

**ORDINANCE NO. 2018 0901 File No. \_\_\_\_\_  
AN ORDINANCE REGULATING TRAVEL TRAILERS**

**AN ORDINANCE OF THE CITY OF ROPESVILLE, TEXAS PRESCRIBING MINIMUM STANDARDS FOR HABITATION, RESIDENCE ESTABLISHED TRAVEL TRAILERS THAT WILL BE USED FOR RESIDENTIAL PURPOSES; ALLOWANCE OF RESIDENTIAL TRAVEL TRAILERS IN THE CORPORATE LIMIT OF ROPESVILLE, AND PROHIBITING RESIDENTIAL OCCUPANCY IN THE CITY LIMIT OF ROPESVILLE, IF THE TRAVEL TRAILER DOES NOT MEET MINIMUM STANDARDS FOR HABITATION, AND FOR ENFORCEMENT FOR VIOLATIONS ESTABLISHING FINES AND FEES; THE ORDINANCE WILL ESTABLISH FEES/COST FOR BUILDING PERMITS, AND WILL PROVIDE FOR SERVERABILITY CLAUSE, AND PROVIDE AN EFFECTIVE DATE.**

***WHEREAS:** The purpose of this Ordinance is to clearly define what is considered a travel trailer and to identify locations and standards for storage or living in residential zones and to identify requirements for temporary parking of travel trailers in order to protect the integrity, value and character of residential neighborhoods along with public health and safety, and*

***WHEREAS,** The City of Ropesville desires to adopt a standard for the allowance of residential travel trailers, setting rules and regulations for living in travel trailers inside the City Limits of Ropesville setting standards for permits before the travel trailer can be used for residential living, and*

***WHEREAS,** a standard is to be used as primary law and as a referenced authoritative resource, and setting rules for a building permit to be issued before any travel trailer can be used for residential living, and*

***WHEREAS,** a model standard shall be established minimum quality and performance criteria for regulating residential travel trailer living, and*

***WHEREAS,** the requirements of this Ordinance take precedence over the standard building permit, and shall require the owner or resident to obtain a building permit from the City of Ropesville before setting the travel trailer on the lot, and to adopt these rules and regulations, and*

**WHEREAS**, the Board of Alderman of the City of Ropesville has determined that the occupancy of travel trailers for residential purposes that do not meet minimum standards for habitability constitutes a threat to the health and safety of its occupants, and in addition, constitutes a threat to the public health and safety; shall not approve the permit, and

**WHEREAS**, it is in the best interest of the Citizens of Ropesville, and the City of Ropesville has recommended that this Ordinance be accepted as the new Travel Trailer Ordinance be adopted,

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF ROPESVILLE, TEXAS:**

### **SECTION 1 – DEFINITIONS**

*The following definitions shall apply in the interpretation and enforcement of this Ordinance:*

#### **1. Definitions.**

*For the purpose of this Ordinance, a Travel Trailer is hereby defined and declared to be any vehicle modified, used or so constructed as to permit its being used as a dwelling or sleeping place, which is or may be mounted on wheels, and is or may be propelled by its own power or by another vehicle to which it may be attached.*

#### **2. Definitions.**

*Recreational vehicles or RV's are defined to cover both recreational vehicles that are motorized and non-motorized. "Motorized recreational vehicle" means a motor home built on a truck or bus chassis or a van chassis which usually has a section overhanging the cab. All these vehicles are powered by internal combustion engines that run on gasoline, Diesel, batteries or other fuel. Van campers and pickup truck campers are excluded from the recreational vehicle definition. "Non-motorized recreational vehicle" means a conventional travel trailer or a fifth wheel trailer utilized for recreational purposes and designed to be towed by a vehicle.*

#### **3. Definitions.**

- a) Building Official shall mean the Building Official of the City of Ropesville Texas, or his duly authorized representative.*
- b) City shall mean the City of Ropesville, Texas.*
- c) City Council shall mean the duly elected governing body of the City of Ropesville, Texas.*
- d) City Engineer shall mean the City Engineer of the City of Ropesville, Texas, or his duly authorized representative*

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#### 4. Definitions.

- I. *Lot shall mean a tract of land under single ownership where accommodation is provided for the placement of travel trailer homes*
- II. *All water and sewer utilities installed for the travel trailers shall be on a separate water meter and sewer line.*
- III. *Separate lines and meters is for the purpose of providing better service, in which case the utilities established on the lots shall be maintained and protected by property owner.*

#### **Section 2 – General Provisions**

***The scope of the ordinance shall be to govern the establishment and operation of travel trailers within the corporate limits of the City of Ropesville.***

*Prior to issuance of permits or the placement of travel trailers within the corporate city limits of Ropesville, a building permit shall be submitted to and approved by the City Council.*

***(a) No person shall park, or cause to be parked any Travel Trailer overnight on any street, alley, highway or other public place.***

***(b) No Travel Trailer shall at any time be parked between the established set-back line and Curb line on any lot or parcel of land.***

***(c) In areas where no established set-back line exists Travel Trailer shall be parked not less than 20 feet from right-of-way.***

***(d) Each Travel Trailer shall be located on a lot or parcel of land with its sides either parallel to one of the boundary lines or at right angles to the street in front of said lot or Parcel of land.***

***(e) There shall be a clear space of at least 5 feet between the Travel Trailer and the side property line.***

#### **Section 3 – Permits**

*A Building permit shall be issued by the City of Ropesville Council before any travel trailer can be set on a lot inside the corporate limits of Ropesville for residential living.*

*A person shall be allowed to use or be permitted to use a Travel Trailer as a residence if the travel trailer has been permitted with approval by the City of Ropesville. The Travel Trailer must be hooked up to the city utilities as soon as possible after the permit has been issued. The owner of the travel trailer or the property owner must pay the required deposit for the City Utilities, this shall include, water, sewer and garbage, and all other charges set by the city.*

The travel trailer must: "meet **minimum standards for habitation.**"

**a) The property owner shall indicate:**

- a. *The legal description of the property.*
- b. *The location of all boundary lines for the property*
- c. *The location, size, and character of all permanent buildings on the subject property, and the square footage of each.*
- d. *The setting of all structures on adjoining property,*
- e. *Depiction (picture) of travel trailer home spaces.*
- f. *All travel trailer home spaces shall be provided with safe and convenient vehicular access from abutting streets*

**Temporary Parking**

*No person may allow a Travel Trailer to be parked on a lot inside the corporate limits of Ropesville for more than 30 days, as a guest, except by written permit as hereinafter provided.*

**Section 4 – Applications**

*All applications for a permit shall be made to the City of Ropesville shall contain:*

- a) *The name of the owner of the Travel Trailer and the names of all occupants, including the ages of all children.*
- b) *The location of the proposed parking site as to street or road and house number, or by legal property description where no house number is available.*
- c) *The make and length of the Travel Trailer and its vehicle license number.*
- d) *The date of application.*
- e) *The signature of the property owner, accepting his responsibilities under the permit.*
- f) *The signature of the applicant.*

**Section 5– Penalty/Civil Infraction**

*That a violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this ordinance shall be as provided for by State, and local laws, which shall be a fine of not less than one dollar (\$1.00) and no more than five hundred dollars (\$500.00), and each day a violation exists shall be a separate offense.*

**Section 6 – Prior Ordinances**

*All prior Ordinances or parts thereof, in conflict with the terms of this Ordinance are deemed rescinded.*

**SECTION 7:** *There is hereby established a schedule of fees to be collected by the City of Ropesville from all applicable applicants for building permits based upon proposed project cost.*

- a) *All permit will require the property owner, land owner or designated represented agent (act for) to attend the city council regular meeting to obtain approval of the City Council; for a building permit before any additions, structural changes, or new building, homes, or mobile homes are added to the property. This will*

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include building addition, building changes made on the property inside the city limits of Ropesville.

b) The owner shall present to the council:

1. The required information to show ownership.
2. Drawings, all drawing shall show obviously marking as building, structure, all water line and sewer lines;
3. The date of the proposed completion.
4. All new structures, buildings, homes, mobile homes, travel trailers, business, will require the owner to show the City Council during a regular city council meeting the owner's property line survey markers, including a drawing to show the site of the placement of the structure., the owner will also be required to show the city inspector the property markers, or a survey markers or survey map, and markers. All property owners shall follow the setback rules of the city building codes for the placement of the structure.

### **Section 7 – Severability**

If any provision, sentence, clause, phrase or wording of this ordinance shall be declared invalid, UNCONSTITUTIONAL or illegal, for any REASON, such infirmity shall not affect the validity of the remainder of this ordinance, which remainder shall continue in effect.

### **Section 8 – Effective Date**

That this ordinance shall take effect on 1/8/2019

PASSED AND APPROVED ON THE FIRST READING: 27<sup>th</sup> DAY OF SEPTEMBER 2018.

PASSED AND APPROVED ON THE SECOND READING: 8<sup>th</sup> DAY OF JANUARY, 2019

**Travel Trailers**

Brenda Rabel MAYOR FOR THE CITY OF ROPESVILLE

**Brenda Rabel**

**ATTEST:**

Ofelia Corral

**CITY SECRETARY, OFELIA CORRAL**