

ORDINANCE NO. 20180910B

AN ORDINANCE REGULATING THE PARKING OF, STORAGE OF AND USE OF RECREATIONAL VEHICLES, UTILITY TRAILERS, AND LIVESTOCK TRANSPORT TRAILERS OF PROPERTY OWNERS WITHIN THE CITY OF BURTON.

WHEREAS, the City of Burton City Council has determined a need to clearly define what is a recreational vehicle, what limited use is allowed within the city limits and to identify locations and standards for storage of recreational vehicles establishing a policy in order to protect the integrity, value and character of the City along with public health and safety; and

WHEREAS, it is the intent of this ordinance that Recreational Vehicles not be used for permanent living quarters within the limits of the City of Burton;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURTON, TEXAS:

SECTION I: PURPOSE AND POLICY

The purpose of this ordinance is to prohibit permanent or long-term use of recreational vehicles, travel trailers, motor homes, and campers for living or sleeping accommodations and to regulate the parking of said vehicles within the City of Burton.

SECTION 2: DEFINITIONS

- a) **Person**. Shall mean any individual, firm, trust, partnership, association or corporation.
- b) **Recreational Vehicles (RV)**. Vehicles used for leisure-time activities and recreational purposes, which contain sleeping facilities and are designed for short or long-term living accommodations. The term shall include, but not be limited to motor homes, travel trailers, trailer coaches, vans, truck campers, camping trailers, utility trailers, livestock transport trailers, boats and/or off-the-road vehicles. The term shall not apply to mobile homes which are designed for permanent living accommodations. See Appendix A for diagrams that represent examples of recreational vehicles as defined by this subsection and are not meant to be a complete list of examples.
- c) **Self-Contained Recreational Vehicles**. Recreational Vehicles which do not require connections to water or sewer facilities.
- d) **Recreational Vehicle Storage**. Shall mean on-site residential parking of a recreational vehicle when not in use.

SECTION 3: RECREATIONAL VEHICLE ACTIVELY IN USE WITHIN THE LIMITS OF CITY

Recreational vehicles that are used for sleeping may be parked upon such permanent resident's property when the owner of the RV is visiting the occupant of the residence for a period of less than 30 (thirty) days.

The owner of the recreational vehicle so parked shall, within 48 hours of set-up, obtain an **RV Permit** from the City Secretary at City Hall at a cost of \$25. The owner of the RV shall provide name and contact information of the Burton Resident being visited, the length of stay within the city, and relevant personal contact information.

At no time shall an RV be parked, set up and in use on any public street right-of-way, easement or alleyway within the city.

It shall be unlawful to park or place any recreational vehicle that is actively in use as sleeping or living accommodations for longer than a 30 (thirty) day period within the City of Burton.

Under no circumstances shall sewer connections be made with a recreational vehicle located outside of an RV Park. The dumping of waste from recreational vehicles on public or private land, except at a designated RV dump, is expressly prohibited.

Whether occupied or not, any RV located within the City of Burton shall be in good repair and free from substantial defects or unsightliness; as well as, the area surrounding an RV shall be kept tidy and free from trash and debris. Rental of RV's is prohibited, whether overnight or daily.

SECTION 4: PARKING AND STORAGE

On-Street long-term parking (more than 48 hours) and/or storage of any RV is strictly prohibited. There shall be no long-term parking on any public or city right-of-way or easement.

Every effort should be made to place the RV in storage where the least visibility from a public street, road, easement and/or right-of-way is achieved.

The registered owner of an RV stored on a property within the City of Burton must either be the owner of the property or use the property as their primary residency. (This does not apply to a single RV stored on the property as a result of visiting guest as outlined in Section 3).

- a) Front Yard RV Storage. This shall apply to RV parking on private residential property. No storage of recreational vehicles may occur in the front yard area or in front of the main residence of the property with the exception of a slight encroachment extending from the side yard into the front yard not to exceed three feet. The only other exception to this shall be the temporary parking of the RV on a driveway leading to a garage or entrance to the residence for the purpose of prepping the vehicle for use or cleaning the vehicle after its usage.
- b) Rear Yard Storage. Storage of Recreational Vehicles in the rear yard area is permissible. The use of a screening six-foot wall or solid fence is encouraged but not required.
- c) Side Yard Storage. Recreational Vehicle storage is permitted in the side yard area of a residence if the side is not adjacent to a right-of-way or easement (corner lot). The use of a screening six-foot wall or solid fence is encouraged but not required.
- d) See Appendix B for yard storage examples.
- e) Parking Surface for RV Storage. RV storage may be on any surface. If the surface is vegetation, it must be kept in a neat and tidy manner with regular maintenance as to curtail the overgrowth of vegetation and as ordained by Ordinance 21573 of the City of Burton.

- f) Screening. Acceptable screening is considered a wall or solid fence structure. Materials for screen fencing should be masonry, wood or wrought iron with a view-obscuring material. In no case shall an RV screening wall or fence along the side yard or rear yard be higher than six feet as measured to the highest finish grade.
- g) Temporary Coverings. No temporary coverings such as tarps or cloth screens are permitted. Fitted covers and permanent canopies are permitted and may be used as long as they are designed specifically for a recreational vehicle. All fitted covers and permanent canopies shall be maintained in good condition. Permanent canopies are structures which are permanently fixed to the ground and shall comply with all building codes.
- h) Living Quarters. Recreational vehicles shall not be used as living quarters when stored on residential or commercial property within the City of Burton.

SECTION 5: PENALTIES

Any person, firm, or corporation violating any of the provisions of this ordinance, or failing to comply therewith, shall upon conviction in municipal court, be subject to a fine not to exceed \$100.00 (one hundred dollars), and each day of each provision being violated shall constitute a separate violation.

SECTION 6: EMERGENCY

The council hereby finds this ordinance necessary for the regulation of the use of recreational vehicles within the City of Burton, and necessary to promote the health, welfare and safety of the citizens of the City of Burton. An emergency is hereby declared to exist and this ordinance shall be in full force and effective from and after its passage and signature of the mayor.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURTON, TEXAS:

PASSED AND APPROVED on this 10TH day of September, 2018.

David B Zajicek
Mayor David Zajicek

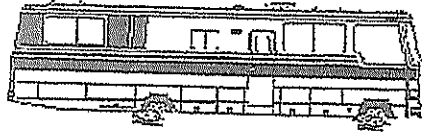
ATTEST:

Angela Weyand
Acting City Secretary Angela Weyand

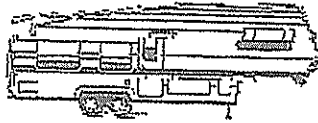


APPENDIX A

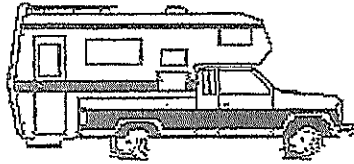
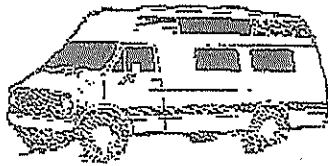
RECREATIONAL VEHICLE EXAMPLES



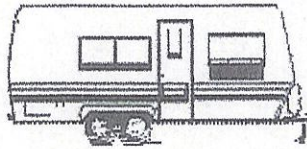
Motor Home



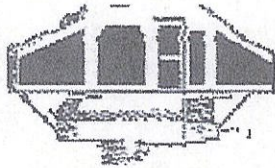
5th Wheel Trailer



Pickup Truck Camper



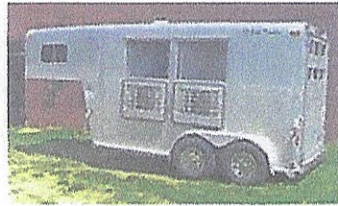
Travel Trailer



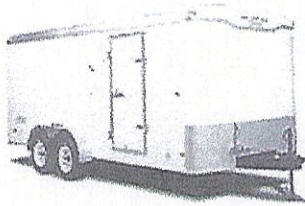
Tent Trailer



Sea-doo (or other equipment such as a boat or motor cycles) on trailer



Horse Trailer



Utility Trailer enclosed example



Utility Trailer open example

The following examples are exempt from the recreational vehicle definition:

APPENDIX B

