

AN ORDINANCE AMENDING CHAPTER 23, "PLANNING AND COMMUNITY DEVELOPMENT," SUBPART E, "ZONING," OF THE ABILENE MUNICIPAL CODE, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY AND CALLING A PUBLIC HEARING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, Subpart E, "Zoning," of the Abilene Municipal Code be amended as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than One Thousand Dollars (\$1,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 8th day of May, A.D. 19 86.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 4th day of May, 19 86, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 9:00 a.m., on the 12 day of June, 19 86, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING this 12 day of June, A.D. 19 86.

ATTEST:  
Patricia Patton  
CITY SECRETARY

David Stubbeman  
MAYOR

APPROVED:  
Harry Cangel  
CITY ATTORNEY

EXHIBIT "A"

DELETE: Section 23-306.5(a)(8)

ADD: Section 23-306.5(a)(8)

A. Residential

(8) Vacation Travel Trailer Parks

Vacation travel trailer parks shall be allowed in the GC and HC, zoning districts, subject to the following conditions:

- (a) Shall be located at least 300 feet from any residential zoning district,
- (b) Shall be required to meet annual licensing requirements with the Building Inspection Department. Issuance of the required license shall be dependent upon compliance with all applicable health, fire, building, and other City of Abilene Codes and Ordinances to ensure the safe operation of the park. The license shall be conspicuously posted in the park office.
- (c) A register containing the name and address of each occupant of all the park, as well as the date of arrival and departure, the make, model, year, and the license number and state, of vehicles shall be kept and available for periodic inspection,
- (d) The maximum site density for vacation travel trailer parks shall be 12 units per acre,
- (e) The initial development of any vacation travel trailer park shall not be less than 2 acres fully developed,
- (f) All vacation travel trailer parks shall be directly linked by an entrance way with a public street. The entrance way shall be at least 40 feet in pavement width with a 20-foot curb radius on collector and arterial streets and 15 feet on local streets. The connection of the entrance way with the public street shall be constructed according to municipal construction standards. The entrance roadway from the public street to the main office plus the parking for the office and all uses accessible by the general public shall be paved. All other surfaces intended for regular vehicular use shall have a durable surface, such as compacted base material. Entrance ways and interior streets shall be considered private streets,
- (g) Campsite size shall be a minimum of 1,600 square feet or 40' by 40' to provide adequate space for a recreational vehicle, a car, and a picnic table/grill,
- (h) Campsite pad separation shall be a minimum of 10 feet,

- (i) Trailers and other recreational vehicles shall be separated from each other and permanent structures by ten feet.
- (j) There shall be no entrance or exit from the vacation travel trailer park through a residential zoning district.
- (k) Setback requirements for vacation travel trailer parks shall be as follows:
  - o From the edge of cul-de-sac streets 20'
  - o From the edge of other interior streets 10'
  - o From park property line 25'
  - o Rear and side park property lines 15'
- (l) Accessory uses such as an office, recreation facilities, toilets, dumping stations, laundries, etc., shall be permitted, subject to the following restrictions:
  - (1) Such establishments and the parking area primarily related to their operations shall not occupy more than 10% of the gross area of the park.
  - (2) The structures housing such facilities shall not be located closer than 50 feet to any public street.
- (m) No travel trailer park or trailer therein shall be used as a permanent place of dwelling or business for indefinite periods of time, except for permanent full time employees of the travel trailer park. Continuous occupancy extending beyond 3 months in any 12 month period shall be presumed permanent occupancy.
- (n) The following sanitation requirements shall apply to all vacation travel trailer parks:
  - o Female
    - 1 flush toilet per 25 vacation travel trailers
    - 1 shower/dressing room per 25 vacation travel trailers
  - o Male
    - 1 flush toilet per 25 vacation travel trailers
    - 1 shower/dressing room per 25 vacation travel trailers
 Such facilities may be separate or unisex in nature
- (o) Refuse containers or collection sites shall be conveniently located for park residents. A central refuse collection site for the park as a whole shall be provided. Such a container shall be water tight and rodent proof. If refuse is to be collected by the City of Abilene, central refuse collection areas shall be located in conformance with City standards.
- (p) All facilities at vacation travel trailer parks shall conform and comply to City of Abilene health, fire, building and other such codes.
- (q) Vacation travel trailer parks shall be located on land formally subdivided according to the Subdivision Regulations of the City of Abilene.
- (r) Vacation travel trailer parks shall have the option of connecting to municipal water and sewage systems or of seeking appropriate waivers and installing private systems. Private sanitation facilities shall meet all State and City of Abilene health standards and regulations.
- (s) Development of a vacation travel trailer park shall require submittal and approval of a site plan depicting the information described in Section 23-356.3 of the Zoning Ordinance.