

ORDINANCE NO. 765 – A
Amended 7-14-2020

“ORDINANCE REGULATING RECREATIONAL VEHICLES”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, REGULATING RECREATIONAL VEHICLES WITHIN THE MUNICIPAL LIMITS OF THE CITY OF GRANITE SHOALS, TEXAS; AMENDING CHAPTER 40 (ZONING), SECTIONS 40-2 (DEFINITIONS), 40-6 (SINGLE-FAMILY RESIDENTIAL DISTRICT, R-1), AND 40-10 (MOBILE HOME RESIDENTIAL DISTRICT, M-1) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES; AND CREATING A NEW SECTION 40-30 (RECREATIONAL VEHICLES); REPEALING ORDINANCE NO. 752-A; AND PROVIDING FOR THE FOLLOWING: PURPOSE, FINDINGS OF FACT, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, it is deemed in the best interest of the City of Granite Shoals, Texas for the health, safety and welfare of its citizens that an ordinance be established to regulate recreational vehicles within the City of Granite Shoals. The City of Granite Shoals has investigated and determined that properly parked and operated recreational vehicles will promote the safety and health of the residents, encourage orderly development, and prevent health and safety hazards; and

WHEREAS, the regulations established by this Ordinance are specifically designed to lessen congestion in the streets, secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, schools, parks and other public facilities; and

WHEREAS, in the course of adopting the regulations established by this Ordinance, the City Council has given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community’s history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the regulations established by this Ordinance are furtherance of the public interest, for the good government, peace, order, trade and commerce of the City, and are made in accordance with the City’s Comprehensive Plan and are necessary and proper for carrying out the power granted by the law of the City; and

WHEREAS, the Planning and Zoning Commission has considered the contents of this ordinance and held a public hearing on August 20, 2019 at which time all persons interested in the proposed amendments to the City’s zoning ordinance had an opportunity to be heard; and

WHEREAS, the City Council held a public hearing on August 27, 2019, at which time all persons interested in the proposed amendments to the City’s zoning ordinance had an opportunity to be heard; and

WHEREAS, this Ordinance shall be known and cited as the “Recreational Vehicles Ordinance” of the City of Granite Shoals, Texas, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GRANITE SHOALS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. PURPOSE

The purpose of this ordinance is to establish clear and unambiguous regulations pertaining to recreational vehicles in the City of Granite Shoals and to promote thereby an attractive and orderly community.

SECTION III. AMENDMENT

A. Chapter 40 (Zoning), Section 40-2 (Definitions) is hereby amended as follows:

“RV or recreational vehicle means vehicular-type portable homes designed as a temporary dwelling for travel, recreational, and vacation uses that are without a permanent foundation that can be towed, hauled, or driven and including, but not limited to, recreational travel trailers, truck campers, pop-up camping trailers, motorized recreational vehicles or mobile homes, motor coach homes, converted trucks and buses, tent trailers, and fifth wheel motor homes. Such homes shall not exceed eight (8) feet in width and forty-six (46) feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids, or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground.

Temporary use of recreational vehicle means any overnight stay of any person within the recreational vehicle pursuant to this Code.

Recreational Vehicle Park or RV Park means a lot, tract, or parcel of land upon which accommodation is provided for two or more recreational vehicles used as living or sleeping quarters by the day, week, or month, whether a charge is or is not made. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use with or without community facilities and permitted permanent buildings.

Temporary placement of a recreational vehicle means the temporary use of a recreational vehicle at a location, and for a duration, as permitted and defined in Section 40-30(b).

City means the City of Granite Shoals, Burnet County, Texas.

City Manager means The City Manager of the City of Granite Shoals or his/her designee.

City Official means the City Manager, Police Chief, Code Compliance Officer or other legally designated head of a City department or his/her authorized representative when acting in an official capacity.

Residential Occupancy means occupancy in a building or structure or portion thereof that is used or intended to be used for living, sleeping, and/or cooking or eating purposes.

Site Plan means a sketch or drawing depicting the proposed location of the recreational vehicle on the property the recreational vehicle will be placed, including fence lines of the property, structures on the property, the approximate size and proposed location of the recreational vehicle on the property, and approximate distances between the proposed location of the recreational vehicle and the fence line and structures on the property."

- B. Chapter 40 (Zoning), Section 40-6 (Single-Family Residential District, R-1) is hereby amended as follows:

“(a) Permitted uses. In Single-Family Residential District, R-1, no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:

...

(6) Recreational vehicles, as described and to the extent permitted in Section 40-30 of this Code.

(b) Prohibited uses.

(1) Use of a ~~recreational vehicle~~, tent, lean-to, shack, or temporary structure of any nature for residential occupancy, which does not include temporary use thereof for camping or recreation.

(2) Any other use not specifically permitted under this chapter for Single-Family Residential District, R-1.”

- C. Chapter 40 (Zoning), Section 40-10 (Mobile Home Residential District, M-1), is hereby amended as follows:

“(a) Permitted uses. In the Mobile Home Residential District, M-1, a building or premises may be used for any of the following purposes:

...

(13) Recreational vehicles, as described and to the extent permitted in this Code.”

SECTION IV. GENERAL PROVISIONS

“Sec. 40-30. Recreational Vehicle Use.

(a) It shall be unlawful for any person for any reason to park or place a recreational vehicle within the City **without a permit** for a period longer than twenty-four (24) hours. **It is also unlawful to rent** any recreational vehicle for Residential Occupancy outside of an approved RV Park. Use of an RV as a short-term rental facility pursuant to City Code Section 40-26 is prohibited. The provisions of this ordinance shall not, however, apply to:

1. Locations where recreational vehicles are manufactured and/or sold by the manufacturer or seller.
2. A recreational vehicle located in an RV Park.
3. A recreational vehicle stored on a lot in residential areas of the City provided the owner of the recreational vehicle lives in a house on the same lot or on one of the adjoining lots; not more than one (1) recreational vehicle may be located on or within said lot or adjoining lots, and the recreational vehicle must be stored in a side yard, back yard, or adjoining lot rather than a front yard or driveway, unless the lot is a waterfront lot and storage in such locations is impossible. Recreational vehicles that have current documentation of their approved inspection and registration status, and are currently parked in locations that comply with this subsection as of the effective date of this ordinance, are permitted to remain at their current location. A recreational vehicle stored on a residential lot may be plugged into the electrical system of the home on that lot, may have its doors or windows open, and may have its “slide out” in the out position in preparation for future use or as part of its maintenance and/or cleaning.
4. A recreational vehicle located on permanent residential sites for family events shall be required to follow all City rules and regulations and adhere to the request to temporarily place a recreational vehicle in a residential neighborhood, as defined below.
5. The temporary placement of a recreational vehicle as defined and permitted below.

(b). The City Manager may grant the temporary placement of recreational vehicles in the City of Granite Shoals on the following basis:

1. Locations where the City Manager has granted a request to temporarily place a recreational vehicle: The request shall be in written form signed by the property owner requesting a specified period of time for the recreational vehicle to be present not to exceed fifteen (15) days in a thirty (30) day period. The request shall also address how utilities, including sewage disposal, will be supplied to the recreational vehicle if applicable. With the request there shall be provided a site plan showing the proposed location of recreational vehicle and any other structures on the property. The approved request shall be visibly attached to the recreational vehicle for inspection.
2. Locations where property owners want to build, rebuild, repair, or remodel a home can apply for a permit to use their recreational vehicle as a temporary living site during construction: The Application shall be for a specified period of time and it shall address how utilities, including sewage disposal, will be supplied to the recreational vehicle. With the application there shall be provided a site plan showing the proposed location of recreational vehicle and any other structures on the property. Applicant shall apply for a building permit and have the permit approved by the City Manager before the recreational vehicle is on site. A monthly progression of building at the site must be visible or the temporary permit will be revoked. The approved permit shall be visibly attached to the recreational vehicle for inspection.
3. All permits for the temporary use of RVs issued pursuant to this Section may be revoked at the discretion of the City Manager for public health or safety concerns, or during or in advance of disasters or emergencies for the purpose of public safety, such as but not limited to weather events. Permit holders will be notified of permit revocation in advance to the extent possible. The City Manager and/or his or her designee may withhold the issuance of new RV temporary use permits in any area which is not reasonably expected to be a safe location for RV parking. An RV that is issued a temporary use permit pursuant to this Section must display a sticker or permit from the City showing that all registrations and inspections are current, and that the RV is registered with the City.
4. The housing of contractors, workers, or employees is not permitted pursuant to this subsection.
5. City side setback requirements apply to the temporary use of an RV pursuant to this section.

(c) In no event shall a recreational vehicle be parked on any public street, public right of way, or front lawn, or parked in a way that impairs visibility of traffic or an intersection, unless necessary due to an emergency or catastrophe and as approved by the City Manager.

(d) In no event shall a recreational vehicle be used as a storage container for the permanent storage of equipment, household goods, excess furniture, tools, and other voluminous items.

(e) Inspection. City Officials, including the City Manager or designee, are hereby authorized and directed to make such inspections as necessary to determine compliance with this ordinance.

6. City Officials, including the City Manager or designee, shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance.

(f) In no event shall a recreational vehicle be used for permanent, continual, or long term Residential Occupancy.

(g) Revocation of Approval. The City Manager may revoke any approval previously granted to have a recreational vehicle within City limit in accordance with this ordinance, if the City Manager determines that a person granted such approval has violated any provision of this Ordinance.

7. After any revocation of approval as described herein, a new approval may be issued in accordance with this Ordinance if the circumstances leading to the revocation have been remedied.”

SECTION V. SAVINGS

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

SECTION VI. REPEALER

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

Upon passage of this Ordinance, Ordinance No. 752-A, which was adopted by the City Council of Granite Shoals, Texas on March 26, 2019, is hereby revoked, repealed, and replaced in its entirety by the present Ordinance.

SECTION VII. SEVERABILITY CLAUSE

If any provision, word, sentence, paragraph, clause, phrase or section of this Ordinance or its application to any person or circumstances is adjudged or held invalid, void or unconstitutional, the invalid, void or unconstitutional portion shall not affect the validity of the remaining portions of this ordinance which shall remain in full force and effect.

SECTION VIII. PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Granite Shoals, Texas, shall be subject to a fine not to exceed Five Hundred (\$500.00) dollars for each offense, except however, where a different penalty has been established by the state law for such offense the penalty shall be that fixed by state law; and each and every day said violation is continued shall constitute a separate offense.

SECTION IX. PUBLICATION

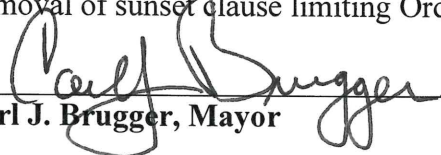
The City Secretary is hereby authorized and directed to publish the caption of this Ordinance in the manner and for the length of time prescribed by the Texas Local Government Code.

SECTION X. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after the date of its passage and publication as may be required by law, and shall remain after its effective date.

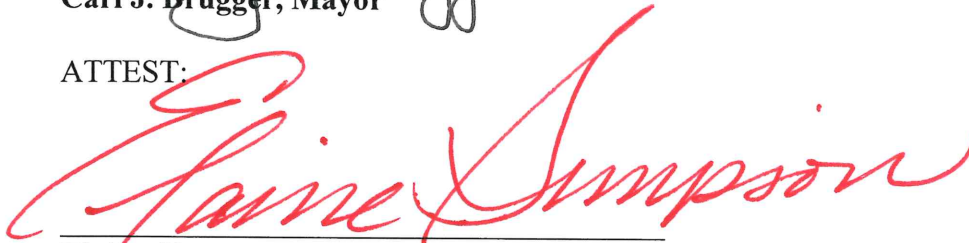
PASSED, APPROVED and ADOPTED on the 14th day of July, 2020

(removal of sunset clause limiting Ordinance to effective dates August 2019 to August 2020.)



Carl J. Brugger, Mayor

ATTEST:



Elaine Simpson, City Secretary

APPROVED AS TO FORM:

Joshua Katz, City Attorney

Aug 2019

ORDINANCE NO. 765
"ORDINANCE REGULATING RECREATIONAL VEHICLES"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, REGULATING RECREATIONAL VEHICLES WITHIN THE MUNICIPAL LIMITS OF THE CITY OF GRANITE SHOALS, TEXAS; AMENDING CHAPTER 40 (ZONING), SECTIONS 40-2 (DEFINITIONS), 40-6 (SINGLE-FAMILY RESIDENTIAL DISTRICT, R-1), AND 40-10 (MOBILE HOME RESIDENTIAL DISTRICT, M-1) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES; AND CREATING A NEW SECTION 40-30 (RECREATIONAL VEHICLES); REPEALING ORDINANCE NO. 752-A; AND PROVIDING FOR THE FOLLOWING: PURPOSE, FINDINGS OF FACT, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, it is deemed in the best interest of the City of Granite Shoals, Texas for the health, safety and welfare of its citizens that an ordinance be established to regulate recreational vehicles within the City of Granite Shoals. The City of Granite Shoals has investigated and determined that properly parked and operated recreational vehicles will promote the safety and health of the residents, encourage orderly development, and prevent health and safety hazards; and

WHEREAS, the regulations established by this Ordinance are specifically designed to lessen congestion in the streets, secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, schools, parks and other public facilities; and

WHEREAS, in the course of adopting the regulations established by this Ordinance, the City Council has given careful consideration to the unique qualities of the City, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and with a view of conserving property values and encouraging the most appropriate use of land in the City; and

WHEREAS, the regulations established by this Ordinance are furtherance of the public interest, for the good government, peace, order, trade and commerce of the City, and are made in accordance with the City's Comprehensive Plan and are necessary and proper for carrying out the power granted by the law of the City; and

WHEREAS, the Planning and Zoning Commission has considered the contents of this ordinance and held a public hearing on August 20, 2019 at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard; and

WHEREAS, the City Council held a public hearing on August 27, 2019, at which time all persons interested in the proposed amendments to the City's zoning ordinance had an opportunity to be heard; and

WHEREAS, this Ordinance shall be known and cited as the "Recreational Vehicles Ordinance" of the City of Granite Shoals, Texas, and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF GRANITE SHOALS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. PURPOSE

The purpose of this ordinance is to establish clear and unambiguous regulations pertaining to recreational vehicles in the City of Granite Shoals and to promote thereby an attractive and orderly community.

SECTION III. AMENDMENT

A. Chapter 40 (Zoning), Section 40-2 (Definitions) is hereby amended as follows:

"RV or recreational vehicle means vehicular-type portable homes designed as a temporary dwelling for travel, recreational, and vacation uses that are without a permanent foundation that can be towed, hauled, or driven and including, but not limited to, recreational travel trailers, truck campers, pop-up camping trailers, motorized recreational vehicles or mobile homes, motor coach homes, converted trucks and buses, tent trailers, and fifth wheel motor homes. Such homes shall not exceed eight (8) feet in width and forty-six (46) feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids, or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground.

Temporary use of recreational vehicle means any overnight stay of any person within the recreational vehicle pursuant to this Code.

Recreational Vehicle Park or RV Park means a lot, tract, or parcel of land upon which accommodation is provided for two or more recreational vehicles used as living or sleeping quarters by the day, week, or month, whether a charge is or is not made. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use with or without community facilities and permitted permanent buildings.

Temporary placement of a recreational vehicle means the temporary use of a recreational vehicle at a location, and for a duration, as permitted and defined in Section 40-30(b).

City means the City of Granite Shoals, Burnet County, Texas.

City Manager means The City Manager of the City of Granite Shoals or his/her designee.

City Official means the City Manager, Police Chief, Code Compliance Officer or other legally designated head of a City department or his/her authorized representative when acting in an official capacity.

Residential Occupancy means occupancy in a building or structure or portion thereof that is used or intended to be used for living, sleeping, and/or cooking or eating purposes.

Site Plan means a sketch or drawing depicting the proposed location of the recreational vehicle on the property the recreational vehicle will be placed, including fence lines of the property, structures on the property, the approximate size and proposed location of the recreational vehicle on the property, and approximate distances between the proposed location of the recreational vehicle and the fence line and structures on the property."

- B. Chapter 40 (Zoning), Section 40-6 (Single-Family Residential District, R-1) is hereby amended as follows:

"(a) Permitted uses. In Single-Family Residential District, R-1, no building or land shall be used, and no building shall hereafter be erected or structurally altered, unless otherwise provided for in this chapter, except for one or more of the following uses:

...

(6) Recreational vehicles, as described and to the extent permitted in Section 40-30 of this Code.

(b) Prohibited uses.

(1) Use of a ~~recreational vehicle~~, tent, lean-to, shack, or temporary structure of any nature for residential occupancy, which does not include temporary use thereof for camping or recreation.

(2) Any other use not specifically permitted under this chapter for Single-Family Residential District, R-1."

- C. Chapter 40 (Zoning), Section 40-10 (Mobile Home Residential District, M-1), is hereby amended as follows:

“(a) Permitted uses. In the Mobile Home Residential District, M-1, a building or premises may be used for any of the following purposes:

...

(13) Recreational vehicles, as described and to the extent permitted in this Code.”

SECTION IV. GENERAL PROVISIONS

“Sec. 40-30. Recreational Vehicle Use.

(a) It shall be unlawful for any person for any reason to park or place a recreational vehicle within the City ~~without a permit~~ for a period longer than twenty-four (24) hours. It is also unlawful to rent any recreational vehicle for Residential Occupancy outside of an approved RV Park. Use of an RV as a short-term rental facility pursuant to City Code Section 40-26 is prohibited. The provisions of this ordinance shall not, however, apply to:

1. Locations where recreational vehicles are manufactured and/or sold by the manufacturer or seller.
2. A recreational vehicle located in an RV Park.
3. A recreational vehicle stored on a lot in residential areas of the City provided the owner of the recreational vehicle lives in a house on the same lot or on one of the adjoining lots; not more than one (1) recreational vehicle may be located on or within said lot or adjoining lots, and the recreational vehicle must be stored in a side yard, back yard, or adjoining lot rather than a front yard or driveway, unless the lot is a waterfront lot and storage in such locations is impossible. Recreational vehicles that have current documentation of their approved inspection and registration status, and are currently parked in locations that comply with this subsection as of the effective date of this ordinance, are permitted to remain at their current location. A recreational vehicle stored on a residential lot may be plugged into the electrical system of the home on that lot, may have its doors or windows open, and may have its “slide out” in the out position in preparation for future use or as part of its maintenance and/or cleaning.
4. A recreational vehicle located on permanent residential sites for family events shall be required to follow all City rules and regulations and adhere to the request to temporarily place a recreational vehicle in a residential neighborhood, as defined below.
5. The temporary placement of a recreational vehicle as defined and permitted below.

(b). The City Manager may grant the temporary placement of recreational vehicles in the City of Granite Shoals on the following basis:

1. Locations where the City Manager has granted a request to temporarily place a recreational vehicle: The request shall be in written form signed by the property owner requesting a specified period of time for the recreational vehicle to be present not to exceed fifteen (15) days in a thirty (30) day period. The request shall also address how utilities, including sewage disposal, will be supplied to the recreational vehicle if applicable. With the request there shall be provided a site plan showing the proposed location of recreational vehicle and any other structures on the property. The approved request shall be visibly attached to the recreational vehicle for inspection.
2. Locations where property owners want to build, rebuild, repair, or remodel a home can apply for a permit to use their recreational vehicle as a temporary living site during construction: The Application shall be for a specified period of time and it shall address how utilities, including sewage disposal, will be supplied to the recreational vehicle. With the application there shall be provided a site plan showing the proposed location of recreational vehicle and any other structures on the property. Applicant shall apply for a building permit and have the permit approved by the City Manager before the recreational vehicle is on site. A monthly progression of building at the site must be visible or the temporary permit will be revoked. The approved permit shall be visibly attached to the recreational vehicle for inspection.
3. All permits for the temporary use of RVs issued pursuant to this Section may be revoked at the discretion of the City Manager for public health or safety concerns, or during or in advance of disasters or emergencies for the purpose of public safety, such as but not limited to weather events. Permit holders will be notified of permit revocation in advance to the extent possible. The City Manager and/or his or her designee may withhold the issuance of new RV temporary use permits in any area which is not reasonably expected to be a safe location for RV parking. An RV that is issued a temporary use permit pursuant to this Section must display a sticker or permit from the City showing that all registrations and inspections are current, and that the RV is registered with the City.
4. The housing of contractors, workers, or employees is not permitted pursuant to this subsection.
5. City side setback requirements apply to the temporary use of an RV pursuant to this section.

(c) In no event shall a recreational vehicle be parked on any public street, public right of way, or front lawn, or parked in a way that impairs visibility of traffic or an intersection, unless necessary due to an emergency or catastrophe and as approved by the City Manager.

(d) In no event shall a recreational vehicle be used as a storage container for the permanent storage of equipment, household goods, excess furniture, tools, and other voluminous items.

(e) Inspection. City Officials, including the City Manager or designee, are hereby authorized and directed to make such inspections as necessary to determine compliance with this ordinance.

1. City Officials, including the City Manager or designee, shall have the power to enter at reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this ordinance.

(f) In no event shall a recreational vehicle be used for permanent, continual, or long term Residential Occupancy.

(g) Revocation of Approval. The City Manager may revoke any approval previously granted to have a recreational vehicle within City limit in accordance with this ordinance, if the City Manager determines that a person granted such approval has violated any provision of this Ordinance.

1. After any revocation of approval as described herein, a new approval may be issued in accordance with this Ordinance if the circumstances leading to the revocation have been remedied."

SECTION V. SAVINGS

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

SECTION VI. REPEALER

The provisions of this Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

Upon passage of this Ordinance, Ordinance No. 752-A, which was adopted by the City Council of Granite Shoals, Texas on March 26, 2019, is hereby revoked, repealed, and replaced in its entirety by the present Ordinance.

SECTION VII. SEVERABILITY CLAUSE

If any provision, word, sentence, paragraph, clause, phrase or section of this Ordinance or its application to any person or circumstances is adjudged or held invalid, void or unconstitutional, the invalid, void or unconstitutional portion shall not affect the validity of the remaining portions of this ordinance which shall remain in full force and effect.

SECTION VIII. PENALTY

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Granite Shoals, Texas, shall be subject to a fine not to exceed Five Hundred (\$500.00) dollars for each offense, except however, where a different penalty has been established by the state law for such offense the penalty shall be that fixed by state law; and each and every day said violation is continued shall constitute a separate offense.

SECTION IX. PUBLICATION

The City Secretary is hereby authorized and directed to publish the caption of this Ordinance in the manner and for the length of time prescribed by the Texas Local Government Code.

SECTION X. EFFECTIVE DATE

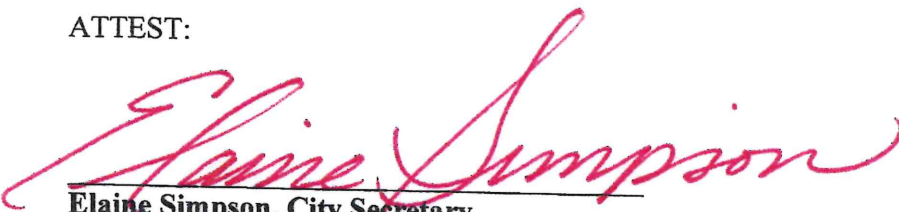
This Ordinance shall be in full force and effect from and after the date of its passage and publication as may be required by law, and shall remain effective for one (1) year after its effective date.

PASSED, APPROVED and ADOPTED on the 27th day of August, 2019



Carl J. Brugger, Mayor

ATTEST:



Elaine Simpson, City Secretary

APPROVED AS TO FORM:

Joshua Katz, City Attorney

**City Staff Use only:**

Site review _____

Determination _____

Name of Inspector: _____

If denied, or approved with conditions, please list specifics here: _____

Application for Temporary Placement of a Recreational Vehicle in Granite Shoals, Texas

Date: _____

Name of Granite Shoals Property Owner: _____

Address of the site where RV will be placed: _____

Phone number where property owner can be reached: _____

Name and Phone Number of RV owner: _____

Make, Model, Year, Color and License Plate # of the RV _____

Will this RV be used as temporary living site due to: (please check one)

_____ *RV owner visiting Granite Shoals Property Owner*_____ *Property Owner placing RV on property due to building, rebuilding or renovating a home. (building permit required)*_____ *RV owned by Granite Shoals Property Owner and used for temporary living quarters for specific amount of time (not to exceed 15 days in a 30 day period)*_____ Date that the RV will be placed in Granite Shoals as provided in Ord. 765_____ Date that the RV will depart this location in Granite Shoals as referenced in this application

_____ Site Plan is attached (site plan should show the proposed location for parking, utilities and availability for sewage service during the placement of the RV) .

By signing this application I acknowledge that: (please initial next to each line)

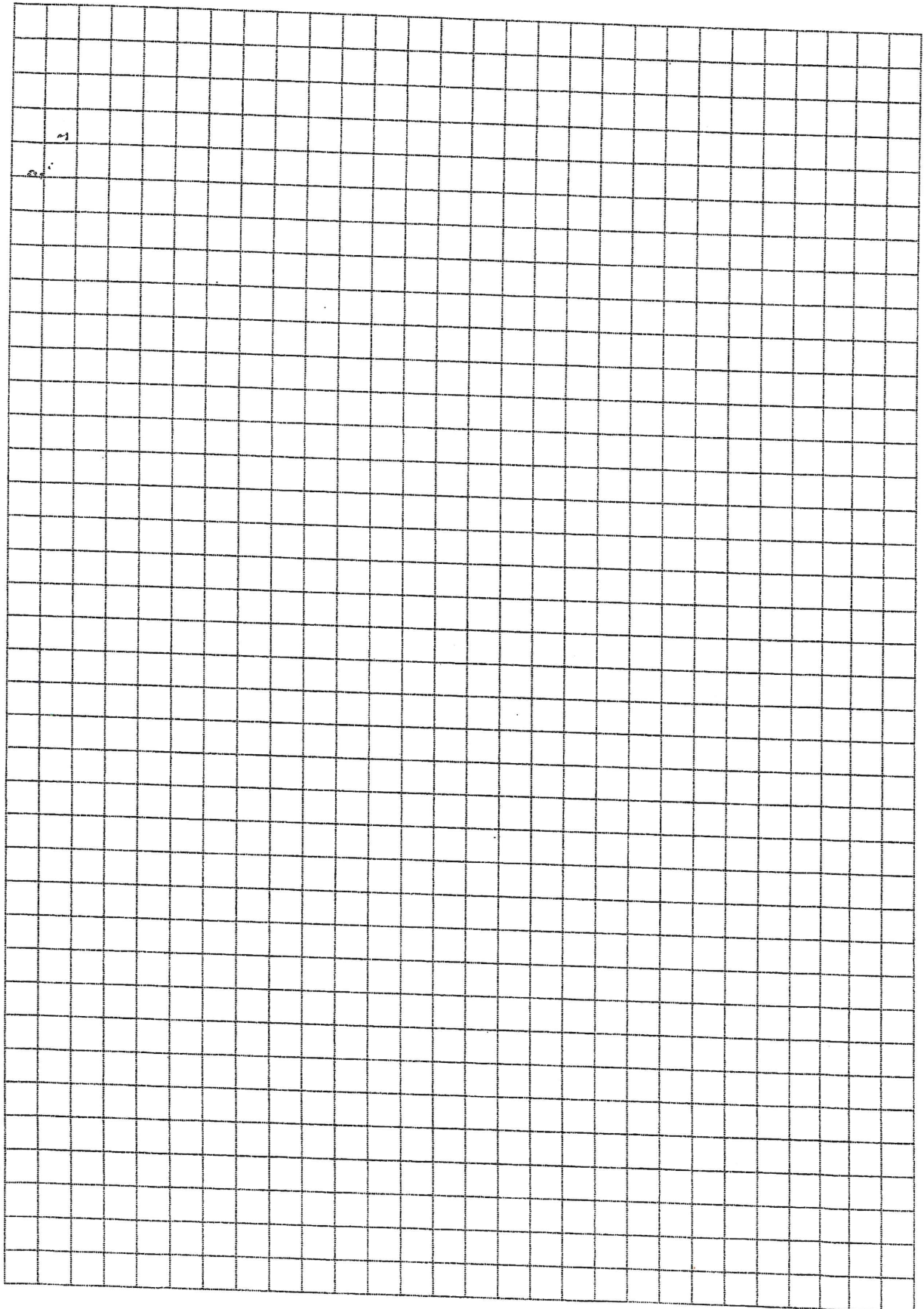
_____ The RV that will be placed on my property will bear current tags, inspection, license plates and be covered by insurance as required by State Law for motor vehicles.

_____ I am not charging rent for use of this RV or for the use of my Granite Shoals property.

_____ I understand that the permission to use this RV as temporary living quarters may be revoked by the City Manager, or his/her designee in response to safety conditions in the city.

_____ I understand that permission to use this RV as temporary living quarters may be revoked by the City Manager for failure to adhere to the terms of Ord. 765, or violation of Granite Shoals City Ordinance(s).

Signature of Property Owner and Date signed _____





City Staff Use only:

Site review _____

Determination _____

Name of Inspector: _____

If denied, or approved with conditions, please list specifics here: _____

Application for Storage / Long term parking only of RV in the City of Granite Shoals, Texas per Ordinance #765

For long-term (more than 2 weeks) storage/safe parking of an RV on private property in a residential area in the City of Granite Shoals.

Date: _____

Name of Granite Shoals Property Owner/Applicant/RV Owner: _____

Address of the site where RV will be stored: _____

Phone number where property owner can be reached: _____

Name and Phone Number of RV owner: if this is not the same as applicant, please explain: _____

Make, Model, Year and Color of the RV _____

License Plate # and brief description of the RV : _____

Safe Parking of a Recreational Vehicle in the City limits of the City of Granite Shoals is regulated by Ord. 765 (effective August 2019 to August 2020) .

Purpose: The purpose of this ordinance is to establish clear and unambiguous regulations pertaining to recreational City of Granite Shoals and to promote thereby an attractive and orderly community.

Attach a site plan showing where the RV is parked (must comply with requirements of Ord. 765)

_____ This RV was parked in this location before passage of Ord. 765 in August 2019.

By signing this application I acknowledge that: (please initial next to each line)

_____ The RV that will be placed on my property will bear current tags, inspection, license plates and be covered by insurance as required by State Law for motor vehicles.

_____ There will be only one (1) recreational vehicle stored at this location.

_____ The RV will be stored on the same lot, or an adjacent lot, to the dwelling of the property owner/applicant.

_____ The RV will be stored in a: (please circle one)
back yard
side yard
or adjoining lot

RVs are not allowed for storage in a front yard or driveway. (unless waterfront lot makes it impossible to store in an approved location.)

_____ This RV will NOT be used as a temporary dwelling.

_____ This RV will NOT BE USED AS A LONG TERM DWELLING.

_____ Under no circumstances will this RV be parked on a public street, or extending into a public street, a public right of way or a front lawn.

_____ Under no circumstances will this RV be parked in any unsafe manner, or in a way that impairs visibility of traffic or of an intersection.

_____ Under no circumstances will this RV be used as a storage container for extended period storage of equipment, household goods, excess furniture, tools or other voluminous items.

_____ As called for in the RV manufacturers standards this RV will only be plugged in to the appropriate amperage electrical supply. (Circle One)
30 Amp
50 Amp

Signature of Property Owner and Date signed _____

form App 3/RV 01/2020

Note: Ord. 765 is valid for one year from August 27, 2019

