



Planning Division
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PLANNING

Planning is a Division of the Department of Planning & Development Services

RVS & MANUFACTURED HOUSING

Where can Recreational Vehicles (RVs) be located within the City?

These may be located in approved and properly-zoned Campground/RV Parks, as well as within Manufactured Housing Parks (MHPs), subject to length of stay restrictions listed below. MHPs are allowed to have no more than 30% of their spaces occupied with RVs. They may also be parked in residential areas, but must follow restrictions for parking outlined in Chapter 10, Traffic Code, of the City's Code of Ordinances, and may not be used for living purposes.

Where can Manufactured Homes or Mobile Homes be located within the City?

These may be located in spaces within designated MHP zoning districts, and on separate lots (one per platted lot, 4,600sf minimum) within MHS zoning districts. A third possibility is placement on a residential lot which holds a Special Permit for a manufactured home.

How long can I stay in my RV within a Campground/RV Park?

The maximum length of stay within a Campground/RV Park is six months within a twelve month period. Relocating a unit from one space to another within the same park does not restart the six month increment. Violators are subject to all penalties outlined in the City's Code of Ordinances, and as may be determined by the Court. 15% of the available spaces shall be exempt from this time restraint.

How do the regulations adopted in April 2014 affect existing parks?

These regulations recognize the establishment of existing parks prior to adoption of the ordinance. However, if an existing park expands, the area of expansion is subject to the zoning and subdivision regulations recently adopted. Establishment of new parks must also follow these zoning and subdivision regulations, in addition to the obtaining of an annual operator's permit, explained in more detail below.

What are some examples of requirements adopted in April 2014 for new or expansion areas of existing MHPs?

A minimum of ten contiguous acres is required, as is: opaque screening from local streets and residential properties, approval for placement of access point(s), and paving of streets. In addition, there are limitations on length of stay, vehicle operation inside the park, and operation of generators. Minimum parking standards and improvement for RV spaces also exist. FMI, examine Sections 415 & 501 of the City's Zoning Ordinance, available at www.cosatx.us under "Residents" & "Code of Ordinances".

What are some examples of requirements adopted in April 2014 for new or expansion areas of existing Campground/RV Parks?

A minimum of ten contiguous acres is required, no more than 1000' away from residential districts, and density is limited to 10 spaces per gross acre (for example, 10 spaces/acre for 20 gross acres = 200 spaces). There are minimum separation requirements, required minimum parking standards, requirements for paved internal streets, skirting, and dimensional standards. FMI, examine Sections 407 of the City's Zoning Ordinance, available at www.cosatx.us under "Residents" & "Code of Ordinances".

When is a subdivision plat application required for Campground/RV Parks and MHPs?

In short, a subdivision plat application is required when laying out of two or more spaces for lease or rent for a RV Park or MHP. Additional design and location restrictions also apply, such as minimum sizes for spaces, access points, and maximum density. FMI, examine Chapters 3 and 9 of the City's Subdivision Ordinance, available at www.cosatx.us under "Residents" & "Code of Ordinances".

What is the Annual Operator's Permit?

This permit is required for operation of an MHP or Campground/RV Park. Application is filed with the Building Official, and a hearing scheduled for the City Council to hear the application. Required documents include a site plan, business information, legal description, and managing entity. The City Council will utilize criteria outlined in Section 209 of the City's Zoning Ordinance in determining whether or not to approve the application and issue the permit to operate.

When does an approved Annual Operator's Permit expire?

Each Annual Operator's Permit will expire on December 31st of the calendar year.

What happens when my Annual Operator's Permit approaches the expiration date?

You should file an application for renewal of your permit at least 60 days prior to December 31st. Renewals can be handled administratively and do not require subsequent hearings by the City Council.

What if I still have additional questions regarding the regulations for these types of structures?

Contact the office of the Planning Division at (325)657-4210, #1 or visit our website to contact us by email at www.cosatx.us/permits.

What if I still have additional questions regarding the Annual Operator's Permit?

Contact the office of the Building Official at (325)657-4210, #2 or visit our website to contact us by email at www.cosatx.us/planning.