

## RV's in residential areas

### ALLOWED

### DISALLOWED

Vehicle	Class B motorhome
<p><b>Chevy Suburban</b></p> <p>Length: 18.83 ft</p> <p>Width: 6.75 ft (widest vehicle allowed in Texas is 8 or 8.5ft.)</p> <p>Height: 5.9 ft</p>	<p><b>Thor: Scope</b></p> <p>Length: 17ft 11 inches</p> <p>Width: 6ft 9 inches</p> <p>Height: 9ft 6 inches</p>
<p><b>V10 Ford Excursion (2005) Valdez</b></p> <p>Length: 18.88ft</p> <p>Width: 6.46 ft</p> <p>Height: 6.38 ft</p>	<p><b>Winnebago: Solis</b></p> <p>Length: 19 ft. 9 inches</p> <p>Width: 6 ft 8 inches</p> <p>Height: 8 ft. 11 inches</p>
<p><b>Dodge Van</b></p> <p>Length: 18.58 ft – 24 ft</p> <p>Width: 6.66 ft</p> <p>Height: 8 ft – 9 ft</p>	
<p><b>Ram Truck</b></p> <p>Length: 19.4 ft</p> <p>Width: 6.8 ft</p> <p>Height: 6.4 ft</p>	

Woodcreek City Ordinances state a variety of purposes: public health, safety, general welfare and protection of property. And probably some that I have forgotten.

There are two reasons to regulate RV's: 1) avoidance of an RV being used as an Accessory Dwelling Unit on a single family property and 2) sanitation. I would much prefer to see regulation of those issues than a blanket statement that RV's cannot be routinely parked in a driveway. (These don't apply to a variety of other items that are disallowed in the driveway.)

Texas Administrative Code seems to be fairly quiet on RV's (motor homes).

- (b) The total width of a passenger vehicle and its load may not be greater than eight feet. This subsection does not apply to a motor bus or trolley bus operated exclusively in the territory of a municipality, in suburbs contiguous to the municipality, or in the county in which the municipality is located
- Sec. 621.203. MAXIMUM LENGTH OF MOTOR VEHICLE. (a) A motor vehicle, other than a truck-tractor, may not be longer than 45 feet.
- Recreational vehicle--A vehicular type unit primarily designed as temporary living quarters for recreational camping or travel use that either has its own mode of power or is mounted on or towed by another vehicle and is driven for personal use.

Other interpretations of Texas Code:

- There are no state laws in Texas forbidding an RV to be parked on the streets, but neither is there a state law allowing this. Each city makes its own local laws about these matters and they vary widely. That means that it is important to find out municipal rule before parking the RV on the street.
- It is legal in Texas to park an RV overnight at a truck stop
- RV Parks get a lot of attention in the Texas Administrative Code; sewage, water, fencing, location in zoning.

### **Other cities regulations:**

*Heath, Texas population 10,266 (Rockwall County)*

*Who is affected? Anyone who stores or parks their RV, travel trailer, boat, and/or trailers on a residential property or city street must comply with the City's RV parking regulations.*

*Where can RV's be parked or stored on private property? Any automobile, truck, camper, camper top, recreational vehicle, travel trailer, boat trailer or boat, utility trailer or other towable trailer or vehicle shall be parked or stored on an improved surface in front, side, or rear of any residence.*

*What is an "Improved Surface"? It's a dust-free ground surface typically paved with concrete, brick or stone paving units, or other similar dust-free paving material that is resistant to surface degradation.*

*Does my RV have to be screened from public view? Yes. If the vehicle is within the minimum eight (8) foot setback from any adjacent property line. The vehicle then has to be alternatively screened with a complaint fence or evergreen landscaping where the height of said fence, or the mature height of said landscaping, is equal or greater than the item being screened.*

*What size RV can be parked on private property? No vehicle, including recreational vehicles, travel trailers, boats or boat trailers, in excess of thirty-six (36) feet in length shall be stored or parked in any district zoned for residential uses.*

*Can I park my RV on the street? No recreational vehicle, travel trailer, boat or boat trailer shall park on a public thoroughfare in any district zoned for residential use. You are allowed to park on a residential lot for no more than 72 hours at any one time for the purpose of loading, cleaning, preparing for a trip, winterizing or preparing the vehicle for off-premise storage.*

*Where can I get more information or ask additional questions? City staff is available Monday thru Friday from 8a.m. to 5p.m. at 972-961-4893*

The Colony, Texas – on Lewisville, Lake- in Denton County. Pop: 44,535

- **ARTICLE XII. - RECREATIONAL VEHICLE REGULATIONS**
- **Sec. 6-270. - Definitions.**

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

*Camper shell* shall mean a small housing or rigid canopy used as a pickup truck accessory for use as temporary living quarters during travel, recreation or vacation use. The housing is usually made of fiberglass or aluminum, is mounted atop the pickup truck's rear bed, generally covers the entirety of the pickup truck bed, and is large enough to be used for camping purposes. This structure shall be considered a dependent house trailer.

*Dependent house trailer* shall mean a trailer or structure which does not have sewer or water connections, a flushable toilet, a tub or shower, or a lavatory or sink within the unit.

*Driveway* shall mean the vehicular accessway from a street to a dwelling or garage that is located between the street right-of-way and the front plane of the building upon and which a hard surface is placed and used for vehicles to travel or park upon.

*Independent house trailer* shall mean a trailer which has approved sewer and water connections to accommodate, and containing, a flushable toilet, a tub or shower, and a lavatory or sink within the unit.

*Owner* shall mean any person who has control, direction, maintenance or supervision of such trailer, whether as owner or otherwise.

*Overnight stay* shall mean the habitation of a recreational vehicle between the hours of 8:00 p.m. and 8:00 a.m.

*Person* shall mean any individual, firm, trust, partnership, public or private association or corporation.

*Recreational vehicle* shall mean an independent house trailer including, but not limited to, any of the following:

(1) *Folding camping trailer*. Also known as a pop-up trailer; a light-weight unit with sides that collapse for towing, mounted on wheels and designed for travel, recreation and vacation use.

(2) *Travel trailer*. A portable structure built on a chassis; designed to be used as a temporary living quarters for travel, recreational or vacation uses; and, when factory equipped for the road, it shall have a body width not exceeding 8½ feet, and a body length not exceeding 40 feet. Travel trailers are nonmotorized and must be pulled by a motor vehicle in a fifth wheel or bumper pull capacity.

(3) *Motor home*. A vehicular unit which does not exceed the length and width limitations provided by law, is built on a self-propelled motor vehicle chassis and is primarily designed to provide temporary living quarters for travel, recreation and vacation use.

*Recreational vehicle park* shall mean any development, site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing short term accommodation up to and including 30 days or less for placement of two or more recreational vehicles, and shall include all buildings used or maintained for use of the occupants in the park.

*Residential zoning district* shall mean SF-1, SF-2, SF-3, SF-4, D, and TH zoning districts as defined by the Code of Ordinances, Appendix A, as amended. Residential properties in planned development (PD) districts shall be included if storage is permitted in the approved special regulation adopted in accordance with the Code of Ordinances, Appendix A, as amended, concept or development plan.

*Sanitary station* shall mean a facility consisting of:

- (1) A four-inch sewer riser pipe connected to a sewerage system;
- (2) Surrounded at the inlet end by a concrete apron sloped to the drain;
- (3) Provided with a suitable hinged cover; and
- (4) A water outlet with necessary appurtenances used for removing and disposing of wastes from a recreational vehicle's holding tanks.

*Street* shall mean and include any street, alley, avenue, lane, boulevard, drive, public place, or highway commonly used for the purpose of travel within the corporate limits of the city.

*Storage of recreational vehicles* shall mean a recreational vehicle as defined above that is parked, stored, or otherwise maintained on a lot or property, as permitted herein, that:

- (1) Is not occupied for living or sleeping purposes.
- (2) Is not connected to electricity or water service; and
- (3) Is stored in its collapsed position if it is of the collapsible type.

(Ord. No. 2010-1871, § 3, 10-5-2010)

- **Sec. 6-271. - Recreational vehicle parks.**

Recreational vehicle parks shall be permitted only in zoning districts allowed by the comprehensive zoning ordinance, as provided in the Code of Ordinances, Appendix A, as amended.

(Ord. No. 2010-1871, § 3, 10-5-2010)

- **Sec. 6-272. - Storage of recreational vehicles—By zoning districts.**

*Residential zoning districts.* Storage of recreational vehicles in residential zoning districts is permitted only under the following guidelines:

- (1) Vehicles shall not be commercial type;
- (2) No more than one recreational vehicle is permitted per lot;
- (3) Vehicles shall be parked on a permanent, hard-surfaced area which shall consist of concrete, asphalt, brick, or comparable surface;
- (4) The parking pad site must be of an adequate size to accommodate parking of all tires on the vehicle at one time;
- (5) Vehicles must be stored in the side or rear yard upon an improved surface, or on a designated front entry driveway;
- (6) No vehicles can be parked upon any public street or alley within the city in accordance with [section 19-24](#) of the Code of Ordinances; and
- (7) Vehicles shall not block public sidewalks, streets or alleys.

(Ord. No. 2010-1871, § 3, 10-5-2010; Ord. No. 2011-1885, § 3, 2-15-2011)

- **Sec. 6-273. - General regulations.**

(a) *Discharging of gray and black water.* No person shall cause, permit or allow liquid wastes from sinks, commonly known as gray water, or toilets, commonly known as black water, shall be discharged onto or allowed to accumulate on the ground surface. Gray and black water must be discharged in an approved sanitary station.

(b) *Private driveways and storage areas.* Private driveways and storage surfaces shall be maintained in good, safe condition and be free of litter, holes, excavation, protrusions, cracks or other failures that may affect the use, safety, appearance, or drainage of the property or of the adjoining property.

(c) *Temporary on-street parking.* Notwithstanding [section 19-24](#) of the Code of Ordinances, a recreational vehicle may be temporarily parked on the street for the purpose of loading and unloading for not more than seven occasions each calendar year. Each occasion shall be defined as one continuous 24-hour period, or part thereof, for loading and one 24-hour continuous period for unloading. Each occasion shall be separated by at least two full calendar days regardless of the length of time used for loading or unloading of the vehicle.

(d) *Electrical connections.* Recreational vehicles may be connected to the primary structure's electrical wiring system when an approved type of disconnecting device and over current protective equipment are provided. The service per outlet shall be 120 volts AC, 15 amperes or 30 amperes or in accordance with the adopted National Electric Code, whichever is more restrictive.

(1) Outlet receptacles at each driveway or storage area shall be located not more than 25 feet from the recreational vehicle. Receptacles shall be of weatherproof construction installed in accordance with the adopted National Electric Code.

(2) Recreational vehicles shall be connected to the outlet receptacle by an approved type of flexible cable with connectors and plug.

(3) All exposed noncurrent-carrying metal parts shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for recreational vehicles or other equipment.

(e)

*Overnight stay in recreational vehicles—By zoning districts.*

(1) *Nonresidential zoning districts.* Overnight stay in nonresidential zoning districts is not permitted. Recreational vehicles, however, may be used for temporary construction trailers as an accessory use to an active construction site and occupied during active construction activity during the hours of 6:00 a.m. to 9:00 p.m.

(2) *Residential zoning districts.* Overnight stay in a recreational vehicle in residential zoning districts in accordance with this section is permitted only under the following guidelines:

a. Recreational vehicles shall be parked on a permanent, hard-surfaced driveway which shall consist of concrete, asphalt, brick, or comparable surface that provides access to a garage, carport or other approved parking area;

b. Recreational vehicles must be parked in the front, side or rear yard upon any driveway or improved surface required above;

c. Overnight stay is limited to a maximum of 14 days during a calendar year.

d. Electrical and water connections to the vehicle must be in accordance with manufacturer recommendations; however, no water or electrical connection can be longer than 25 feet between the recreational vehicle and its source.

(Ord. No. 2010-1871, § 3, 10-5-2010)

- **Sec. 6-274. - Deed restrictions.**

Nothing contained within this article shall be construed to supersede any private deed restrictions or covenants which permits the use of vehicle regulations contained herein.

(Ord. No. 2010-1871, § 3, 10-5-2010)

- **Sec. 6-275. - Penalty for violation.**

Any person, firm, or corporation violating any of the provisions of this article shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the city, shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense. Every day a violation occurs shall constitute a separate offense.

(Ord. No. 2010-1871, § 3, 10-5-2010)