

# **BASTROP COUNTY INFRASTRUCTURE REQUIREMENTS FOR LODGING & RECREATIONAL VEHICLE PARK DEVELOPMENTS**

## **SECTION I**

### **GENERAL AUTHORITY**

#### **1. AUTHORITY**

These Regulations are and shall be deemed to be an exercise of power of the Commissioners Court, Bastrop County, Texas, over “county business” as conferred upon it by Article 6626a, Vernon’s Annotated Codes and Statutes (V.A.C.S.), originally, and subsequently by Articles 60702-1, Article 6626aa, and Article 6626c-d, V.A.C.S., all as provided for in Article V, Section 18, Texas Constitution.

Bastrop County is defined as an urban county with authority granted under Subchapter A and E of Chapter 232 of the Texas Local Government Code.

All authority specifically provided to Bastrop County by, or agreed to between Bastrop County and other local, state and/or federal agencies shall be applied to the fullest extent. Specific permitting requirements are subject to interlocal agreements relating to the extraterritorial jurisdictions between Bastrop County and the incorporated cities.

#### **2. PURPOSE**

The Commissioners Court of Bastrop County, Texas, finds that lodging & recreational vehicle park developments, as defined below, are subdivisions under Chapter 232, Texas Local Government Code. This position is upheld by Texas Attorney General Opinion GA-1007 dated May 13, 2013.

The Commissioners Court further finds that the 2020 Bastrop County Infrastructure Requirements for Lodging & Recreational Vehicle Park Developments herein are reasonable and necessary to promote the health, safety, morals, or general welfare of the county and the safe, orderly, and healthful development of the unincorporated area of the county.

#### **3. ENFORCEMENT AND PENALTIES**

Any violation of this policy will be enforced by available civil, criminal, or administrative remedies allowable under state law at the time that a violation occurs.

- a. Texas Local Government Code §232.005, as amended, provides for the enforcement of State subdivision laws and of these regulations.

- b. A person commits an offense if that person knowingly or intentionally violates a requirement of these Regulations. Such offense is a Class B misdemeanor.
- c. Under Texas law, a person may be jointly responsible as a party to an offense if the person (acting with intent to promote or assist the commission of the offense) solicits, encourages, directs, aids, or attempts to aid another person to commit the offense. Thus, any person who assists in violating these Regulations may also face criminal penalties.
- d. At the request of the Commissioners Court, the county attorney or other prosecuting attorney for the county shall have the power to enforce these Regulations by filing an action in a court of competent jurisdiction.

#### 4. OTHER REGULATIONS

These requirements are not the exclusive law or regulation controlling development in Bastrop County. The following is only a partial list of other regulations that may apply.

- a. Lodging & Recreational Vehicle Park Developments are subject to the Bastrop County Subdivision and Development Rules and Regulations. All subdivisions within the Extra Territorial Jurisdiction (E.T.J.) of an incorporated city may also be subject to city subdivision regulations or County-City Interlocal Agreement. In such instances where subdivision platting authority is granted to the City under an Interlocal Agreement but the City does not regulate Lodging & Recreational Park Developments in the ETJ, the County Regulations shall apply.
- b. Developments are subject to laws and regulations of general applicability, including public health nuisances under Chapters 341 and 343 of the Texas Health and Safety Code. The Operator must address solid waste disposal, rodent/insect harboring, fly breeding and improper water and wastewater disposal in accordance with these Chapters.
- c. Other agencies with regulatory authority that may apply to Developments include, but are not limited to, Emergency Services Districts, Groundwater Districts, Texas Commission on Environmental Quality, Public Utilities Commission, United States Fish and Wildlife Service, Environmental Protection Agency, and U.S. Army Corp of Engineers.
- d. Other Bastrop County regulations and standards including, but not limited to, the Bastrop County Flood Damage Prevention Order and Bastrop County Driveway Standards.

- e. Issuance of a Certificate of Compliance under these requirements does not indicate compliance with regulations or requirements of other agencies or entities.

#### 5. BASTROP COUNTY PERMITS REQUIRED

The following is only a partial list of other permits that may be required and is not the exclusive law or regulation controlling development in Bastrop County.

- a. Bastrop County Development Permits will be required for all permanent structures in the Development.
- b. In the event that on-site sewage facilities (OSSF) are planned, an OSSF permit from Bastrop County will be required if the estimated sewage flow does not exceed 5,000 gallons per day (gpd).
- c. If the Development is located off of a County Road, a Bastrop County Driveway Permit is required.

## SECTION II

### DEFINITIONS AND ACRONYMS

For the purpose of these Regulations, the following terms, phrases, words, and their derivations shall have the meaning ascribed to them in this Section. All other words and terms shall have their usual force and meaning.

1. **CERTIFICATE OF COMPLIANCE** - A certificate, from Bastrop County, that the Development is in compliance with the Bastrop County Infrastructure Requirements for Lodging & Recreational Vehicle Park Developments.
2. **GRANDFATHERED LODGING DEVELOPMENT or RECREATIONAL VEHICLE PARK** - A Lodging Development or Recreational Vehicle Park that was either in operation before the adoption of the these regulations or for which a written application for a permit was filed with Bastrop County before the adoption of the 2020 rules.
3. **DEVELOPMENT – LODGING DEVELOPMENT, RECREATIONAL VEHICLE PARK, or COMBINED DEVELOPMENT** - Any lot or tract of land designed to accommodate more than two Lodging Development Units (as defined herein), Recreational Vehicles (as defined herein), Tiny Houses (as defined herein), or combination of Lodging Development Units, Recreational Vehicles, and Tiny Houses; and which exists as a privately owned and operated enterprise, with or without charges, occupied or intended to be occupied for dwelling or sleeping purposes for any length of time.

4. LODGING DEVELOPMENT UNIT. Any structure, temporary or permanent, including a Tiny House (as defined herein), intended, or adapted, for use as residential dwellings.
5. OPERATOR – The person in charge of operating any Manufactured Home Rental Community, Recreational Vehicle Park, either under written or verbal (oral) lease, or any other arrangement whereby he or she exercises control over the premises.
6. OWNER – The person who holds title to the lot, or tract of land on which a Lodging or Recreational Vehicle Park is constructed or operated, as shown in a deed recorded in the County Clerk’s official records.
7. PERSON - An individual or a corporation, partnership, limited liability company, business trust, trust, association, or other organization, estate, or a series of a domestic limited liability company or foreign entity.
8. RECREATIONAL VEHICLE (RV) - Includes any of the following:
  - a. CAMPING TRAILER - A folding structure mounted on wheels and designed for travel, recreation, and vacation use.
  - b. MOTOR HOME - A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self- propelled vehicle.
  - c. PICKUP COACH - A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
  - d. TRAVEL TRAILER - A vehicular structure built on a chassis with body width not to exceed eight and one-half feet and body length less than 46 feet, that structure designed to be transported and intended for human occupancy as a dwelling for short periods of time and containing limited or no kitchen or bathroom facilities.
  - e. TINY HOUSE ON WHEELS – See definition.
9. RECREATIONAL VEHICLE PARK (RV Park) - Any lot or tract of land designed to accommodate two or more recreational vehicles, as defined, and which exist as a privately owned and operated enterprise with or without charges for the parking of recreational vehicles occupied or intended to be occupied for dwelling or sleeping purposes for any length of time.
10. RECREATIONAL VEHICLE SPACE - A plot of land within a recreational vehicle park designed for the accommodation of one recreational vehicle.
11. SPACE - A plot or tract of land within a Development designed for the accommodation of one Lodging Development Unit, Recreational Vehicle, or Tiny House.

12. STREETS AND ROADS - A public road, a private drive, or any other avenue of ingress or egress intended to provide access to all or any part a Lodging or Recreational Vehicle Park consisting of more than one space.
13. TINY HOUSE - Any residential structure under 400 square feet, whether on wheels or secured to a foundation. A Tiny House on wheels shall be treated as a Recreational Vehicle for purposes of these requirements. A Tiny House secured to a foundation shall be treated as a Lodging Development Unit for purposes of these requirements.

### SECTION III

#### ADMINISTRATION

1. The Commissioners Court of Bastrop County shall administer these requirements and delegates the initial review process to the Bastrop County Development Services department.
2. The Owner of a lot or tract of land located in Bastrop County outside the city limits of a municipality who intends to use the land for a Lodging or Recreational Vehicle Park Development must prepare an Infrastructure Development Plan (IDP) that complies with the minimum infrastructure requirements that are set out below in Section IV.
3. The Owner of Grandfathered Lodging Development or Recreational Vehicle Park planning an expansion of the Development must prepare an Infrastructure Development Plan (IDP) for said expansion that complies with the minimum infrastructure requirements that are set out below in Section IV.
4. Prior to submitting a Lodging & Recreational Vehicle Park Development Application, a Pre-Application Meeting with Bastrop County Development Services Staff is REQUIRED. The owner or his designated agent should present a draft IDP for general discussion of the requirements with the owner or agent.
5. Prior to beginning any construction, the owner must submit the required number of hard copies and one (1) digital copy, in PDF format, of the IDP along with Lodging & Recreational Vehicle Park Development Application and required fees to Bastrop County Development Services. A Lodging & Recreational Vehicle Park Development Application MUST be filled out in its entirety prior to submission. Incomplete applications will not be processed and will be returned to the Applicant.
6. Once a Complete Application has been received, Bastrop County will conduct an Administrative Review for accuracy and completeness within 10 business days. An Administratively Complete Application will be filed with Bastrop County. Per Texas Local

Government Code 232.0025, Bastrop County will complete a 30- day review. Any comments, revisions, questions, or alterations will be addressed during that review time.

7. Bastrop County Development Services will review and provide a recommendation for, or against, approval to Commissioners Court. Final approval, or disapproval, is by Commissioners Court. Construction may not begin before the IDP is approved by Commissioners Court.
8. Upon Completion of the 30-day review, a Letter of Approval, Approval with Conditions or Disapproval will be issued to the Owner and/or Owner's authorized agent. If the IDP is approved, construction may begin immediately. If the IDP is rejected, the written rejection shall specify the reasons for the rejection and the actions required for approval of the IDP. The failure to reject an IDP within the period prescribed by this subsection constitutes approval of the IDP.
9. Bastrop County Development Services staff, as well as any other person designated by either Bastrop County Development Services or the Commissioners Court, may inspect the infrastructure at any reasonable time during construction. The Owner and his agents shall not hinder such inspections.
10. On completion of construction, the Owner shall confirm in writing to the County that the infrastructure is complete, and a final inspection must be completed no later than the fifth business day after the said notice is received by the County's inspector. If the inspector determines that the infrastructure does not fully comply with the IDP, the Owner shall be given an opportunity to cure the defects. On completion of curative actions, the Owner must request another inspection.
11. When the County inspector determines that the infrastructure complies with the IDP, a Certificate of Compliance will be issued.
12. A utility may not provide utility services, including water, sewer, gas, and electric services, to a Development or to a Lodging Unit, Recreational Vehicle, or Tiny House in a development covered by these rules unless the Owner provides the utility with a copy of the Certificate of Compliance.

## SECTION IV

### REQUIREMENTS FOR INFRASTRUCTURE DEVELOPMENT PLAN

The Infrastructure Development Plan (IDP) for a Lodging & Recreational Vehicle Park Development must include each of the following:

#### 1. ROAD FRONTAGE

The real property on which the development is being constructed must have a minimum forty feet (40') of deeded frontage on a county maintained public road or a minimum of sixty feet (60') on a state maintained public road.

#### 2. SITE Plan

A site plan signed and sealed by a Professional Engineer or a Licensed Surveyor identifying the proposed Development's boundaries including any significant features and the proposed location of:

- a. Lodging Development Units and Recreational Vehicle Spaces, which shall be numbered sequentially,
- b. utility easements,
- c. roads,
- d. set back lines,
- e. parking spaces,
- f. dumpsters,
- g. public or common areas,
- h. buildings,
- i. septic dump stations,
- j. septic systems, including drain fields (if applicable),
- k. water wells (if applicable),
- l. location of water supply lines,
- m. location of existing and proposed fire hydrants,
- n. location of natural gas supply lines (if applicable),

- o. location of electric supply lines,
- p. the location, in Bastrop County, of the proposed Development,
- q. a window insert depicting, to scale, the average Space, with its hard surface
- r. the Special Flood Hazard Area, if any, and
- s. drainage features, if any.
- t. The survey may also contain features to help provide additional information required by these requirements.

### 3. DRAINAGE

Reasonably specific plans to provide adequate drainage in accordance with standard engineering practices, including specifying necessary drainage culverts and identifying areas included in the Special Flood Hazard Area. The placement of any structure within the regulatory floodplain shall be in accordance with the Bastrop County Flood Damage Prevention Order. A drainage study is required as part of the application. The requirements of the drainage study are set forth in Subdivision Regulations for Bastrop County.

### 4. WATER

Either:

- a. Public Water: Reasonably specific plans to provide an adequate public or community water supply, including specifying the location of supply lines, in accordance with Subchapter C, Chapter 341, Texas Health and Safety Code. If water is to be provided by a utility, a certification by the utility that water is available for each of the Units/Spaces must be submitted with the IDP; or
- b. Private Water: Provide certification that adequate groundwater is available for the Development. The Operator is required to provide a statement from the impacted groundwater district that certifies that adequate ground water is available for the subdivision if water is not to be provided by a public or private provider. (Lack of certification that suitable and adequate groundwater is available is grounds for denial of IDP approval, if groundwater is the proposed source of water). A note shall be placed on the IDP that groundwater is to be the source of water.

### 5. POWER



A letter from the local electrical utility, and natural gas utility if natural gas connections will be furnished, stating that sufficient service for all Units/Spaces is available must be submitted with the IDP.

## 6. SEWAGE

One of the following:

- a. Public Sewage: Reasonably specific plans to provide access to sanitary sewer lines, including specifying the location of sanitary sewer lines. If sewage treatment is to be provided by a utility or municipality, a certification by the provider that service for each of the planned Units/Spaces is available must be submitted with the IDP; or
- b. On-Site Sewage: Reasonably specific plans for providing on-site sewage facilities in accordance with Chapter 366, Texas Health and Safety Code.
  - (1) Estimated sewage flow does not exceed 5,000 gallons per day (gpd): The plans must meet minimum standards established under Title 30, Texas Administrative Code, Chapter 285.4 of the OSSF rules and the On-Site Sewage Facility Rules for Bastrop County and shall be permitted by Bastrop County; or
  - (2) Estimated sewage flow exceeds 5,000 gallons per day: Provide reasonably specific plans for providing sewage treatment and disposal under Chapter 26 of the Texas Water Code. Approval by Texas Commission on Environmental Quality, or its designated agent for Bastrop County, must be submitted with the IDP.
- c. If the sewage is to be treated in some other way, approval by the relevant government agency that is to license or inspect the treatment facilities must be submitted with the IDP.

## 7. ROADS

Reasonably specific plans for streets or roads in the Development to provide ingress and egress for fire and emergency vehicles, providing, at a minimum, that:

- a. Roads shall be designated and signed as either one-way or two-way.
- b. The improved surface of one-way roads shall be at least ten feet (10') wide.
- c. The improved surface of two-way roads shall be at least twenty feet (20') wide.
- d. Roads shall either be looped or end in a cul-de-sac of forty feet (40') diameter.
- e. Roads shall be not less than nine inches (9") of base material compacted to six inches (6").

- f. Roads shall be designed, constructed and maintained so as to be passable to recreational and emergency vehicles at all times, in all weather.
- g. The entrance to the Development shall be designed to minimize congestion and hazards and allow free movement of traffic on adjacent streets.
- h. If the Development is located off of a County Road, an application for a Driveway Permit, with the proper fee, must be submitted with the IDP.
- i. If the Development is located off of a State Highway, the approved Texas Department of Transportation (TxDOT) Driveway Permit must be submitted with the IDP. If the permit is not available at the time of application, written correspondence from TxDOT is required demonstrating that the proposed location has been coordinated with TxDOT and that it is agreeable and any contingent conditions for approval.

#### 8. SET BACKS

Building Set Backs, including any part of a Lodging Development Unit, Recreational Vehicle, or Tiny House on a Space, shall be:

- a. Not less than twenty-five feet (25') from a public right-of-way,
- b. Not less than fifteen feet (15') from a property line,
- c. Not less than ten feet (10') from an internal road,
- d. Not less than twenty feet (20') between each Lodging Development Unit or Recreational Vehicle, with slide-outs extended.

#### 9. LODGING DEVELOPMENT SPACES

Each Lodging Development Space shall:

- a. Afford parking and maneuvering space sufficient so that the parking, loading, and the like, of vehicles shall not necessitate the use of any public right-of-way or privately owned property which may abut the Development or the unreasonable use of any interior road.
- b. For purposes of this subsection, a Tiny House which is secured to a foundation shall be considered to lie within a Lodging Development Space.

#### 10. RECREATIONAL VEHICLE SPACES

Each recreational vehicle space shall:

- a. Afford parking and maneuvering space sufficient so that the parking, loading, and the like, of Recreational Vehicles shall not necessitate the use of any public right-of-way or privately owned property which may abut the Development or the unreasonable use of any interior road.
- b. If provided with electrical service, be so served through an underground distribution system.
- c. Include a hardened area of not less than 12 feet by 40 feet (12' x 40'), improved with compacted crushed road base material, adequate to support the weight of the Recreational Vehicle, so as to not heave, shift, or settle unevenly under the weight of the Recreational Vehicle due to frost action, inadequate drainage, vibration or other forces.
- d. For purposes of this subsection, a Tiny House on wheels shall be treated as a Recreational Vehicle.

#### 11. SERVICE BUILDINGS, LAUNDRY AND SANITATION FACILITIES

Each Development which has Lodging Development Units not equipped with integral toilet and bathing facilities or which allows Recreational Vehicles not equipped with integral toilet and bathing facilities shall provide one or more service buildings for the use of tenants.

- a. The service buildings shall provide for:
  - One flush toilet for women;
  - One flush toilet for men;
  - One lavatory for women;
  - One lavatory for men;
  - One shower and dressing accommodation for women, provided in an individual compartment or stall;
  - One shower and dressing accommodation for men, provided in an individual compartment or stall;
- b. These amenities shall accommodate not more than ten (10) Lodging Development Units. For each additional ten (10) Lodging Development Units, or fraction thereof, one flush toilet, one lavatory, and one shower with individual dressing accommodations shall be provided for each gender as described above.
- c. These amenities shall accommodate not more than fifty (50) Recreational Vehicle Spaces. For each additional thirty (30) Recreational Vehicle Spaces, or fraction thereof,

one flush toilet, one lavatory, and one shower with individual dressing accommodations shall be provided for each gender as described above.

- d. For the purposes of this section, only Lodging Development Units not equipped with self-contained toilet and bathing facilities shall be counted, and only Recreational Vehicle Spaces allowing Recreational Vehicles not equipped with self-contained toilet and bathing facilities shall be counted.
- e. All facilities shall comply with the Americans with Disabilities Act (ADA).
- f. Service buildings housing sanitation or laundry facilities shall be permanent structures which comply with all applicable laws and ordinances regulating buildings, electrical installation, plumbing, and sanitation systems, and shall comply with State and Federal Regulatory Requirements.

## 12. UTILITIES

- a. All water, sewage, and gas lines servicing Lodging Development Units, Recreational Vehicle Spaces, and service buildings shall be buried.
- b. All electrical lines servicing Recreational Vehicle Spaces shall be buried in accordance with the latest edition of the National Electrical Code.
- c. All electrical lines servicing Lodging Development Units or service buildings shall be installed in accordance with the latest edition of the National Electrical Code.

13. EMERGENCY SERVICES DISTRICT. If located in an Emergency Services District, a letter from the Emergency Services District stating that the proposed Development meets its regulations (if any) must be submitted with the IDP.

14. IDENTITY OF OPERATOR. The Operator will identify itself by name, address, telephone number, and e-mail address. The Operator has a continuing obligation to keep the County informed, in writing, of any changes in this information.

## 15. FIRE SUPPRESSION.

- a. Where a water line of six inch (6") diameter or greater is along the road adjacent to or across from the proposed Development, and is available for service to the proposed Development, the Operator shall place fire hydrants to the specifications of the State Board of Insurance Standards, or local standards as applicable. Fire hydrants placed in the Development shall have at least two (2) two and one-half inch (2.5") outlets with National Standard Treads (N.S.T.) and one (1) larger outlet for the local fire department.
- b. In a Development that is served by fire hydrants as part of a centralized water system certified by TCEQ as meeting minimum standards for water utility services, fire hydrants

shall be located on or within ten feet (10') of a road, not more than 1,000 feet (1000') apart, and no road frontage of any Lodging Development Unit or Recreational Vehicle Space shall be more than 500 feet (500') from an approved fire hydrant. The fire hydrants shall be on a minimum six inch (6") main and flow at 250 GPM for two (2) hours sustained. The fire protection system shall be designed and certified by a professional engineer certifying that these requirements have been met. The design and certification shall be provided as part of the application for the Development. A signed statement by a registered professional engineer certifying that these requirements have been met shall be on the IDP.

- c. In a Development that IS NOT SERVED BY FIRE HYDRANTS, and IS NOT PART OF A CENTRALIZED WATER SYSTEM certified by TCEQ as meeting minimum standards for water utility services, the Operator shall provide water storage as follows:
  - For a Development of fewer than 50 Units, Spaces, or combination thereof: 2,500 gallons of storage; or
  - For a Development of 50 or more Units, Spaces, or combination thereof: 5,000 gallons of storage.
- d. The water storage tank shall:
  - Hold the minimum amount of water storage as required;
  - Be vented;
  - Be made of non-metallic materials;
  - Be on a foundation that will support the tank at full storage capacity;
  - Be adjacent to a public road in the Development, and the land on which it rests must be burdened with an easement allowing access to the water storage tank for purposes of maintaining, repairing, replacing, filling, or draining it;
  - Be secured to prevent unauthorized access;
  - Have a minimum two and one-half inch (2 ½") coupling of the type used for fire hoses; and
  - Have signage displayed, on its side visible to the road, indicating that it contains non-potable water.
- e. If approved, the requirement for water storage may be met or offset with permanent on-site water features. Provide an engineer's certification of the amount of water available for fire suppression. Detention ponds will not be considered for this purpose.

- f. The location(s) of the water storage tank(s) and access easement(s) shall be shown on the IDP.
- g. The Operator will, upon installing the water storage tank(s), fill it with water to demonstrate that it will hold water. The Operator may not remove the water, and has to keep the water storage tank(s) filled.
- h. Bastrop County has no obligation to maintain, repair, replace or fill the water storage tank(s).
- i. The water storage tank(s) must be installed, filled and pass inspection prior to any Lodging Development Units or Recreational Vehicle Spaces being occupied.

#### 16. RECOMMENDATION FOR APPROVAL OR DISAPPROVAL OF IDP

Bastrop County Development Services will review the materials submitted by the Operator. The County Engineer will make a recommendation to Commissioners Court for approval or disapproval of the Infrastructure Development Plan (IDP) for a Lodging & Recreational Vehicle Park Development

#### SECTION V

#### VARIANCES

The Bastrop County Commissioners Court may grant a variance when strict application of these requirements would work an unusual hardship. The Commissioners Court may attach such conditions to the granting of a variance as deemed necessary to further the purpose of these Standards.

- a. A developer may, prior to submitting an IDP, request in writing that Bastrop County grant a variance as to any rule, except for fees. The variance request must be resolved prior to submission of the IDP application. Bastrop County will not approve a variance request that is in opposition to any covenants or deed restrictions.
- b. An application for a variance shall be determined to be complete when the Lodging and Recreational Vehicle Park Development Variance Application and all required materials and fees are received by Bastrop County Development Services.
- c. The Bastrop County Engineer will consider the application for variance and make a recommendation to Commissioners Court.
- d. Commissioners Court will make the final decision about the variance application.

- e. After Commissioners Court makes its decision, the Operator may, within one (1) year after the date the variance is allowed by Commissioners Court, file an application and IDP that includes the variance allowed by Commissioners Court.
- f. The Operator may not file an application and IDP that is contingent upon the allowance of a variance that has not already been before Commissioners Court.
- g. When a variance is approved by Commissioners Court, the Operator must complete the action for which a variance was granted within one (1) calendar year from the date it is granted, or the variance will expire.

## SECTION VI

### LODGING & RECREATIONAL VEHICLE PARK DEVELOPMENT REQUIREMENTS

The requirements described herein govern the development, operation, and maintenance of Lodging & Recreational Vehicle Park Developments, as previously defined.

#### 1. DEVELOPMENT AND OPERATION

- a. The Operator shall display the name of the Development with a sign at least twenty-four inches (24") high and plainly visible from the public road. The characters on the Development sign shall be reflective, at least three inches (3") high, and plainly visible from the public road. The Operator shall maintain the Development sign and shall not allow it to be obscured by weeds, vehicles, or anything else.
- b. The Operator shall mark with a sign each Unit and Space, with its number taken from the Survey described at IV.2.a above. The characters on each Space sign shall be reflective, at least three inches (3") high, and plainly visible from the road. The Operator shall maintain each Space sign, and shall not allow it to be obscured by weeds, vehicles, or anything else.
- c. The Operator shall keep all internal roads clear of obstructions, including parked vehicles, at all times.
- d. The Operator shall keep all service buildings required under IV.11 above (if any) clean and in good repair at all times.
- e. The Operator shall require that water discharged in the Development by a Recreational Vehicle, Lodging Development Unit, or Tiny House, except air conditioning condensation, flow into the sewage system.
- f. The Operator shall not allow the waste tanks of a Recreational Vehicle to be flushed in the Development unless the flush water flows into the sewage system or into a holding

tank the contents of which are removed in compliance with State and local law and regulations.

- g. All spaces and common areas shall be kept mowed and free of high grass and weeds or other conditions that harbor insects, rodents or other conditions that pose a threat to the health, safety, or welfare of the occupants or Bastrop County citizens.
- h. All rental spaces and all common areas shall be kept clear of all waste, trash, inoperative motor vehicles and other unsanitary, unhealthful, unsightly and nuisance conditions.

## 2. TRASH AND WASTE COLLECTION AND DISPOSAL

- a. The storage, collection and disposal of refuse in the Development shall be so conducted as to create no health hazards.
- b. Refuse collection containers shall be provided in such a manner as to prevent containers from being tipped, to minimize spillage and container deterioration. The Operator shall keep the area around the refuse collection containers clean at all times.
- c. All Lodging & Recreational Vehicle Park Development shall be served by a public or commercial waste collection and disposal service that collects all trash and rubbish at least once weekly. It shall be a condition of occupancy that all tenants agree to be served by such service.
- d. If the minimum container capacity is insufficient to accept 100% of the solid waste generated by the tenants of the Development, the Operator shall either increase the frequency of collection and disposal or increase the number of containers.
- e. The Operator shall not allow any burning of garbage, or other disposal of garbage, except into the authorized containers. For the purposes of this section, dry materials that have been segregated and stored in a sanitary manner for recycling shall not be considered garbage.

## 3. BOTTLED GAS

- a. Bottled gas for cooking purposes shall not be used at individual Lodging Development Units or Recreational Vehicles unless the containers are properly connected by copper or other suitable metallic tubing.
- b. Bottled gas cylinders shall be securely fastened in place.
- c. State and local regulations applicable to the handling of bottled gas and fuel oil apply.

## 4. FIRE PROTECTION



- a. No open fires shall be permitted, except that this shall not be construed to prevent outdoor cooking in an approved pit or grill.
- b. No part of a Lodging Development Unit or Recreational Vehicle Space shall exceed one hundred fifty feet (150') from the improved surface of an interior road.
- c. No "flag tract" Space shall be allowed.
- d. The Operator shall be responsible for maintaining the entire area of the Development free of dry brush, leaves, grass and weeds.

## SECTION VII

### SUSPENSION OF CERTIFICATE OF COMPLIANCE

#### 1. SUSPENSION FOR NON-COMPLIANCE

The Operator of a Development that is not in compliance with the Bastrop County Infrastructure Requirements for Lodging & Recreational Vehicle Park Developments may have its Certificate of Compliance suspended.

#### 2. NOTICE OF NON-COMPLIANCE

- a. Bastrop County Development Services shall send written notice, by hand delivery or certified mail, to the Owner and Operator at the address on file, or to the on-site office of the Development, informing them of the non-compliance.
- b. The Owner or Operator shall have three (3) business days after receipt of the notice, if hand delivered, or six (6) business days after mailing of the notice, if mailed, to either bring the Development into compliance with these requirements or present a written plan to Bastrop County Development Services to bring the Development into compliance with these requirements.
- c. If the Owner or Operator fails to bring the Development into compliance with these requirements or present a written plan to Bastrop County Development Services to bring the Development into compliance with these requirements, within the time period specified above, the Certificate of Compliance of the Development is suspended.

#### 3. APPROVAL OR REJECTION OF WRITTEN COMPLIANCE PLAN

- a. If the Owner or Operator presents a written plan to Bastrop County Development Services within the time period specified above, Bastrop County Development Services may approve it, with or without changes made by the Owner or Operator, or refuse to approve it.

- b. If Bastrop County Development Services does not approve the written plan, the Bastrop County Commissioners Court may, at a meeting, suspend the Certificate of Compliance of the Development.

4. REINSTATEMENT OF CERTIFICATE OF COMPLIANCE

- a. If a Certificate of Compliance has been suspended for less than ninety (90) days, the Owner or Operator may file a written plan with Bastrop County Development Services to bring the Development into compliance with all applicable requirements.
- b. The Bastrop County Development Services will consider the plan and make a recommendation to Commissioners Court, which will make the final decision to reinstate, or not reinstate, the suspended Certificate of Compliance.
- c. If a Certificate of Compliance has been suspended for more than ninety (90) days, the Owner or Operator must file a new Development application and IDP with Bastrop County Development Services.

SECTION VIII

RECORDS

All applications and file copies of permits issued pursuant to these Regulations shall be maintained by Bastrop County as part of the permanent records of the Development Service Department.

SECTION IX

EFFECTIVE DATE

These Regulations shall become effective upon adoption by Commissioners Court.

SECTION X

SEVERABILITY

The provisions of these Regulations are severable. If any word, phrase, clause, sentence, section, provision, or part of these Regulations should be held invalid or unconstitutional, it shall not affect the validity of the remaining provisions, and it is hereby declared to be the intent of the Commissioners Court that these Regulations would have been adopted as to the remaining portions, regardless of the invalidity of any part.

## SECTION XI

### FEES

Fees for permits and inspections required by these regulations will be set in the adopted schedule of fees as approved by the Commissioners Court of Bastrop County, Texas.

## SECTION XII

### PROMULGATION OF FORMS

Forms are promulgated for use in the administration of these regulations. The Development Services Department, County Engineer, or Commissioners Court may add to these forms or may promulgate additional forms as may be needed to administer these regulations.

## SECTION XIII

### PROMULGATION OF DETAILS

Details (drawings) may be promulgated for use in the administration of these regulations. The Development Services Department, County Engineer, or Commissioners Court may revise these details or may promulgate additional details as may be needed to administer these regulations.