

## ORDINANCE NO. 2022-06-13-J

**AN ORDINANCE OF THE CITY OF RANGER, TEXAS REGULATING THE USE AND STORAGE OF RECREATIONAL VEHICLES AND TRAVEL TRAILERS WITHIN THE CITY; REPEAL PREVIOUS ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT WITH THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; PROVIDING SEVERABILITY, AND OPEN MEETING CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Ranger, Texas is a home-rule municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution;

**WHEREAS**, the City Commission (the "City Commission") of the City of Ranger, Texas has determined that it is in the best interest of the general public to provide regulations for Recreational Vehicles, as determined appropriate by the City Commission; and

**WHEREAS**, the City Commission determines that this ordinance is important to the public health, safety, and general welfare of the City; and

**WHEREAS**, through the passage of this ordinance, City Commission finds that such regulations are in the public interest and necessary and proper for the good governance of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RANGER, TEXAS THAT:**

### **SECTION 1. FINDINGS**

That the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in its entirety.

### **SECTION 2. GENERAL**

The City does permit the storage of travel trailers and recreational vehicles within the city limits of Ranger. The City does not permit travel trailers or recreational vehicles for use as a dwelling within the city limits of Ranger, unless otherwise provided by this Ordinance.

### **SECTION 3. DEFINITIONS**

For purposes of this ordinance, the following words, terms, and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

1. Travel trailer means a house trailer-type vehicle or a camper trailer that is a Recreational Vehicle or that is less than eight feet six inches in width or 45 feet in length, exclusive of any hitch installed on the vehicle; is designed for use as temporary living

quarters in connection with recreational, camping, travel, or seasonal use; is not used as a permanent dwelling; and is not a utility trailer, enclosed trailer, or other trailer that does not have human habitation as its primary function.

2. Recreational Vehicle (“RV”) means a vehicle or vehicular structure not certified as a manufactured home; designed only for recreational use and not as a primary residence or for permanent occupancy; and is either built and certified in accordance with either NFPA 1192 or ANSI A119.5 or any vehicle which is self-propelled.

Travel trailers and Recreational vehicles shall comply with all local, state, and federal laws regarding registration, inspection, and safety.

#### **SECTION 4. STORAGE AND USE OF RECREATIONAL VEHICLES AND TRAVEL TRAILERS**

1. Recreational vehicles and travel trailers shall only be stored:
  - 1.1 Inside an enclosed garage or other accessory building on any lot;
  - 1.2 In the side or rear yard of a lot; or
  - 1.3 On a driveway of a lot for no more; or
  - 1.4 On a commercial lot, only if located in a duly permitted recreational vehicle or storage facility, or in a duly permitted recreational vehicle park, or
2. Except as otherwise provided for herein, no recreational vehicle or travel trailer shall be parked or stored within the front yard setback or in front of the front building plane of the primary building.
3. Unless otherwise provided by Section 4(4), no recreational vehicle or travel trailer shall be used for living, sleeping, office space, or operation of a business when parked or stored on a lot as provided in Section 4(1), either permanently or temporarily.
4. The City Manager or his/her designee may temporarily suspend the requirements of this section during times of emergency. In such cases, the City Manager or his/her designee shall issue a permit for the temporary use of a recreational vehicle or travel trailer, upon payment of the fee described in the fee schedule.

#### **SECTION 5. UTILITY CONNECTIONS**

1. Permanent utility connections are not permitted to travel trailers or recreational vehicles.
2. Utility connections are permitted:
  - 2.1 When supplied by the primary residence; or
  - 2.2 As provided by a permitted recreational vehicle park.

#### **SECTION 6. PREEXISTING RECREATIONAL VEHICLES**

Recreational Vehicles or Travel Trailers utilized as dwellings in existence as of June 13, 2022 shall be considered grandfathered and shall be exempt from Sections 4 and 5.

## **SECTION 7. PARKING LOCATION**

It shall be unlawful for any person to park, situate on a public street or street easement of the City any RV or travel trailer for a period longer than seventy-two hours. For purposes of this Ordinance, the seventy-two-hour window in this Section is intended to allow for temporary parking during active use of the personal property by the owner and is not intended to allow for long-term parking in multiple seventy-two-hour windows. Any person needing to park the vehicle for longer than seventy-two hours shall obtain a permit from City Hall, upon payment of the fee described in the fee schedule, but in no event shall a permit allow for parking in excess of one week.

## **SECTION 8. RECREATIONAL VEHICLE PARKS**

A. Permit required. If a person wants to improve or subdivide property for the purpose of creating a recreational vehicle park, the person must apply for a permit from the city.

B. Application for permit. Applications for a recreational vehicle park permit can be obtained from and shall be filed with the city secretary. The applicant will be charged a nonrefundable fee, in accordance with the City of Ranger Fee Schedule, in order to submit an application for a permit. Applications shall be in writing, and signed by the applicant, and shall be accompanied by the following:

- 1) The name and address of the applicant.
- 2) The location and legal description of the recreational vehicle park. The applicant must submit a copy of a duly recorded deed in a form acceptable to the City Manager or City Secretary showing that the applicant owns the property upon which the recreational vehicle park is to be located.
- 3) The required fee.
- 4) A recreational vehicle park plan as required by this section.
- 5) Plans and specifications of all buildings and other improvements to be constructed within the recreational vehicle park in accordance with all existing applicable state laws and city ordinances.
- 6) Such further information as may be requested by the city to determine if the recreational vehicle park will comply with the legal requirements.

C. Design standards and/or community plan. The recreational vehicle park shall be constructed in accordance with a park plan that conforms to the following requirements:

- 1) The park shall be located on a well-drained site, properly graded to ensure rapid drainage and freedom from stagnant pools of water. The City has the option to establish zoning guidelines for the recreational vehicle park.
- 2) Spaces for recreational vehicle shall be provided consisting of a minimum of 1,000 square feet for each space, which shall be at least twenty-five feet wide and

clearly defined. Recreational vehicles shall be placed on each space so that there shall be at least twenty feet clearance between recreational vehicles; provided, however, that in respect to recreational vehicles parked end to end, clearance between recreational vehicles may be less than 20 feet but shall not be less than 15 feet from any building within the park or from any property line bounding the park.

3) The park plan must be submitted to the city prior to the installation of any recreational vehicles and shall comply with the city's subdivision ordinance, where applicable. The park plan shall provide a legal description and map clearly setting out the following information:

- a. Identification of areas to be used for all inhabitants of the park;
- b. Identification of driveways at entrances, exits, roadways, and walkways;
- c. Location of sites for recreational vehicles;
- d. Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, laundry drying space and utility rooms;
- e. Method and plan of sewage disposal;
- f. Method and plan of garbage removal;
- g. Plan of water supply;
- h. Plan of electric lighting, and electric service to recreational vehicle sites;
- i. Plan of parking requirements; and
- j. Such further information as may be requested by the city.

4) Every recreational vehicle park shall have city water connections furnishing an ample and adequate supply of water, shall have connection to electricity, and shall either be connected with the sanitary sewer or to a septic system in accordance with the park plan required above.

D. Issuance of permit. If the applicant and the application are in compliance with all provisions of this section and all other applicable ordinances or statutes, the city secretary shall issue the permit after the application has been approved by the city manager or his/her designee. The permit can be made contingent upon completion of the park according to the plans and specifications submitted with the application.

E. Revocation of Permit. The city may revoke a permit to construct a recreational vehicle park, and may issue a stop work order, for any violation of this section. After such revocation and order, the permit may be reissued if the city manager determines that the circumstances leading to the revocation have been remedied and the community is being constructed in full compliance with the law and the provisions of this section.

F. Applicability. This only applies to the development or creation of new recreational vehicle parks.

## **SECTION 11. PENALTY**

Any person who violates or causes, allows, or permits another to violate any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00), or, in the case of a violation of a provision of this ordinance that governs fire safety or public health and sanitation a fine of not more than Two Thousand Dollars (\$2,000.00). Each occurrence of any such violation of this ordinance shall constitute a separate offense. Each day on which any such violation of this ordinance occurs shall constitute a separate offense.

## **SECTION 12. REPEAL**

All ordinances or parts of ordinances in conflict herewith shall be and are hereby repealed to the extent of such conflict.

## **SECTION 13. SEVERABILITY**

The provisions of this Ordinance are declared to be severable. If any section, sentence, clause, or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, but they shall remain in effect notwithstanding the validity of any part.

## **SECTION 14. PROPER NOTICE AND OPEN MEETINGS ACT**

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 the public notice of the time, place, and purpose of said meeting was given as required and that public notice, place, and purpose of said meeting was given as required by the open meetings act, chapter 551, Texas Government Code.

## **SECTION 15. EFFECTIVE DATE**

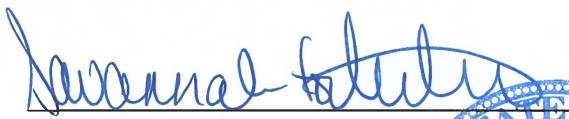
This Ordinance shall be in full force and take effect upon its passage and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED ON FIRST READING** on this 23<sup>rd</sup> day of May, 2022.

**PASSED, APPROVED, AND ADOPTED ON SECOND READING** on this the 13<sup>th</sup> day of June, 2022.

**ATTEST:**

**THE CITY OF RANGER, TEXAS**

  
Savannah Fortenberry, City Secretary

  
John Casey, Mayor

