

Ordinance No. 2024-12-01

AN ORDINANCE PROHIBITING THE ESTABLISHMENT OF RECREATIONAL VEHICLE PARKS AND RESIDENTIAL USE LIMITATIONS WITHIN CITY LIMITS PROVIDING FOR SEVERABILITY AND PROVIDING FOR FINES AND PENALTIES UP TO \$250.00 PER DAY FOR EACH VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE .

WHEREAS the Town Commission of the Town of Pine Island, Texas desires to promote the health, safety and general welfare of the community;

WHEREAS the Town Commission desires to allow temporary use of an RV on residential property for a limited time;

WHEREAS, this ordinance provides for exemptions, enforcement, severability and an effective date;

Section 1: Purpose and Findings

The purpose of this ordinance is to regulate land use within the city limits to preserve the character of residential and commercial districts and to ensure the health, safety, and general welfare of the community and the Town Commission finds that this Ordinance serves such purpose.

Section 2: Definitions

- **Recreational Vehicle (RV):** A vehicle or structure designed for temporary living quarters, which may be motorized or towed, including motorhomes, travel trailers, and camper vans.
- **RV Park:** Any lot or parcel of land used or intended for the placement of two or more RVs for living or sleeping purposes, whether temporary or permanent.

Section 3: Prohibition

The establishment, operation, or maintenance of RV parks is prohibited within the city limits. This includes but is not limited to:

1. Leasing or renting spaces for RVs.
2. Operating any business whose primary purpose is to host RVs for residential or temporary use.
3. Existing RV's and RV Parks will be considered existing, non-conforming uses and will not be allowed to expand.

Section 4: Exemptions

This ordinance does not apply to:

1. Temporary RV use on private property for personal or family purposes for a period not exceeding 14 days in a calendar year.
2. RV storage facilities that do not permit occupancy (see Ord. 2018-001)

Section 5: Enforcement

Violations of this ordinance shall be subject to penalties, including fines of up to \$250 per day for each violation, as determined by the City Manager, city code enforcement officer, or their designee.

Section 6: Severability

If any part of this ordinance is found to be invalid, the remaining sections shall remain in effect.

Section 7: Effective Date

This ordinance shall take effect immediately upon its adoption and publication as required by law.

WHEREAS therefore be it be ordained by the Town Commission of the Town of Pine Island Waller County.

By: Steve Nagy, Mayor

Steve Nagy, Mayor

Attest:

Sheri A. Ordner

Sheri Ordner, City Secretary