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CITY OF RIO VISTA

ORDINANCE NO. 09162015

AN ORDINANCE OF THE CITY OF RIO VISTA, TEXAS, THE FOLLOWING REGULATIONS SHALL GOVERN THE LOCATION, SIZE, AND USE OF ANY ACCESSORY BUILDINGS:

(1)No accessory building shall be erected in any required yard area as stipulated in this chapter, except as allowed in this section.

(2)No accessory building shall be erected within ten feet of any other building, except detached residential garages may be located within five feet of the main dwelling, and except as the provisions of subsection (5) of this section are met.

(3)No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building set-back line) governing the district in which such garage or carport is located.

(4)No detached residential garage or carport shall be erected or placed within eight feet from any side lot line.

(5)Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building, but shall not encroach in any required front yard, and may not occupy more than 30 percent of the rear yard.

(6)No accessory building shall be higher than the main building and in no case be in excess of 18 feet in height.

(7)No accessory building shall be erected or placed within three feet of any side or rear lot line and shall not encroach upon any easement.

APPROVED on the 16 day of September 2015 by a vote of the City Council of the City of Rio Vista, Texas.

CITY OF RIO VISTA, TEXAS

Jay Futrell, Mayor Pro-Tem

Attest:

Esther Landers, City Secretary

ORDINANCE NO. 10-11-2016.1

"AN ORDINANCE REGARDING THE LOCATION AND PLACEMENT OF MANUFACTURED HOMES WITHIN THE CITY OF RIO VISTA, TEXAS"

Preamble

Whereas, this proposal was discussed at a public meeting of the Rio Vista City Council on Oct. 11th, 2016, at which time both members of the City Council and the public were present and provided input regarding the proposed intent and language of this proposed ordinance; and

Whereas, based upon these discussions, the City Council has determined that eliminating the "hodge podge" placement of manufactured homes with the City of Rio Vista will enhance the beautification of neighborhoods on a city-wide basis; and

Whereas, the City of Rio Vista City Council has unanimously determined that placing limitations as to where manufactured homes may be locate within the city limits will increase property value throughout the City, thereby increasing the City of Rio Vista tax base; and

Whereas, the City of Rio Vista City Council has unanimously determined that certain manufactured housing should be "grand-fathered" into this ordinance; and

Whereas the City of Rio Vista City Council proposes to amends Ordinance No 21-C-99, Secs. I, II, III, IV, V, VI, and XI, 1-13-2000, only as to the location, age, and future placement of manufactured homes, in a "Manufactured Housing District" or "MH District", and

Whereas, the "MH District" is to provide a specific area for "manufactured homes" subdivisions and "manufactured home parks" only, thus providing a location for the use and enjoyment of manufactured housing along with the uses customarily accessory thereto; and

Whereas, this ordinance is not intended to change to the current ordinance regarding "Permits," "Standards for Occupancy," "Notice, Hearings and Orders," "Nonconforming Mobil Home Constituting Public Nuisances," or "Penalties" as referenced in the above Ordinance No. 21-C-99, et al. (which are proposed to be codified Chapter 20, Art. III in the Code of Ordinances);

Therefore, Be It Resolved, that the above referenced Ordinance 21-C-99, is amended, to wit:

1. Definitions: The term "mobile homes" under the City's current ordinance and/or proposed Code of Ordinances is changed to "manufactured homes;"

2. Definitions: The age of a "manufactured home" shall be five (5) years or newer at the time of the placement in the "MH District;"
3. Definitions: The size of any future "manufactured home" shall be a "doublewide" and not "singlewide;"
4. Purpose and Intent: "The MH Housing District is to provide for a specific area for manufactured home subdivisions and manufactured homes parks only, thus providing a location for the use and enjoyment of housing along with uses customarily accessory thereto;"
5. "Grandfather Clause" means that existing manufactured homes that are currently present within the City shall be grandfathered in the event the owner changes hands as being passed down by one family member to another family member. If a grandfathered manufactured home burns down or is destroyed by a natural disaster or "Act of God," then the destroyed structure can be replaced with another manufactured home that meets the city's prior code requirements;
6. In the event that a home that has been "grandfathered," that is no longer owned by a family member as described above, then a home must be constructed on the previously "grandfathered" land by the subsequent owner of the property;
7. New Provisions: "All new manufactured homes (other than those 'grandfathered' in this ordinance) shall be restricted to the "MH District" more commonly known as the "Casa Vista Subdivision" which was incorporated into the City of Rio Vista on October 19th, 1982, via Ordinance No. 46, which is attached hereto and incorporated by reference as if set forth fully herein, and which is recorded as abstract No. 707, Volume 760, Page 110, and Volume 556, Page 723, Deed Records of Johnson County, Texas, which is attached hereto as Exhibit A, and incorporated by reference as if set forth fully herein.

Passed and Approved this 11th day of October, 2016

Mayor, Keith Hutchison

Attested by City Secretary:

Connie Coppock

Connie Coppock, City Secretary

Date: 11/13/16

ORDINANCE NO. 21-C-99

CITY OF RIO VISTA
MOBILE HOME ORDINANCE

AN ORDINANCE PROVIDING FOR THE REGULATION OF MOBILE HOMES LOCATED OUTSIDE OF MOBILE HOME PARKS; DEFINING TERMS; REQUIRING A PERMIT AND ESTABLISHING PERMIT FEES; PROVIDING STANDARDS FOR OCCUPANCY; IMPOSING A PENALTY FOR VIOLATION; PROVIDING SEVERABLE PROVISIONS; CAUSING THIS ORDINANCE TO OVERRULE ANY PROVISIONS OF ANY OTHER ORDINANCE THEREON; ESTABLISHING AN EFFECTIVE DATE AND DECLARING AN EMERGENCY.

WHEREAS, in order to protect the life, health, and provide for the general welfare and equal opportunity of the citizens of Rio Vista, Texas, it is deemed necessary by the City of Rio Vista, Texas, to set forth rules and regulations pertaining to mobile homes located outside of mobile home parks, thereby requiring the issuance of permits for same, and setting forth standards of occupancy as set forth herein;

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

SECTION I – DEFINITIONS (as used in this Ordinance).

Mobile Home. A structure built no more than 10 years old, upon a permanent chassis designed to be transported in one or more sections, designed to be used as a dwelling suitable for year round occupancy with or without a permanent foundation when connected to the required utilities and includes plumbing, heating, air conditioning and electrical systems. The term mobile home shall include the term HUD manufactured home, as defined in the Manufactured Housing Standards Act, Article 5221f V.A.T.S.

Mobile Home Park. A continuous parcel of land which has been developed for the placement of two (2) or more mobile homes and is owned by an individual, a firm, trust, partnership, public or private association or corporation.

Mobile Home Lot. A parcel of land used for the placement of a mobile home for the exclusive use of its occupants. Each shall be placed 50' from front property line and 15' from each side.

Permanent Mobile Home or **Independently Sited Mobile Home.** A mobile home parked or placed outside of a mobile home park on a separate and individually owned mobile home lot.

Permit. A written permit or certification issued by the City Secretary authorizing the placement of a permanent mobile home under the provisions of this chapter and regulations issued hereunder.

SECTION II - PERMIT.

(A) No permanent mobile home shall be placed or occupied outside of a mobile home park within the scope of this chapter, nor shall any city utility be connected to any permanent mobile home unless or until a permit has been issued by the City Secretary. The City Secretary shall, after an application for a permit has been requested by the owner, issue the permit subject to compliance with occupancy requirements and any other applicable codes or ordinances relative to location, construction, arrangement, safety and sanitary facilities of mobile homes.

(B) A non-refundable fee of ~~twenty-five dollars ($25.00)~~ 10 Cents a Square Foot shall be required for each permit authorizing the placement of a permanent mobile home.

(C) Any person whose application for a permit under this chapter has been denied, may request and shall be granted a hearing on the matter before the City Council under the procedure provided by Section IV.

SECTION III - STANDARDS FOR OCCUPANCY.

Each mobile home that meets the definition of a permanent mobile home shall meet the following standards for occupancy:

(A) Each mobile home shall be anchored according to State requirements.

(B) Each mobile home shall be skirted to ground level with a uniform material such as that used on the mobile home or by brick or concrete or stone masonry curtain wall flush with the exterior wall of the mobile home.

. Each mobile home shall be underpinned within 120 days of setting, or show good cause to the City Council , or be in violation of this ordinance.

(C) Each mobile home shall be required to have its own individual utility hookups, including but not limited to, water, gas, sewage, and electric.

(D) No mobile home is to be occupied as a permanent mobile home which has exterior dimensions of less than twelve feet (12') by fifty feet (50') or an area of six hundred square feet (600 sq.') of actual living space.

1. If any citizen of Rio Vista requires use of smaller trailers for temporary dwellings, such request shall be presented to City Council for approval along with the reason for temporary housing and length of time the temporary housing will be required.

(E) All permanent mobile homes must be placed on concrete blocks or a permanent foundation and have all axles and tires removed. Under no circumstances shall a permanent mobile home be allowed to rest or sit on its axles and tires while being used for occupancy.

(F) All permanent mobile homes must be properly maintained.

(G) Each mobile home must not be more than ten (10) years old. The owner must show proof of age by original or copy of title or deed. A City Official or designated person must verify serial number to verify that deed serial number and number on home is the same.

(H) Each mobile home must have composition shingles on roof or fabricated metal roofing material and must be attached with sheet metal screws.

(I) Each mobile home shall be set at least 50' from front of property and have 15' on each side of property line.

Section IV - NOTICES, HEARINGS AND ORDERS.

(A) Whenever the City Council determines that there are reasonable grounds to believe that there has been a violation of any provision of this Ordinance, the City Secretary shall give notice of such alleged violation to the person to whom the permit was issued, as hereinafter provided. Such notice shall:

1. Be in writing.

2. Include a statement of the reasons for its issuance.

3. Allow a reasonable time for the performance of any act it requires.

4. Be served upon the owner or his agent as the case may require; provided, such notice or order shall be deemed to have been properly served upon such owner or agent when a copy thereof has been sent by certified mail to his last-known address, or when he has been served with such notice by any method authorized or required by the laws of this state.

5. Contain an outline of remedial action which, if taken, will affect compliance with the provisions of this chapter.

(B) Any person affected by any notice which has been issued in connection with the enforcement of any provision of this chapter may request and shall be granted a hearing on the matter before the City Council; provided, that such person shall file in the office of the City Secretary a written request for a hearing and setting forth a brief statement of the grounds therefore within ten (10) days after the day the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and of the suspension except in the case of any order issued under subsection (E) of this section. Upon receipt of such request, the City Secretary shall set a time and place for such hearing and shall give the petitioner written notice thereof. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the request was filed; provided, that upon application of the petitioner the City Secretary may postpone the date of the hearing for a reasonable time beyond such ten-day period when in her judgment the petitioner has submitted good and sufficient reasons for such postponement.

(C) After such hearing, the City Council shall make findings as to compliance with the provisions of this chapter and shall issue an order in writing sustaining, modifying or withdrawing the notice, which shall be served as provided in subsection (A) of this section. Upon failure to comply with any order sustaining or modifying a notice, the permit of the mobile home owner affected by the order shall be revoked.

(D) The proceedings at such hearing, including the findings and decision of the City Council, and together with a copy of every notice and order related thereto, shall be entered as a matter of public record in the records of the City. Any person aggrieved by the decision of the City Council may seek relief therefrom in any court of competent jurisdiction, as provided by the laws of this state.

(E) Whenever the City Council finds that any emergency exists which requires immediate action to protect the public health, they may without notice or hearing issue an order reciting the existence or such an emergency and requiring that such action be taken as they may deem necessary to meet the emergency including the suspension of the permit. Notwithstanding any other provisions of this chapter, such order shall be effective immediately. Any person to whom such an order is directed shall comply therewith immediately, but upon petition to the City Council shall be afforded a hearing as soon as possible. The provision of subsections (C) and (D) of this section shall be applicable to such hearing and the order issued thereafter.

SECTION V - NONCONFORMING MOBILE HOMES CONSTITUTE PUBLIC NUISANCES.

(A) Any mobile home in violation of the terms and provisions of this chapter is hereby declared to be a public nuisance, and the appropriate officers of the city are hereby authorized to institute any action necessary to restrain or abate such violation.

(B) Any mobile homes currently placed on individually owned lots on the date of enactment of this Ordinance shall be granted exemption with the exception of complying with underpinning.

SECTION VI - INCORPORATION BY REFERENCE OF THE TEXT OF THE MANUFACTURED HOUSING STANDARDS ACT.

Provisions, definitions, and standards applicable to mobile homes set forth in the National Manufactured Home Construction and Safety Standards Act, 1974, 41 U.S.C. Section 5414 and the Texas Manufactured Housing Standards Code as set forth under the provisions of Article 5221, Section F V.A.T.S. are hereby adopted by reference and incorporated fully as if set forth verbatim.

SECTION VII - Nothing in this ordinance is intended to relieve any person of any condition, restriction, or requirement imposed by any other law or Ordinance of the City; where any other Ordinance or regulation is in conflict with this Ordinance, this Ordinance shall govern.

SECTION VIII - It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any 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 phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION IX - The City Secretary of the City of Rio Vista is hereby directed to publish the caption, penalty clause and effective date of this Ordinance at least once in an official newspaper in the City of Rio Vista, Texas, as authorized by Texas Revised Civil Statutes, Article 1152.

SECTION X - The City Secretary of the City of Rio Vista is hereby directed to engross and enroll this Ordinance by copying the caption and penalty clause of same in the minutes of the City Council of the City of Rio Vista, Texas, together with the date of adoption and the Ordinance number and by filing this Ordinance in the Ordinance records of said City.

SECTION XI - PENALTY

Any person, firm, or legal entity, whether public or private, individual or representative capacity who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be fined a sum not to exceed Two Thousand Dollars ($2000.00) for each and every violation, and each day of violation shall constitute a separate and distinct offense. In the case that any owner or occupant of any mobile home under the provisions of this Ordinance shall be a corporation or public or private entity, rather than a natural person, and shall violate the provisions of this Ordinance, the President, Vice President, Secretary Treasurer or other officers of such corporation or legal entity, or the manager, agent, representative, designee or employee of such entity shall also be severally liable for the penalties herein provided for violation of this Ordinance.

SECTION XII - This Ordinance shall be in full force and effect from and after the date of passage and publication as above specified.

SECTION XIII - The importance of this Ordinance creates an emergency and an imperative public necessity that the rule requiring Ordinances to be read at three separate meetings be suspended; and this rule is hereby suspended; and the Ordinance shall take effect and be in force from and after its adoption, as set out above.

Signed on this the 13 day of January, 2000 ~~1999~~.

By: Sam C Bigham
Sam Bigham, Mayor

ATTEST:

By: Georgia Jones
Georgia Jones, City Secretary

ORDINANCE NO. 10-11-2016.3

"AN ORDINANCE PROHIBITING THE PLACEMENT OF RV PARKS WITHIN THE CITY OF RIO VISTA, TEXAS"

Preamble

Whereas, this proposal was discussed at a public meeting of the Rio Vista City Council on Oct. 11th, 2016, at which time both members of the City Council and the public were present and provided input regarding the proposed intent and language of this proposed ordinance; and

Whereas, the City of Rio Vista City Council has unanimously determined that prohibiting the placement of any new "RV Parks" within the city limits will increase property values throughout the City, thereby increasing the City of Rio Vista tax base; and

Whereas, the City of Rio Vista City Council has unanimously determined that any existing "RV Parks" should be "grandfathered" into this ordinance;

Therefore, Be It Resolved, that this Ordinance is adopted, to wit:

Definitions: The term "Trailer Coaches" in Ord. No. 21-B, 8-16-1983 (to be codified in Chapter 20, Article II in the City of Rio Vista Code of Ordinances) in replace with the term "Recreational Vehicles," (hereinafter referred to as "RV's").

Definitions: The term "Trailer Coach Park" in Ord. No. 21-B, 8-16-1983 (to be codified in Chapter 20, Article II in the City of Rio Vista Code Ordinances) is replaced with the term "Recreational Vehicle Park" (hereinafter referred to as "RV Park").

That no additional RV parks shall be permitted to be placed or relocated within the city limits of the City of Rio Vista; provided, however, any existing RV parks are "grandfathered" in to this ordinance and shall remain governed by Ord. No 21-B, 8-16-1983 (to be codified in Chapter 20, Article II in the City of Rio Vista Code of Ordinances).

"Grandfather Clause" means that existing "RV Parks" that are currently present within the City shall be grandfathered in the event the owner changes hands as being passed down by one family member to another family member. If a grandfathered "RV Park" burns down or is destroyed by a natural disaster or "Act of God," then the destroyed "RV Park" can be replaced or rebuilt with another "RV Park" at the same location provided that the replaced or rebuilt "RV Park" meets the City's prior code requirements as set forth in Ord. No. 21-B, 8-16-1983 (to be codified in Chapter 20, Article II in the City of Rio Vista Code of Ordinances).

Passed and Approved this 11th day of October, 2016

Mayor, Keith Hutchison

Attested by City Secretary:

Connie Coppock

Connie Coppock, City Secretary

Date: 11/13/16

ORDINANCE NO. 21 B

AN ORDINANCE PROVIDING FOR THE REGULATION OF TRAILOR COACHES, TRAILOR COACH PARKING, AND TRAILOR PARKS IN THE CITY OF RIO VISTA, TEXAS: PROVIDING FOR THE CONSTRUCTION, MAINTANCE AND REGULATION OF ANY SUCH PARKS AND CAUSE THIS ORDINANCE TO OVER RULE ANY PROVISIONS ORDINANCE REGULATING TRAILOR COACH AND TRAILOR COACH PARKS. PROVIDING A PENALTY FOR THE VIOLATION THEREOF AND DECLARING AND EMERGENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIO VISTA

SECTION I - DEFINITTONS: As used in this Ordinance:

(a) "Trailor Coach" Shall mean any vehicle used, or maintained for use as a conveyance upon highways or streets so designated and so constructed as to permit occupancy thereof as a permanent or temperary dwelling or sleeping place for one or more persons, having no foundation other than wheels, jacks, blocks, or skirtings The term "Trailor coach" shall also cover and include a trailor car, automobile trailor, house trailor and moble home. An "Independent Trailor Coach" means a trailor coach which has a flush toilet and a bath or shower. A "Dependent Coach" means a trailor coach which does not have a flush toilet and a bath or shower.

(b) "Trailor Coach Park" shall mean any site, lot, field or tract of ground upon which three (3) or more trailor coaches are placed and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such park.

(c) "Trailor Coach Space" means a plot of ground within a trailor coach park designed for the accommodation of one (1) trailer coach.

(d) "Person" means any individual, firm, partnership association, corperation or society and their heirs, administrators, executors or assigns, agents, servants, and employees.

SECTION II - Application for Trailor Coach Park must be made to City Council. The City Council shall study the plans and shall be the one to grant permission to construct a trailor coach park. The application shall be in writing, signed by the applicant and shall contain the following:

(a) The name and address of the applicant.

(b) The location and legal description of the trailer coach park.

(c) A complete plan of the park showing compliance with section 3 of this Ordinance, showing the number of trailer coach spaces proposed.

(d) Plans and specifiaations of a buildings and other improvements constructed, or to be constructed within

(e) Such further information as may be requested by the City Council, to enable it to determine if the trailer coach park will comply with the legal requirements.

SECTION III - TRAILER COACH PARK PLAN: The trailer coach park shall conform to the following requirements;

(a) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

(b) Trailer coach spaces shall be provided, consisting of a minimum of two thousand (2,000) square feet for each space, which shall be at least twenty-five (25) feet wide and clearly defined.

Trailer coaches shall be so harbored on each space that there shall be at least fifteen (15) feet clearance between trailer coaches provided however, that with respect to trailer coaches parked ene-to-end, the end-to-end clearance between trailer coaches may be less than fifteen (15) feet but shall not be less than ten (10) feet. No trailer shall be located closer than ten (10) feet from any building within the park or from any property line bounding the park.

(c) All trailer coach spaces shall abut upon a driveway of not less than twenty-five (25) feet in width which shall be unobstructed access to a public street, alley or highway. All driveways shall be graveled well marked in the day time, and lighted at night. The minimum quality of such driveway surfacing shall be a minimum four (4) inch gravel surface to be approved by the City Council of the City of Rio Vista.

(d) Walkways not less than two (2) feet wide shall be provided from the trailer coach spaces to the service buildings. The walkway shall be hard surfaced, as that term is defined in the prececing paragraph, well marked in the day time and lighted at night.

(e) An electrical outlet supplying at least 110 volts shall be provided for each trailer space.

(f) No trailer coach shall be situated closer to the street upon which such trailer coach park fronts than (10) feet from the front property line and in the case of trailer coach parks situated neared than (10) feet to the property line adjacent to the side street.

(g) All trailer coach spaces shall be provided with sewer connections in compliance with Section 10 of this Ordinance.

SECTION IV - MAINTENANCE: EVERY PERSON OWNING OR OPERATING a trailer coach park shall maintain such park, and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain said equipment in a state of good repair.

SECTION V - OFFICE BUILDING: Each trailer coach park shall be provided with a place to be known as the office in which shall be kept copies of all records pertaining to the management and supervision of the park, as well as rules and regulations of the park, and such records, rules and regulations to be available for inspection by law enforcement officers public health officials and other officials whose duties necessitate acquisition of the information contained therin.

SECTION VI - LOCATION:

(a) Prior to issuance of a trailer coach park license, the Applicant must obtain and provide to the City Council the consent in writing to the establishment of the trailer coach park upon the proposed location by all persons owning property located within 200 feet of the property upon the trailer park is to be located.

(b) Trailer coach parks must be located in such a manner that each boundary of the park must be at least two hundred (200) feet from any permanent residential building located outside the park, unless separated ther from by a natural or artificial barrier, or unless all of the property owners according to area within said two hundred (200) feet, consent in writing to the establishment of the park, provided, however, that the provisions of this section shall not apply to trailer coach marks already in existence and operationat the time of the passage of this Ordinance, and such existing and Operating parks shall be treated as a non-conforming use insofar as the requirements of this section are concerned.

SECTION VII - RULES AND REGULATIONS FOR PARK: It shall be the duty of the owner, his agent, representative or manager to to prescribe rules and regulations for management of the park: to make adequate provisions for the enforcement of such rules: and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Council. In addition thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

(a) Provide for regular inspection of the water and sanitary conveniences.

(b) Prohibit the placing or storage of unsightly material or vehicles of any kind.

(c) Provide for the regular cleaning, painting, repairing and disinfecting of all buildings.

(d) Take such other measures as may be deemed to be necessary by the City of Rio Vista to perserve the health, confort and safety of all persons residing in the park and general public.

SECTION VIII - TRAILERS OUTSIDE PARK:

(a) It shall be unlawful within the corporate limits of the City of Rio Vista Texas for any person to park any trailer coach of any kind on any street, alley, highway or other place in the corporate limits of the City of Rio Vista Texas, except as provided in this Ordinance.

SECTION XI - SEWAGE AND REFUSE DISPOSAL: Waste from showers bath tubs, flush toilets, urinals, lavatories, in service and other buildings within the trailer park shall be discharged into the septic system in complaince with applicable of ordinances. Each trailer coach space shall be provided with a trapped sewer at least four (4) inches in diameter which shall be connected to receive the waste from the shower, bath tub, flush toilet, lavatory, and kitchen sink of the trailer coach harbored in such space and having any or all of such facilities. The trapped sewer in each trailer coach space shall be connected to discharge the trailer coach waste into a septic system in complaince with applicable ordinances.

SECTION XII - GARBAGE RECEPTACLES: Tightly covered metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not further than two hundred (200) feet from a trailer coach space. The cans shall be kept in sanitary conditions at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the garbage cans shall not overflow.

SECTION XIII - FIRE PROTECTION: It is suggested every park shall be equipped at all times with one (1) fire extinguisher in good working order and currently charged for every ten (10) trailer coach spaces, located not further than two hundred (200) feet from each trailer coach space. No open fires shall be permitted at any place which would endanger life or property. No fires shall be left unattended at any time.

SECTION XIV - FUEL: Bottles gas for cooking purposes shall not be used at individual trailer coach spaces unless the container are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder contained bottled gas shall be located in a trailer space or within five (5) feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel must be followed.

SECTION XV - PENALTY: Any person violating this Ordinance shall be fined not more than two hundred ($ 200.00) dollars for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION XVI --SEVERABILITY: If any provision or clause of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this act are declared to be severable.

SECTION XVII- EMERGENCY, EFFECTIVE DATE OF ORDINANCE: Whereas, an emergency exists in behalf of the public peace, health, safety and general welfare, necessitating this Ordinance shall become effective immediately upon publication of the caption hereof in one (1) issue of a local newspaper. And shall replace all Ordinance perexisting on Trailer Coaches, Trailer Coach Parking, Moble Home and Trailer Parks.

(b) No trailer coach shall be parked, used or occupied on any tract of ground within the corporate limits of the City of Rio Vista Texas, except as provided in this Ordinance.

(c) The City Secretary may permit the parking, use and occupancy of a trailer coach outside of a trailer park for a period of time not exceeding ten (10) days when such coach is occupied by persons employed in the operation of a temperary recreational, amusement or civic activity. Such temperary parking, use and occupancy of a trailer coach shall be permitted only when the coach shall be permitted only when the coach is parked on the same premises on which the activity is located and only when adequate sanitary facilities are available upon the premises for the use of the occupants of the trailer coach.

SECTION IX - WATER SUPPLY: An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park. The water supply shall be obtained form faucets only. No common drinking cups shall be permitted. Each trailer coach space shall be provided with a cold water tap at least four inches (4) above the ground.

SECTION X - DEPENDENT TRAILER COACH UNLAWFUL:

(a) It shall be unlawful within the corporate limits of the City of Rio Vista for any person to occupy or maintain for the purposes of occupancy a Dependent trailer Coach, as that term is defined in Section I (a) of this Ordinance.

(b) It shall likewise be unlawful for any person to permit or allow the location of a Dependent trailer coach upon any premises within the corporate limits of the City of Rio Vista, owned by him or under his management.

PASSED AND APPROVED THIS 16 th DAY OF August, 1983

CITY OF RIO VISTA, TEXAS

By: John Carper
Mayor

ATTEST:

Georgia Jones
City Secretary

ORDINANCE NO. 10-11-2016.2

"AN ORDINANCE REGARDING THE LOCATION AND PLACEMENT OF PREVIOUSLY BUILT HOMES WITHIN THE CITY OF RIO VISTA, TEXAS"

Preamble

Whereas, this proposal was discussed at a public meeting of the Rio Vista City Council on Oct. 11th, 2016, at which time both members of the City Council and the public were present and provided input regarding the proposed intent and language of this proposed ordinance; and

Whereas, the City Council has defined a "previously built home" as a residential structure or any other type of structure intended for residential use that has been previously placed on a lot or other location either inside or outside the city limits of the City of Rio Vista and that has been previously used or was intended to be used as a residence.

Whereas, based upon these discussions, the City Council has determined that eliminating the placement of "previously built" homes within the City of Rio Vista will enhance the beautification of neighborhoods on a city-wide basis; and

Whereas, the City of Rio Vista City Council has unanimously determined that placing "previously built" homes located with the city limits will decrease property values throughout the City, thereby decreasing the City of Rio Vista tax base; and

Whereas, the City of Rio Vista City Council has unanimously determined that preventing "previously built" homes locate within the city limits will increase property value throughout the City, thereby increasing the City of Rio Vista tax base;

Therefore, Be It Resolved, that this Ordinance is adopted to wit:

That no previously built home, manufactured home, or recreational vehicle shall be permitted to be placed or relocated within the city limits of the City of Rio Vista. Any and all provisions in any other ordinance permitting the placement of "previously built homes" within the City of Rio Vista are expressly repealed.

Passed and Approved the 11th day of October, 2016

Mayor, Keith Hutchison

Attested by City Secretary:

Connie Coppock

Connie Coppock, City Secretary

Date: 11/13/16