home Spaces. In sizing mobile home spaces, the following minimum space, yard, and density requirements shall be applied:

(A) Living Unit Density. A maximum density of five (5) living units per acre shall be maintained.

(B) Front Yard. Measuring from a public street easement line or from a common access street, no front yard shall be less than twenty-five (25) feet in depth.

(C) Rear Yard. Measuring from a boundary line of the mobile home park, no rear yard shall be less than twenty-five (25) feet in depth.

(D) Side Yard. No side yard shall be less than fifteen (15) feet in width.

(E) Driveways. Individual driveways shall be provided for within the boundaries of each mobile home space. The driveways shall be perpendicular to the common access street(s) and shall be no less than eight (8) feet wide and of sufficient length to accommodate at least two (2) parked automotive vehicles.

(2) Parking Space. Where individual driveways may be insufficient to provide adequate parking space, off street parking in the form of parking bays may be provided to reduce the traffic hazard of randomly parked vehicles.

(3) Storage Building. Storage and/or utility buildings shall be permitted, provided that they are located no less than ten (10) feet from the side or rear boundaries of a mobile home space.

(4) Privacy Fencing. Privacy fencing shall be required for all mobile home parks. In the design, location, and erection of privacy fences, the following guidelines and requirements shall be observed.

(A) Ownership and Placement of Privacy Fence. All privacy fences shall be the property of the mobile home park owner who shall be responsible for the repair and maintenance of said fences. Therefore, the privacy fencing must lie inside the boundary lines of the mobile home park. Moreover, to prevent encroachments upon the land of adjoining property owners, to allow for any possible errors in the survey, and to allow for fence alignment errors during the erection of the privacy fence, all such fences shall be set back a distance of not less than one (1) foot inside the boundary lines of the mobile home park.

(B) Alignment of Privacy Fence. If the privacy fence is to be located along a boundary line that is greater than two hundred (200) feet in length, a registered engineer, or a registered public surveyor, shall set intermediate, fence alignment stakes on the fence setback lines at intervals of no more than two hundred (200) feet.

(C) Height of Privacy Fence. All privacy fences shall be no less than six (6) feet in height except that fences which run parallel along public streets shall be only between three (3) feet and four (4) feet in height.

(D) Fence Material. All privacy fences shall be constructed using tightly joined, wood boards, opaque, corrugated, construction grade plastic panels, or any other high strength, opaque material the CBS shall approve.

(E) Specific Purpose of Privacy Fencing. Specifically, the privacy fence shall be sufficiently strong and opaque so that it will serve:

- (i) to block out undesired views.
- (ii) to prevent animals and children from wandering across property lines.
- (iii) to ensure a safe, contained play area for children.
- (iv) to provide a barrier against thrown balls, trash, and other refuse.
- (v) to maximize privacy and seclusion from intrusive onlookers.
- (vi) to discourage trespassing and vandalism.
- (vii) to preempt any encroachment upon the land of adjoining property owners.

(5) Public Water Supply. A mobile home park within the city limits shall be connected to the city's public water supply system, and water service shall be provided to each mobile home space. Each mobile home space shall be provided with a water service riser pipe, installed at least four (4) inches above ground level. A cutoff valve shall be installed at each mobile home space at an appropriate location on the main line running through the park.

(6) Private Water Supply. A mobile home park laid out in accordance with the subdivision ordinance that cannot be immediately served by the city's water supply system, may install a private water system in accordance with that ordinance.

(7) Wastewater Disposal. A mobile home park within the city limits shall be connected to the city's public wastewater system; sewer service shall be provided to each mobile home space. Each mobile home space shall be provided with at least a four (4) inch diameter sewer service riser pipe. The sewer riser pipe shall be suitably plugged when no mobile home occupies the mobile home space.

See 3.512 Responsibilities Of Licensee And Residents Of Mobile Home Park

(a) Licensee's Responsibilities.

(1) Register.

(A) A mobile home park licensee or his agent shall maintain a register of park occupancy which shall contain the following information:

- (i) Name and full mailing address of park residents.

- (ii) Mobile home registration data, including make, length, width, year of manufacture, and identification number.
- (iii) Location of each mobile home within the park by space number and full mailing address.
- (iv) Dates of arrival and departure of each mobile home and/or its occupants.
- (v) Number of occupants of each mobile home.

(B) A new register shall be initiated on January 1st of each year and the old register retired. The old register shall be retained by the licensee or his agent for at least three (3) years following retirement. Registers shall be available for inspection at all reasonable times by city officials, the fire chief, the county health officer, the county tax assessor collector, and by any other city official whose duties may necessitate access to the information contained therein.

(2) Residency Notice. The mobile home park licensee or his agent shall furnish to the county tax assessor collector, within ten (10) days after the first day of January of each year, a list of all mobile home residents in the park on the first day of January. The list shall contain the resident's name and mailing address; the make, length, width, year of manufacture, and identification number of the mobile home; and the mailing address or space number of such mobile home within the park. Said lists shall be prepared using forms provided by the county tax assessor collector.

(3) Skirting, Porches, and Other Additions. The mobile home licensee or his agent shall ensure that skirting, porches, awnings, and other additions, when installed, are maintained in good repair by the occupant of a mobile home located in a mobile home park. The use of space immediately underneath a mobile home for storage shall be permitted only under the following conditions:

- (A) The storage area shall have a base of impervious material.
- (B) Stored items shall not interfere with the underneath view and inspection of the mobile home.
- (C) Stored items shall be both nonflammable and noncombustible.
- (D) Once items have been stored, the access opening(s) shall be reclosed.

(4) Fire Prevention. The mobile home licensee or his agent shall ensure that no open fires are permitted in the park except for outdoor cooking on camper type stoves or charcoal grills. All emergency fire extinguishing apparatus, if required, shall be inspected and tested periodically, as recommended by the manufacturer.

(5) Lawn Mowing and Cleaning. The licensee or his agent shall be responsible for keeping the park in a clean, safe, and sanitary condition free of accumulations of junk, trash, rubbish, and any other refuse. To prevent the rank growth of grass or weeds that might constitute a fire hazard or give harborage to noxious or disease carrying insects, all residential lawns and open, unoccupied areas within the boundaries of the park shall be regularly mowed and kept clean of animal wastes, debris, litter, and other refuse.

- (6) Garbage Disposal. The licensee or his agent shall ensure that the storage, collection, and disposal of refuse and garbage shall be so conducted as to create no health hazards, rodent harborage, insect breeding grounds, fire hazards, litter, or air pollution.
- (7) Compliance and Supervision. The mobile home licensee or his agent shall operate the mobile home park in compliance with this section and other applicable regulations and ordinances and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.
- (8) Notification of Violations. The licensee or his agent shall notify park occupants of all applicable provisions of this section, inform them of their duties and responsibilities under this section, and notify the building official of any violations of this section which are the responsibility of the individual park residents.

See 3.513 Residents Responsibilities

- (a) Maintenance. The occupant of a mobile home located in a mobile home park shall maintain his mobile home space, its facilities and equipment in good repair, and in a clean and sanitary condition and shall comply with all other applicable requirements of this section.
- (b) Inspections and Repair. It shall be the responsibility and the duty of every resident of a mobile home park to give the licensee, his agent, or an authorized employee access to any part of such park at reasonable times for the purpose of making inspections and, if necessary, making such repairs as may be required to effect compliance with the provisions of this section or with any other applicable regulations and ordinances.

Sees 3.514 – 3.520 (Reserved)

Division 3 Recreational Vehicle And Campground Park

Sec 3.521 Recreational Vehicle / Campground Park Standards

- (a) Design Standards for Recreational Vehicle / Campground Parks. Following are specific design standards for a recreational vehicle/ campground park. These standards shall apply where they are in conflict with the subdivision or site development ordinances.
 - (1) Recreational vehicle stand spaces or camping unit sites shall be spaced limited to not more than twenty (20) units per acre for any portion of the park that includes these accommodations. The distance from the line or corner of any recreational vehicle site to a boundary line of the recreational vehicle park shall be adequate to protect the residential use in the park and shall not be less than twenty-five feet (25') where abutting a public street. Yard requirements along other property lines shall be ten feet (10'). However, where the side lot line property line is abuts a residential district, a minimum side yard of fifteen feet (15') shall be provided. Where the rear lot property line abuts a residential district, a minimum rear yard of twenty feet (20') shall be provided. Each stand shall provide available There shall be a minimum unoccupied space of at least ten feet (10') from the between each recreational vehicle to adjacent stands.
 - (2) Street Lighting. Street lighting Lighting within the recreational vehicle park shall be provided by the owner and shall comply with Article 3.800 of Chapter 3. Outdoor lighting

shall be provided at the entrance, at the service/bath house, and the office if that facility is included.

(3) Public / Private Water Supply. Water service shall be provided to each recreational vehicle site. A park within the city limits shall be connected to the city's public water supply system when required by Chapter 13 of the Lago Vista Code of Ordinances or include an approved private system in accordance with all applicable regulations and water service shall be provided to each recreational vehicle space. Each recreational vehicle stand space shall be provided with a water service riser pipe, installed at least four (4) inches above ground level. A cutoff valve shall be installed at each recreational vehicle site and at appropriate locations on the main line running through the park.

(4) Private Water Supply. A park laid out in accordance with the subdivision ordinance that cannot be immediately served by the city's water supply system, may install a private water system in accordance with the code of ordinances and approved by the director of public works.

(§ 4) Wastewater Disposal.

(A) Wastewater service shall be provided to each recreational vehicle site, a service/bathhouse, and any office or dwelling used by the manager. A park within the city limits shall be connected to the city's public wastewater system when required by Chapter 13 of the Lago Vista Code of Ordinances or include an approved private system in accordance with all application regulations, and sewer service shall be provided to each recreational vehicle space, a service/bathhouse, and any office or dwelling used by the manager. Each recreational vehicle stand space shall be provided with at least a four (4) inch diameter sewer service riser pipe. The sewer riser pipe shall be plugged capped in accordance with the requirements of the International Plumbing Code when no recreational vehicle occupies the space.

(B) Adequate provision such as dump stations shall be made to handle and dispose of the effluent from recreational vehicle holding tanks and shall be connected to the city wastewater system.

(6 5) Park to be Metered as One (1) Unit. Every recreational vehicle/ ~~campground~~ park shall be metered as one (1) unit and charged commercial water, sewer, and sanitation fees as one (1) unit. If the park uses a water well, the water well shall be metered in accordance with city water meter standards.

(7 6) Power Distribution Lines, Individual Electrical Connections and Grounding and Telephone Service. All electrical wiring and telephone lines and TV cable in the recreational vehicle park shall be underground.

(8 7) Fire Safety Standards.

(A) In recreational vehicle/ ~~campground~~ parks in which liquefied petroleum gases, gasoline, fuel oil, or other flammable liquids are stored and dispensed, their handling and storage shall comply with requirements of the city's fire codes.

(B) Approaches to all recreational vehicle stands shall be kept clear for ~~fire fighting~~ firefighting.

(9 8) Privacy Solid Fencing. Privacy Solid fencing shall be required for all parks. In the design, location, and erection of privacy solid fences, the following guidelines and requirements shall be observed.

- (A) Ownership and Placement of Privacy Fence Solid Fencing. All privacy solid fences shall be the property of the park owner who shall be responsible for the repair and maintenance of said fences. Therefore, the privacy solid fencing must lie inside the boundary lines of the park. Moreover, to prevent encroachments upon the land of adjoining property owners, to allow for any possible errors in the survey, and to allow for fence alignment errors during the erection of the privacy solid fence, all such fences shall be set back a distance of not less than one (1) foot inside the boundary lines of the park.
- (B) Alignment of Privacy Fence Solid Fencing. If the privacy solid fence is to be located along a boundary line that is greater than two hundred (200) feet in length, a registered engineer, or a registered public surveyor, shall set intermediate, fence alignment stakes on the fence setback lines at intervals of no more than two hundred (200) feet.
- (C) Height and Location of Privacy Fence Solid Fencing. ~~All privacy fences shall be no less than six (6) feet in height except that fences which run parallel along public streets shall be no more than three (3) feet feet in height.~~ The height and exact locations of all privacy solid fences shall comply with the applicable provisions of Section 22.30 of Chapter 14, the Lago Vista zoning ordinance.
- (D) Fence Material. All privacy fences solid fencing shall be constructed using ~~tightly joined, wood boards; opaque, corrugated, construction grade plastic panels; or any other high strength, opaque material the Chief Building Official shall approve~~ materials in accordance with Section 22.15(e) of Chapter 14, the Lago Vista zoning ordinance.
- (E) Specific Purpose of Privacy Solid Fencing. Specifically, the privacy solid fence shall be sufficiently strong and opaque so that it will serve:
 - (i) to block out undesired views.
 - (ii) to prevent animals and children from wandering across property lines.
 - (iii) to ensure a safe, contained play area for children.
 - (iv) to provide a barrier against thrown balls, trash, and other refuse.
 - (v) to maximize privacy and seclusion from intrusive onlookers.
 - (vi) to discourage trespassing and vandalism.
 - (vii) to preempt any encroachment upon the land of adjoining property owners.

(9) Every park shall have a service / bathhouse with separate male and female toilet and shower facilities as follows:

- (A) One male and one female toilet stall for every 10 recreational unit sites or fraction thereof.
- (B) Urinals or urinal stalls shall be provided in each male toilet room in accordance with the minimum ratio to toilets or toilet stalls established in the International Plumbing Code (IPC).
- (C) Every toilet room shall be provided with one or more lavatories or washbasins in accordance with the minimum ratio to toilets or toilet stalls established in the International Plumbing Code (IPC).
- (D) One shower bath or bathtub shall be provided for each sex for each 10 recreational unit sites or fraction thereof.
- (E) All toilets, basins, showers, or bathtubs shall be placed in properly constructed buildings located ~~not more than 200 feet~~ in a manner to ensure convenient access from each space.
- (F) Every service / bathhouse shall be constructed of moisture-proof material that shall permit rapid and satisfactory cleaning, scouring, and washing. Floors shall be of concrete or similar material, located not less than four inches above grade, with a floor drain in each room.

(b) Residents may stay in the park for a maximum of three months unless extended for no more than two weeks by the property owner or his park manager / agent for illness. A resident who leaves the park may not return to the park for at least two weeks.

Sec 3.522 Responsibility Of Responsibilities of a Recreational Vehicle / Campground Park Licensee And Residents or Resident

- (a) Licensee Responsibilities.
 - (1) Register of Occupants Within Recreational Vehicle Park Required. The licensee shall keep a register containing a record of all recreational vehicle owners and residents located within the park. The register shall contain the following information:
 - (A) Name and full mailing address of each park resident.
 - (B) The make, model, and year of all automobiles and recreational vehicles.
 - (C) License number and owner of each recreational vehicle and automobile by which it is towed.
 - (D) The state issuing each license.
 - (E) The date of arrival and of departure of each recreational vehicle and/or camper.
 - (2) Register Inspection. The park licensee shall keep the register available for inspection at all times by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register records shall not be destroyed for a period of two (2) years following the date of registration.

(3) Fire Prevention.

- (A) The park licensee or his ~~park manager~~ / agent shall ensure that no open fires are permitted in the park except when properly contained to prevent the spread of an otherwise uncontrolled fire in constructed or manufactured fire pits, ~~for outdoor cooking on~~ camper-type stoves, ~~or~~ charcoal grills, or in other similar provisions. All emergency fire extinguishing apparatus, if required, shall be inspected and tested at intervals of time suggested by the manufacturer.
- (B) The recreational vehicle ~~/ campground~~ park owner or ~~his park manager~~ / agent shall be responsible for the instruction of his staff in the use of the park fire protection equipment and in their specific duties in the event of fire.
- (C) All parks shall be equipped with one, 2 ½ gallon soda-acid fire extinguisher, or its equivalent, one for each four units or fraction thereof, and such extinguishers shall be placed on or near the spaces to be served.

(4) Lawn Mowing and Cleaning. The licensee or his ~~park manager~~ / agent shall be responsible for keeping the park in a clean, safe, and sanitary condition free of accumulations of junk, trash, rubbish, and any other refuse. To prevent the rank growth of grass or weeds that might constitute a fire hazard or give harborage to noxious or disease carrying insects, all lawns and open, unoccupied areas within the boundaries of the park shall be regularly mowed and kept clean of animal wastes, debris, litter, and other refuse.

(5) Garbage Disposal. The licensee or his ~~park manager~~ / agent shall ensure that the storage, collection, and disposal of refuse and garbage shall be so conducted as to create no health hazards, rodent harborage, insect breeding grounds, fire hazards, litter, or air pollution.

(6) Compliance and Supervision. The licensee or his ~~park manager~~ / agent shall operate the park in compliance with this article and other applicable regulations and ordinances and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition.

(7) Notification of Violations. The licensee or his ~~park manager~~ / agent shall notify park residents of all applicable provisions of this section, inform them of their duties and responsibilities under this article.

(8) Park Manager / Agent. The licensee shall have a ~~park manager~~ / agent responsible for the day to day operation of the park. This person may reside in the park. The licensee may serve as the park manager.

Sec 3.523 Residents Responsibilities

- (a) Maintenance. The resident of a recreation vehicle ~~/ campground~~ space located in a park shall maintain his space, its facilities and equipment in good repair, and in a clean and sanitary condition and shall comply with all other applicable requirements of this Section.
- (b) Inspections and Repair. It shall be the responsibility and the duty of every resident of a park to give the licensee, his ~~park manager~~ / agent, or an authorized employee access to any part of such park at reasonable times for the purpose of making inspections and, if necessary, making such

repairs as may be required to effect compliance with the provisions of this article or with any other applicable regulations and ordinances.

(c) Uses Prohibited in the City. Establishment of a primitive or semi-primitive campground shall not be permitted within the city.

Secs 3.524 - 3.530 (Reserved)

Division 4 Inspections

Sec 3.531 Inspection Authority And and Violations

(a) Entry Powers of Inspection Authority. The inspection authority, including the building official, a code enforcement official, the city~~s~~ or county health officer, the fire chief department personnel, the police chief, and the tax assessor-collector or their representative are hereby authorized and directed to make such inspections as are necessary to determine compliance with the applicable provisions of this article. In the exercise of said authorization, the inspection authority, including the building official, a code enforcement official, the city~~s~~ or county health officer, the fire chief department personnel, the police chief, and the tax assessor-collector or their representative shall have the power to enter at reasonable times upon any private or public property within the boundaries of a park for the purpose of inspecting and investigating conditions relating to the enforcement of this article.

(b) Inspection of Park. The inspection authority shall make such inspections as are necessary to ensure that a park is in compliance with the provisions of this article. The inspections shall be made in cognizance of the following general guidelines:

(1) Licensee's Refusal to Allow Inspection. In granting a license to operate a park within the corporate limits of the city, the licensee shall be deemed to authorize the inspection of said park during all reasonable hours. A licensee's, or his agent's, failure or refusal to allow such inspection shall constitute a ground for suspension and/or revocation of his license to operate a park.

(2) Resident's Refusal to Allow Inspection. Failure or refusal of a park resident, park owner, or park manager / agent to allow an inspection by the inspection authority or to allow the licensee or his park manager / agent to make necessary repairs or alterations in compliance with the requirements of the inspection authority shall constitute a ground for disconnection of the utilities serving said mobile home building or vehicle.

(3) Right to Appeal. The licensee of a park or the occupant of a mobile home or vehicle in said park shall have the right to appeal any decision, order, or action of the building official or any other inspection authority in accordance with the procedures set forth in this article.

(c) Emergency Orders. Whenever an inspection authority finds that an emergency exists which requires immediate action to protect the public health or safety, he they may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that action be taken as he may deem necessary to meet the emergency. Notwithstanding any other provisions of this article, said order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon written petition to the city Director of Development Services shall be afforded a hearing before the Building and Standards Commission as soon as possible.

(d) Notice of Violation. Whenever it is determined that there are grounds to believe that there has been a violation of any provision of this article, the inspection authority shall give notice of such alleged violation to the licensee, the licensee's **park manager** / agent, or to any **mobile home**, vehicle, or **campground camping unit** resident as hereinafter provided. Such notice shall:

- (1) Be in writing.
- (2) Include a statement of the reasons for its issuance.
- (3) Allow a reasonable time for the performance of the act it requires.
- (4) Be served upon the park licensee, the licensee's **park manager** / agent, or any resident; provided that such notice or order shall be deemed to have been properly served upon such licensee, **manager** / agent, or resident when a copy thereof has been sent by mail to his last known mailing address or when he has been served with such notice by any method authorized or required by the laws of the State of Texas.
- (5) Contain an outline of remedial action which, if taken, will **effect affect** compliance with the provisions of this article.

(e) Revocation / Suspension of License and Utility Service.

- (1) The **city Director of Development Services** shall have the authority to revoke or suspend park licenses or utility services for the following violations of this article:
 - (A) A park owner's operating license or a resident's utility service may be revoked for a violation which is dangerous to life.
 - (B) A park operator's license or a resident's utility service may be suspended for any period up to six (6) months for a violation affecting the health, safety, or welfare of **residents another resident** of a **mobile home**, **recreational vehicle**, or **a-campground space** of any **other persons camping unit**.
 - (C) For violations of this article not deemed to require the revocation or suspension of an operating license, the utility service to any or all **mobile homes or** recreational vehicle **/ campground spaces** unit site, **camping unit site**, or other structures located in any or all parts of the park may be ordered disconnected if deemed necessary to protect life or property.
- (2) If a park owner's operating license or a resident's utility service has been revoked, the licensee or resident may reapply for a license or utility service six (6) months after such revocation by completing a new application and paying the required fee **therefor**. Before granting such operating license or utility service, the **city Director of Development Services** shall require the applicant to show **an** the ability and **a** willingness to comply with the provisions of this article.
- (3) If an operating license or utility service has been suspended, said suspended license or utility will be reinstated by the city upon a showing of **the** ability and willingness by **the** licensee or occupant to comply with the provisions of this article.

(f) Sale, Transfer, or Assignment.

- (1) No sale, transfer, or assignment of a revoked or suspended operating license will be recognized by the city; provided that a park owner whose license has been revoked or suspended may sell, transfer, or assign the tract of land upon which the park is situated to another person who may then make application for a license to operate the said park.
- (2) New Park Owner. If it is shown by the new park owner that he has had no prior interest in the park whose operating license was revoked or suspended, he will be eligible for the granting of a new operating license and if said license is granted, the new owner may commence to operate the park upon issuance of said license.

(g) Appeal of Action by City and Variances.

Appeals of any action by a city official related to this article or a variance seeking relief from strict compliance with any provision of this article shall comply with Section 3.125 of this Chapter.

- (1) Hearing by City Council. Any person affected by any action, including a notice of violation, an order, a suspension, or a revocation, taken by any inspection authority, in connection with the enforcement of any provision of this article, may request and shall be granted a hearing on the matter before the city council; provided that such person shall file within fifteen (15) days a written petition with the city, requesting such hearing and setting forth a brief statement of the grounds therefor. The filing of the request for a hearing shall operate as a stay of the inspection authority's action, except in the case of an order issued under subsection (c) above. Upon receipt of the said petition, the city secretary shall request the city council to set a time and place for such hearing and shall give the petitioner written notice thereof. At the hearing, the petitioner shall be given an opportunity to be heard and to show why such action should be modified or withdrawn.
- (2) Written Order to Comply. After the hearing, the city shall issue an order in writing, sustaining, modifying, or withdrawing the inspection authority's action. Upon failure to comply with a written order by the city sustaining or modifying said action, the certificate of occupancy and the license of the affected park shall be revoked.

Sec 3.532 Property within Flood-Prone Areas (the Floodplain)

Recreational vehicles located on sites within zones A1-30, AH, and AE on the Flood Insurance Rate Maps (FIRM) of the municipality shall:

- (a) Be fully licensed and ready for highway use; or
- (b) Meet the permit requirements of Section 3.915(a) below, and the elevation and anchoring requirements applicable to manufactured homes specified in Section 3.918(d) below. A recreational vehicle is deemed to be ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
