

**CITY OF LADONIA, FANNIN COUNTY TEXAS
ORDINANCE NO. 2012-03-19**

AN ORDINANCE OF THE CITY OF LADONIA, TEXAS TO PROHIBIT TRAVEL TRAILERS IN THE CITY; PROVIDING FOR A DEFINITION; PROVIDING FOR RESTRICTIONS ON USE; PROVIDING A PERMIT AND A FEE FOR APPROVED USE; PROVIDING FOR LIMITED OPEN STORAGE; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City does not have at this time a Trailer Park designed for the utilization of Travel Trailers; and

WHEREAS, the City of Ladonia, to promote community uniformity of structure and support future efforts and effects of Planning and Zoning, limiting the use of recreational vehicles as permanent dwellings and encouraging the use of high building standards is in the best interest of the City; and

WHEREAS, Travel trailers are not permanent dwellings, nor are they taxed in accordance with the Property Tax Code providing revenue to the City for maintaining the infrastructure, the City therefore limits the use of Travel Trailers; and

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

SECTION 1. REGULATION OF TRAVEL TRAILERS

ARTICLE 3.810 Regulation of Travel Trailers shall be added to Chapter 3 Building & Construction of the Ladonia Code of Ordinances for the City of Ladonia. All Travel Trailers in the City must display current State Department of Motor Vehicles registration. Restrictions in this section do not refer to or prohibit the parking of Travel Trailers.

SECTION 2. DEFINITION

Travel Trailer shall mean a house trailer-type vehicle, recreational vehicle, motor home, fifth-wheel travel trailer, or camper trailer, regardless of whether the vehicle is affixed to real property, and shall be defined as a vehicular, portable structure built on a chassis, less than four hundred (400) square feet in area, being either of a gross weight of not more than 4,500 pounds or an overall length of not more than 28 feet, designed to be used as a temporary dwelling, to be towed behind a motor vehicle primarily for use as temporary living quarters in connection with recreational, camping, travel, or seasonal use and not as a permanent dwelling.

SECTION 3. RESTRICTIONS ON USE

Travel Trailers are prohibited in the city limits as permanent dwellings and may be used for temporary residential dwelling only after City Council approval, which may be revoked at any time, by a majority vote, under the following conditions only:

1. **Emergency Temporary Use** - An emergency shall only be loss of a permanent dwelling due to fire, flood or any natural disaster for the express purpose of occupying a travel trailer as a dwelling, only while repairing, remodeling, or replacing a permanent dwelling. A determination of the period of time such emergency use may continue, but in no event shall such period exceed 30 days. However, each applicant may have his emergency permit extended for an additional 30-day period. No permit shall be extended, or renewed, more than five times. All such extensions shall require a majority vote of the City Council.
2. **Recreational Temporary Use** - Travel Trailers may be used for on-site dwelling for camping purposes only for a period of up to fourteen (14) consecutive days at which time it must be removed from the City of Ladonia for a time period of at least thirty (30) business days.

3. **Construction Temporary Use** - Travel Trailers may be used for on-site dwelling purposes for up to six (6) months after obtaining building permit for construction of a home.

SECTION 4. PERMITS

Permits for Travel Trailer use shall be issued for any Travel Trailer in the City as prescribed in Section 3. Three permits types and fees are as follows:

1. Emergency Temporary Use Permit \$ 0.00 month
2. Recreational Temporary Use Permit - \$ 5.00 week or as determined by City Council
3. Construction Temporary Use Permit - \$25.00 month or as determined by City Council

SECTION 5. OPEN STORAGE

Open storage is prohibited (except for materials for the residents' personal use or consumption such as firewood, garden materials, etc.).


SECTION 6. SEVERABILITY

It is hereby declared to be the intention of the City Council that Article 1.100 Section 1.107 of the Ladonia Code of Ordinances applies to this ordinance once approved, passed and published.

SECTION 10. EFFECTIVE DATE

This ordinance shall be in full force and effect after its passage and publication as provided by law and it is so ordained.

PASSED AND APPROVED, this 19th day of March 2012.



Janis Cooper, Mayor

ATTEST:


Julie Russell, City Secretary