

CITY OF HASLET

ORDINANCE NO. 033-2016

AN ORDINANCE OF THE CITY OF HASLET, TEXAS, AMENDING CHAPTER 3 “BUILDING REGULATIONS” OF THE CODE OF ORDINANCES BY ADDING A NEW ARTICLE 3.14 “USE OF RECREATIONAL VEHICLES AS TEMPORARY HOUSING”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haslet, Texas is a Type A general-law municipality located in Tarrant and Denton Counties, Texas, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, recreational vehicles have been permitted to be used as temporary housing during remodeling and/or reconstruction of existing residences; and

WHEREAS, recreational vehicles have also been allowed to be used as temporary housing by the granting of a variance to the zoning ordinance of the City; and

WHEREAS, the City Council finds that formalizing criteria and regulations for the use of recreational vehicles as temporary housing is necessary to the health, safety and welfare of the citizens and the community.

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

SECTION 1.

Chapter 3 “Building Regulations” of the Code of Ordinances of the City of Haslet, Texas be and is hereby amended to add a new Article 3.14 “Use of Recreational Vehicles as Temporary Housing” to read as follows:

“ARTICLE 3.13 USE OF RECREATIONAL VEHICLES AS TEMPORARY HOUSING”

Sec. 3.14.001 Definitions.

Recreational Vehicle (RV). Any building, structure, or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes, including but not limited to: motorized homes, boats, travel trailers, camping trailers, 5th wheel trailers, tent

trailers, pick-up truck campers, van campers, or other similar structures or vehicles not meeting the specifications required for a manufactured or mobile home.

Sec. 3.14.002 Permit required.

Notwithstanding the requirements of Chapter 14, Exhibit A, Section 8.1D Portable Buildings and Structures, a Recreational Vehicle (RV) as defined in Section 3.14.001 may be used temporarily for residential purposes only upon issuance of a building permit from the City, subject to the following criteria:

- (a) As temporary housing during the remodeling or reconstruction of an existing residential building or structure for a period not to exceed thirty (30) calendar days from the date of permit issuance, with a one-time renewal of thirty (30) calendar days. Any proposed renewal after the one-time thirty (30) calendar day extension must be approved by the City Council. A permit fee shall be required as established in Appendix A "Fee Schedule" of the Haslet Code of Ordinances.
- (b) As temporary housing for family members and/or guests on property having as its principal use an existing residence for a period not to exceed seven (7) calendar days from the date of permit issuance, with a one-time renewal of seven (7) days. Any proposed renewal after the one-time seven (7) calendar day extension must be approved by the City Council. No permit fee shall be required.
- (c) The recreational vehicle must remain mobile. Nothing may be attached to the recreational vehicle or placed in a manner that would prevent or hinder the immediate removal of the recreational vehicle.
- (d) No more than one (1) recreational vehicle may be occupied per parcel for any permitted occupancy.
- (e) No rent may be charged or collected for any such temporary occupancy.
- (f) The recreational vehicle must have a current registration and/or vehicle license.
- (g) The recreational vehicle must be placed at least six (6) feet from all other buildings/structures."

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances of the City of Haslet, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses,

sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than \$2000.00 for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined \$500.00 for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

The City Secretary of the City of Haslet is directed to publish the caption, penalty clause, and effective date of this Ordinance in the official newspaper of the City of Haslet, Texas, as authorized by Section 52.011 of the Texas Local Government Code.

SECTION 6.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED THE 17TH DAY OF OCTOBER, 2016.



BOB GOLDEN, MAYOR

ATTEST:



DIANNA BUCHANAN, CITY SECRETARY

