

**CITY OF FREEPORT
PLANNING COMMISSION
Tuesday, September 1, 2015, 6:00 P.M.
Freeport Police Department, Municipal Courtroom
430 North Brazosport Boulevard
Freeport, Texas**

AGENDA

Edward Garcia, Chairman
Tobey Davenport
Royce McCoy

Lesa Girouard
Eddie Virgil

NOTICE is hereby given that the Planning Commission of the City of Freeport, Texas will meet in a regular meeting on **Tuesday, September 1, 2015 at 6:00 P.M.** at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Freeport, Texas to discuss the following:

1. Open Meeting.
2. Invocation.
3. Approval of the minutes for July 28, 2015, 2015 meeting.
4. Consider and discuss restriping and signage on West 8th Street, from Velasco Boulevard to State Hwy. 288.
5. Consider and discuss manufactured housing ordinance.
6. Consider and discuss on RV Parks.
7. Consider and discuss authorizing a 4 way Stop Sign at the intersection of Cherry and Second Street.
8. Consider and discuss a request from the Martin Luther King Committee to rename Second Street; or another street to Martin Luther King Boulevard.

9. Consider and discuss recommending to City funding for a Master Plan for the City of Freeport.
10. Consider and discuss not allowing parking in front yards or on un-improved surfaces.
11. Adjourn.

NOTE: ITEMS NOT NECESSARILY DISCUSSED IN THE ORDER THEY APPEAR ON THE AGENDA. THE PLANNING COMMISSION, AT ITS DISCRETION, MAY TAKE ACTION ON ANY OR ALL OF THE ITEMS LISTED.

I, Delia Munoz, City Secretary, City of Freeport, Texas, hereby certify that this Agenda was posted on the official bulletin board/glass door of City Hall facing the rear parking lot of the building with 24-hour access at 200 West 2nd Street, Freeport, Texas on or before **Friday, August 21 , 2015 at 5:00 P.M.**

Delia Munoz, City Secretary
City of Freeport, Texas

State of Texas

County of Brazoria

City of Freeport

BE IT REMEMBERED, that the Planning & Traffic Commission of the City of Freeport met on Tuesday, July 28, 2015 at 6:00 p.m., at the Freeport Police Department, Municipal Courtroom, 430 North Brazosport Boulevard, Texas for the purpose of considering the following agenda items:

Planning Commission:

Edward T. Garcia
Tobey Davenport
Royce McCoy
Lesa Girouard
Eddie Virgil

Staff:

Wallace Shaw, City Secretary
Nat Hickey, Property Director
Chris Motley, Fire Marshall/Building Official

Visitors:

Open Meeting.

Edward T. Garcia called the meeting to order at 6:00 p.m.

Invocation.

Wallace Shaw offered the invocation.

Approval of the minutes for March 24 & June 30, 2015, 2015 meeting.

On a motion by Eddie Virgil, seconded by Royce McCoy with all present voting "Aye", the minutes of March 24, & June 30, 2015 were unanimously approved.

Consideration of approving and signing a replat for Clinton F. Wong, being 330.599 acres out of the Velasco Townsite, recorded in Volume 32, Page 14 of the Brazoria County Deed Records in the City of Freeport, Alexander Calvit Survey, Abstract 49 and Eli Mitchell Survey, Abstract 99 and the Cristian Henniger Survey, Abstract 211 Brazoria County, Texas.

On a motion by Tobey Davenport, seconded by Royce McCoy, with all present voting "Aye", the replat was unanimously approved for signage for Clinton F. Wong, being 330.599 acres out of the Velasco Townsite, recorded in Volume 32, Page 14 of the Brazoria County Deed Records in the City of Freeport, Alexander Calvit Survey, Abstract 49 and Eli Mitchell Survey, Abstract 99 and the Cristian Henniger Survey, Abstract 211 Brazoria County, Texas.

Adjourn.

Edward T. Garcia adjourned the meeting at 6:12 p.m.

Chairman Edward T. Garcia
City of Freeport, Texas

Delia Munoz, City Secretary
City of Freeport, Texas

(B) See § 155.023 for supplementary district regulations, exceptions, and parking requirements applicable to the R-2 District.

(C) See § 155.060 (D) and (E) for temporary use permits that may be granted by the Board of Adjustment and specific use permits that may be recommended by the City Planning Commission under certain circumstances and contains.

(D) *Permitted uses and parking requirements.*

Any use permitted in the R-1 and the R-2 Districts. See § 155.030 (C) for permitted uses and parking requirements.

(E) *Height regulations.* No building shall exceed 30 feet or 2 stories in height.

(F) *Special requirements.*

(1) A map of plat of all mobile homes subdivisions shall be prepared in accordance with the subdivision ordinance of the city.

(2) The minimum size of a mobile home subdivision shall be 8 acres.

(3) No more than one mobile home shall be placed on each lot.

(4) No mobile home shall be permitted in a mobile home subdivision unless it contains at least 400 square feet of living area.

(5) Not more than one travel trailer or camper shall be parked on any one lot within a mobile home subdivision. No camper or travel trailer shall be occupied or used for sleeping quarters within a mobile home subdivision.

(6) Each mobile home shall contain a flush toilet, sleeping accommodations, a tub or shower bath, kitchen facilities, and plumbing and electrical connections designed for and attached to appropriate external systems.

(7) Personal goods and articles, other than cars, fuel tanks, boat, lawn furniture and similar items too large to reasonably enclose, shall be stored on the mobile home lot only in a completely enclosed structure.

(8) Any existing mobile home in this district may only be replaced with a HUD-code manufactured home or a conventional dwelling. (Ord. 1100-CC, 10-16-78; Am. Ord. 1844, passed 11-16-98) Penalty, see § 155.999

§ 155.034 R-2D DISTRICT, BLENDED CONVENTIONAL DWELLING AND NEW HUD-CODE MANUFACTURED HOME.

This district includes land which is used solely for single-family dwellings, but any such dwelling may be either a single conventional dwelling or a single new HUD-code manufactured home having 850 square feet of living space or more.

(A) *Minimum requirements for lot area and setback.*

Lot area: 6250 SF

Lot width: 50'

Setback:

Front: 25'

Rear: 5'

Side:

One: 5'

Sum of both: 10'

(B) See § 155.023 for supplementary district regulations, exceptions and parking requirements applicable to the R-2 District.

(C) § 155.060 (B) and (C) shall not apply to the installation of a HUD-code manufactured home. However, a written application to install a new HUD-code manufactured home for use and occupancy as a dwelling in this district shall be filed with the Building Official prior to commencement of the installation thereof and shall be deemed approved and granted unless denied by the Building Official within 45 days from the receipt of the application setting forth the reason. No fee shall be charged therefor.

(D) See § 155.060 (D) and (E) for Temporary Use Permits that may be granted by the Board of Adjustment and Specific Use Permits that may be recommended by the City Planning Commission under certain circumstances and conditions.

(E) *Permitted uses and parking requirements.* Any use permitted in the R-1 and the R-2 Districts.

(F) *Height regulations.* No building shall exceed 30 feet or 2 stories in height.

(G) *Special requirements for HUD-code manufactured homes.*

(1) Axles, wheels and external trailer hitch tongues or similar devices on or by means of which such home is or may be transported must be removed from the home and this district within ten days after such home is transported to this district.

(2) All such homes installed in this district must be placed on and secured to a permanent

which meets all the requirements of the applicable standard codes included in this code of ordinances. (Ord. 1760, passed 4-4-93) Penalty, see § 10.99

Cross-reference:

Anchorage; tie down requirements, see § 152.06

RECREATIONAL VEHICLE PARKS

§ 120.20 LOCATION OF PARKS.

Recreational vehicle parks may only be located in a recreational vehicle park zoning district, as defined in Chapter 155 of this code; or, by specific use permit, in any zoning district except in an R-1, R-2, R-3, W-1 and W-1R zoning district. (Ord. 1760, passed 4-4-93; Am. Ord. 2010-2244, passed 5-4-10) Penalty, see § 10.99

§ 120.21 LICENSE ISSUANCE; FEE.

(A) *License required.* It shall be unlawful for any person to operate a recreational vehicle park within the corporate limits of the city unless such person holds a valid license issued in the name of such person for a specific park.

(B) *Application for original license.*

(1) All original applications for an original license to operate a recreational vehicle park in the city shall be on forms furnished by the city, shall be signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and accompanied by the annual license fee mentioned below. The application shall contain the following:

(a) The name and address of the applicant and, if the applicant is not the owner of the premises on which the park is located, the name and address of the owner with a copy of a lease to the applicant from the owner being attached.

(b) The legal description, street address, and zoning classification of the park.

(c) A site plan of the park showing all recreational vehicle spaces, structures, streets, driveways, walkways and other service facilities and such other information as the Building Official may reasonably require to establish that the park has been constructed, altered, or expanded according to the permit issued therefor.

(2) If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be issued.

(3) The Building Official shall grant such application and issue an original license to operate a recreational vehicle park to the applicant unless he finds the information contained in such application to be inaccurate. The original license shall expire on January 2 of the calendar year next following the year in which it is issued.

(C) *Application for license renewal.* An application to renew a license to operate a recreational vehicle park in the city shall be made on forms furnished by the city, shall be signed by the licensee, shall contain such information as the Building Official may reasonably require to gather information reflecting any change in the information required in the original application or last filed renewal application and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the annual license fee mentioned below. If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be renewed. The Building Official shall grant such application unless the information contained therein is inaccurate or unless the Building Official believes that the licensee committed or allowed any violation of the provision of this chapter applicable to such park to occur which has not been corrected. A license which has been suspended pursuant to § 120.26 may not be renewed during the period for which it was suspended.

(D) *License fee.* The annual license fee shall be \$20 per recreational vehicle space. The annual fee for a original license shall be prorated for the balance of the year.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

§ 120.22 TRANSFER OF LICENSE; FEE.

(A) Every person desiring to purchase a recreational vehicle park located in the city shall apply for a transfer of such license on forms to be furnished by the city which shall be signed by the licensee, shall contain such information as the Building Official may reasonably require to assure the Building Official that the park is being and will be operated in compliance with all the requirements of this chapter and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the license transfer fee mentioned below. A license which has been suspended as provided in § 120.26 may not be transferred during the period for which it was suspended.

(B) All applications for transfer of a license to operate a recreational vehicle park within the city shall be accompanied by a fee of \$20 per recreational vehicle space.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

§ 120.23 APPEAL FROM DENIAL OF LICENSE.

Any person whose original application for a license to operate a recreational vehicle park is denied and any person whose application to renew or transfer such license has been denied may request and shall be granted a hearing on the matter by the City Council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the denial of such application by the Building Official. If the decision of the Building Official is reversed by the City Council, the Building Official shall issue the license or any renewal or transfer the

same with such requirements as such majority of the City Council may reasonably require. Any decision of the City Council in such appeal shall be final.

(Ord. 1760, passed 4-4-93)

§ 120.24 MAINTENANCE AND OPERATION OF PARKS.

(A) *Maintenance of site requirements.* All site requirements set forth in § 7.2C of the zoning code shall be maintained at all time in good working order and condition.

(B) *Fire safety standards.*

(1) *Storage and handling of liquified petroleum gases.* In recreational vehicles parks in which liquified petroleum gases are stored and dispensed, their handling and storage shall comply with requirements of International Fire Code, 2003 Edition adopted by § 92.50.

(2) *Storage and handling of flammable liquids.* In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of International Fire Code, 2003 Edition adopted by § 92.50.

(3) *Firefighting.* Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for Fire Department operations which shall be connected to the city's public water supply system. This shall include standard city fire hydrants located within 500 feet of all recreational vehicle spaces measured along the driveways and internal streets of the recreational vehicle park. These fire hydrants shall be made available for periodic inspection by the Fire Department and Water Department of the city. The adequacy of the water supply for firefighting shall be determined by state standards.

(4) *Barbecue pits, fireplaces, and stoves.*

All fireplaces, wood burning stoves and other forms of outdoor cooking shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both in the area where used and in neighboring area of the recreational vehicle park. No open fire shall be permitted in the park.

(C) *Solid waste disposal.* The licensee or agent of a recreational vehicle park shall be responsible for the collection and lawful disposal of all solid waste generated in the park as follows:

(1) The licensee or agent of the park shall be responsible for maintaining the entire area of the park free from weeds, dry brush, leaves, high grass, and the accumulation of debris and to prevent the growth of noxious weeds detrimental to health in accordance with the applicable provision of this code of ordinances. All extermination methods and other methods to control insects and pests must conform to the requirements of the Health Director of the city.

(2) All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week.

(D) *Restriction to recreational vehicles.* With the exception of the service buildings, recreational buildings, and other community service buildings including but not being limited to management residence and/or office, repair shops, storage facilities, sanitary and laundry facilities, and indoor recreation areas constructed and maintained pursuant to the provisions of § 7.2C of the zoning code, only recreational vehicles shall be located in any recreational vehicle park.

(E) *Illumination of parks.* The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable requirements of the Building Official to insure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.

(F) *Provisions for handicapped.* All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state, and federal regulations.

(Ord. 1760, passed 4-4-93) Penalty, see § 10.99

Cross-reference:

Solid waste, see Ch. 50

International Fire Code adopted, see § 92.50

Zoning code, see Ch. 155

§ 120.25 INSPECTION OF PARKS.

The Building Official, the Health Officer, the Fire Chief, and the Police Chief of the city and their respective designees shall have the right and are hereby directed at all reasonable times to enter upon any premises for which a license to operate a recreational vehicle park has been issued for the purpose of determining whether a condition or practice exists thereon in violation of the provisions of this chapter.

(Ord. 1760, passed 4-4-93)

§ 120.26 VIOLATION; SUSPENSION; APPEAL.

(A) Whenever, upon inspection of any recreational vehicle park, the Building Official, the Health Officer, the Fire Chief, or the Police Chief of the city or their respective designee finds that conditions or practices exist which are in violation of any provision of this chapter exist at such park, the Building Official shall issue and deliver to the licensee of such park a written notice setting forth each such condition or practice and notifying the licensee that unless such condition or practice is corrected or stopped within the time specified in such notice, which shall be a reasonable time taking into consideration the time required in the opinion of the Building Official for the correction or stopping of such condition or practice, the license of such licensee to operate such park shall be suspended. At the end of such notice period, the Building Official shall reinspect such park and, if all conditions or practices mentioned in such notice have not been corrected or

stopped, the Building Official shall immediately suspend the license of such licensee to operate such park for such period of time as the Building Official deems appropriate.

(B) Any person whose license to operate a recreational vehicle park is suspended shall have the right to have such suspension reviewed by the City Council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the suspension of such license by the Building Official. If the decision of the Building Official is reversed by the City Council, the City Council may either reinstate the license or suspend it for a lesser period of time than that for which it was suspended by the Building Official. Any decision of the City Council in such appeal shall be final.
(Ord. 1760, passed 4-4-93)

§ 151.07 RECREATIONAL VEHICLES AND TRAVEL TRAILERS.

(A) (1) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

RECREATIONAL VEHICLE. A motor vehicle primarily designed as temporary living quarters for recreational camping or travel use, which is generally no more than eight feet wide and no more than 40 feet long and is generally less than 320 square feet. The term includes a TRAVEL TRAILER, CAMPING TRAILER and MOTOR HOME.

(2) Other terms herein shall have the meaning defined in other ordinances of the city, except where the context clearly requires otherwise.

(B) It shall be unlawful for any person, firm or corporation to park or permit the parking of a recreational vehicle and/or a travel trailer on any lot or tract of land within the city, whenever the recreational vehicle or travel trailer is being used or occupied as a residence. This prohibition shall not apply to a recreational vehicle or travel trailer which is located in a duly licensed manufactured home park or a duly licensed recreational vehicle park, as long as the recreational vehicle or travel trailer complies with the requirements of this section for a use and occupancy permit. The provisions of this section shall not apply to a recreational vehicle or travel trailer which is being occupied temporarily by a person or persons visiting in the city. Any recreational vehicle or travel trailer shall not be permitted to connect into the water and sewer system of the city during the period of the temporary occupancy.

(C) (1) It shall be unlawful for any person, firm or corporation, their agents, servants or employees to operate or provide parking space for a recreational vehicle upon any lot or tract of land within the city limits unless the owner, operator or their agents, servants or employees have first made application for and secured a valid license to operate a recreational vehicle park issued by the city only upon compliance with this section and §§ 151.25 through 151.29 below. Any person, firm or corporation desiring to operate a licensed recreational vehicle park shall file an application for a license which shall contain the following:

- (a) The name and address of the applicant;
- (b) A description of the property upon which the recreational vehicle park is to be constructed, which must be within a duly licensed manufactured home park;
- (c) Plans and specifications for the recreational vehicle park which must conform to the requirements of this section, the Plumbing Code of the city and any other applicable ordinance of the city;
- (d) Agreement to reimburse the city for any cost of the City Engineer to inspect the work in progress and evaluate the plans and specifications with respect to the proposed recreational vehicle park;
- (e) Telephone numbers where the applicant may be contacted; and
- (f) An affirmative statement that applicant fully understands that no permit shall be issued until all the construction work has been completed in accordance with the requirements of this section, the Plumbing Code and all other ordinances of the city applicable thereto.

(2) The application shall be accompanied by a fee of \$25, plus any engineering fee payable to the General Fund of the city.

(3) Any license issued hereunder shall be valid for one year and the owner or operator of the recreational vehicle park shall be required to apply annually for a renewal of the license from the city. The Building Official of the city is hereby designated as the official with the power to administer the licensing program described herein and to grant and deny all license applications.

(D) A recreational vehicle park may only be located within the perimeter of a duly licensed manufactured home park, so long as the recreational vehicle park and the manufactured home park comply with the terms and provisions of this section and the provisions of state law. A recreational vehicle park shall meet the minimum requirements specified as follows.

(1) A recreational vehicle park shall contain at least four contiguous recreational vehicle spaces.

(2) Each space within a recreational vehicle park shall be at least 60 feet in length by 30 feet in width.

(3) No recreational vehicle may be placed on any space in a recreational vehicle park in the city in a manner that any part of the recreational vehicle or any extension thereto is situated within ten feet of any space line whenever the space is bordered by a space on either side of the space so occupied, and is set back less than 20 feet from the front line. The front line is deemed to be the line of the space which adjoins a street or roadway. Whenever space is situated at an intersection of two different streets or roadways, the recreational vehicle or any extension thereof shall not be parked nearer than ten feet from the inside space line and not nearer than ten feet from the side space line adjacent to the intersection street and not nearer than 20 feet to the front property line. A rear setback line shall be five feet from the rear property line.

(4) As a pad for the recreational vehicle, two concrete runners, a minimum of two feet in width and 30 feet in length, shall be placed four feet apart. The concrete runners shall include six-inch by six-inch by ten-inch wire mesh for reinforcing.

(5) Each recreational vehicle space shall be hooked to the city water and sewer system. Water, sewer and electrical hook-ups shall meet all current codes of the current codes of the city. No extension cords shall be allowed to be used with any electrical hook-ups.

(6) Each recreational vehicle space shall have adequate off street parking for all anticipated vehicles.

(7) Screening shall be required to be placed between each recreational vehicle space to form a proper sight screen.

(8) If a hurricane located in the Gulf of Mexico is predicted to strike the local area as determined by the Emergency Management Coordinator, all recreational vehicles shall be removed from the recreational vehicle park to a protected area outside the city limits at least 24 hours from the predicted hurricane strike.

(E) The Building Official of the city shall make a prompt investigation of any application for a use and occupancy permit, as specified in this section, and shall grant the application for permit if the recreational vehicle meets the requirements specified herein. Failure of the applicant for a permit to meet all the requirements of this section, shall be grounds for refusal to allow the applicant to connect to the water, sewer and/or gas service of the city and shall further be grounds for denial of the permit. Any application shall be deemed approved and granted unless the Building Official denies the application in writing within 45 days from receipt of the application setting forth the reason for the denial.

(F) Officials of the city may enter the premises of any proposed or existing place where any recreational vehicle is located, in order to inspect for compliance with this section.

(G) The city and its officers, agents and employees shall have no liability of any nature for any actions, omissions or other matters in any way concerning the subject matter of this section.

(Ord. 104-99, passed 5-10-99; Am. Ord. 105, passed 6-15-99) Penalty, see § 151.99

Chapter 32 - RECREATIONAL VEHICLES AND CAMPING

ARTICLE I. - IN GENERAL

Secs. 32-1—32-18. - Reserved.

ARTICLE II. - RECREATIONAL VEHICLE PARKS

FOOTNOTE(S):

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Editor's note—Ord. No. 2014-15, § 2, adopted Dec. 10, 2014, repealed the former art. II, §§ 32-18—32-24, and enacted a new art. II as set out herein. The former art. II pertained to similar subject matter and derived from Ord. No. 2007-17, §§ 1—7, adopted Dec. 11, 2007. See Code Comparative Table for complete derivation.

Sec. 32-18. - Short title.

This article shall be known as the "Recreational Vehicle Park Ordinance."

(Ord. No. 2014-15, § 2, 12-10-2014)

Sec. 32-19. - Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them in this section:

Recreational vehicle, as used in this article, shall mean any of the following:

- (1) Travel trailer means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, or permanently identified travel trailer by the manufacturer of the trailer and, factory equipped for the road, it shall have a body width not exceeding eight feet and a body length not exceeding state maximum.
- (2) Pick-up coach means a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation. The pick-up coach shall remain on the truck chassis at all times, except for any repair or maintenance work which necessitates the pick-up coach being removed from the truck chassis, in which case such repair or maintenance work shall be completed within two days or removal.
- (3) Motor home means a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- (4) Dependent trailer means a trailer which is dependent upon a service building for toilet and lavatory facilities.
- (5) Self-contained trailer means a trailer which can operate independent of connection to sewer, water and electric systems. It contains water-flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the trailer.

Recreational vehicles shall comply with all local, state, and federal laws regarding registration, inspection, and safety.

Recreational vehicle park, as used in this article, shall mean a certain piece of property on which two or more recreational vehicles are placed.

(Ord. No. 2014-15, § 2, 12-10-2014)

Sec. 32-20. - Site requirements.

- (a) A recreational vehicle park shall contain not less than one acre of land.
- (b) There shall be no more than one recreational vehicle located on any one site within the recreational vehicle park.
- (c) The minimum lot size shall be 1,100 square feet with a minimum width of 25 feet and minimum depth of 50 feet.
- (d) Recreational vehicles shall be located at least 20 feet from any street or roadway fronting the park and shall contain a rear setback of not less than ten feet from the rear line of said park. Individual lots lying within the recreational vehicle park shall contain a front setback of at least ten feet from any interior street or roadway and shall contain a rear setback of not less than ten feet from the rear line of said site.
- (e) All recreational vehicle parks shall be landscaped around the perimeter of the park with attractive, well maintained shrubbery and planted as not to restrict visibility at park entrances and exits, and shall not be less than two feet nor more than six feet in height.
- (f) A recreational vehicle park shall contain, at a minimum, one six-yard dumpster for every 25 recreational vehicle sites.
- (g) Any recreational vehicle park shall also comply with any additional requirements of any conditional or special use permit used by the village.

(Ord. No. 2014-15, § 2, 12-10-2014)

Sec. 32-21. - City codes.

All applicable codes of the Village of Surfside Beach not directly in conflict with any provision contained herein shall be compiled with by the owner or developer of a recreational vehicle park. A recreational vehicle park owner shall require that any recreational vehicle shall, at all times, be on wheels and must further be capable of being legally towed upon the public streets and highways of the State of Texas by a passenger car or truck or be self-propelled. The recreational vehicle park owner must be capable of removing all recreational vehicles in the park from the corporate limits of the village within one hour after hurricane watch is issued by the National Weather Service. No recreational vehicle shall remain in the park for more than 180 consecutive days. Park owners are required to maintain and produce accurate records of arrival dates of all recreational vehicles in the park area. Park owners must submit a monthly log to the city of all recreational vehicles to include RV site number, year, make and model of RV as well as the license plate number and expiration date.

(Ord. No. 2014-15, § 2, 12-10-2014)

Secs. 32-22—32-69. - Reserved.

ARTICLE III. - RECREATIONAL VEHICLES OUTSIDE OF PARKS

Sec. 32-70. - Definitions.

The following words and phrases, when used in this article, shall have the meanings respectively ascribed to them in this section:

Recreational vehicle means any of the following:

- (1) Travel trailer means a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified as a travel trailer by the manufacturer of the trailer and factory equipped for the road. It shall have a body width not exceeding 102 inches and a body length not to exceed 45 feet as required by the Texas Traffic Laws, state department of public safety.
- (2) Pick-up coach means a structure designed to be mounted on a truck chassis for use as a temporary dwelling to be used for travel, recreation and vacation.
- (3) Motor home means any portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- (4) Dependent trailer means a trailer which is dependent upon a service building for toilet and lavatory facilities.
- (5) Self-contained trailer means a trailer which can be operated independent of connections to sewer, water and electric systems. It contains a water flushed toilet, lavatory, shower and/or kitchen sink, which are connected to water storage and sewage holding tanks located within the trailer.
- (6) Boat means any vehicle designed or used for travel on water.

Temporary, as used in this article, means for a limited time.

(Ord. No. 95-17, § 2, 8-8-1995; Ord. No. 032013, 3-13-2012)

Sec. 32-71. - Recreational vehicles outside of designated recreational vehicle parks.

- (a) A person may not stay, reside, occupy or connect to utilities a recreational vehicle on private property other than a designated recreational vehicles park, unless such person has obtained a permit for a period not to exceed five days. The permit fee is as established or as hereafter adopted by the city council from time to time and kept on file in the office of the city secretary. Six, five day permits will be allowed each year.
- (b) A person may place a recreational vehicle on private property other than a designated recreational vehicle park if a building permit has been issued by the building official for construction on the property. The recreational vehicle must be removed when construction is completed or the building permit expires. Construction must begin on the property within one week or be in progress when placing recreational vehicle on property.
- (c) A resident who owns a recreational vehicle may park at their residence for parking purposes only and the recreational vehicle shall at no time be used as a dwelling.
- (d) No person may camp in a recreational vehicle on the public beach within the village limits for a period in excess of 15 days. It shall be unlawful to dump any wastewater storage tanks on the public beach or village rights-of-way. A person who has previously camped on the beach may not return to the public beach to camp for a period of at least 120 days.
- (e) No person shall hook up a recreational vehicle permanently to electric lights, water, septic systems, telephone, or place a receptacle for receiving mail or any other service or device which could be considered permanent installation of a recreational vehicle.

- (f) Any recreational vehicle shall, at all times, be on wheels and must further be capable of being legally towed upon the public streets and highways of the state by a passenger car or truck. The vehicle must be removed from the corporate limits of the village within one hour after a hurricane watch is issued by the National Weather Service and such recreational vehicle may not be returned until permission to do so is obtained from the village chief of police.
- (g) Property owners are responsible for recreational vehicles placed on their property regardless of the ownership of the recreational vehicle.

(Ord. No. 95-17, § 3, 8-8-1995; Ord. No. 2000-8, § 1, 5-9-2000; Ord. No. 2005-11, § 1, 11-8-2005)

Sec. 32-72. - Method of monitoring arrival and departure.

- (a) The police department will document the arrival date of recreational vehicles parked on private property other than designated recreational vehicle parks.
- (b) Permits for recreational vehicles issued prior to the effective date of the ordinance from which this article is derived shall expire 180 days from date of issue.

(Ord. No. 95-17, § 4, 8-8-1995)

Secs. 32-73—32-102. - Reserved.

ARTICLE IV. - CAMPING AND PARKING OF RECREATIONAL VEHICLES

Sec. 32-103. - Definitions.

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

Camp means to stay in the village limits, either on the beach or at a location or locations without the owner's consent, between sunset and sunrise in the open, in sleeping bags or in a tent, lean-to, motor vehicle or recreational vehicle, or in any other temporary structure, or in a permanent structure.

Public beach means the area between the water's edge of the Gulf of Mexico and the vegetation line.

Recreational vehicle means any structure used as a place of temporary dwelling for travel and recreational purposes, which can move either on its own power or by being towed, which complies with all licensing and safety laws of the state, and which has self-contained rest room facilities.

(Ord. No. 229, § 2, 5-9-1988).

Sec. 32-104. - Camping regulations.

- (a) No person may camp on the public beach within the village limits for a period in excess of one week unless such person camps in a recreational vehicle. No person may camp in a recreational vehicle on the public beach within the village limits for a period in excess of 15 days. A person who has previously camped on the public beach may not return to the public beach to camp for a period of at least 120 days.

- (b) No person may camp on any public or private property within the village limits other than on the public beach, unless consent has first been obtained from the owner of such property, or the owner's authorized agent. In any prosecution under the subsection, it is prima facie proof that a person who is camping does not have the owner's consent if the person is unable to produce written proof of such consent upon request of any peace officer. It is a defense to the application of this subsection if the person is later able to produce written proof of such consent.

(Ord. No. 229, § 3, 5-9-1988)

Sec. 32-105. - Location of recreational vehicles on public rights-of-way.

No person shall park, place or locate a recreational vehicle on any public street or right-of-way for a period in excess of 24 hours in any one calendar week, and only then if such recreational vehicle does not obstruct traffic on such street or right-of-way.

(Ord. No. 229, § 4, 5-9-1988)

Sec. 10½-39. - Specific standards.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) section 10½-6, (ii) section 10½-25(8), or (iii) section 10½-40(c), the following provisions are required:

- (1) **Residential construction.** New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to a minimum of one (1) foot above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection as proposed in [section] 10½-26(a)(1), is satisfied.
- (2) **Nonresidential construction.** New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.
- (3) **Enclosures.** New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - a. A minimum of two (2) openings on separate walls having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one (1) foot above grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (4) **Manufactured homes.**
 - a. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - b. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- c. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (4) of this section be elevated so that either:
1. The lowest floor of the manufactured home is at a minimum of one (1) foot above the base flood elevation; or
 2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- (5) Recreational vehicles. Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either (i) be on the site for fewer than one hundred eighty (180) consecutive days, or (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of section 10½-26(a), and the elevation and anchoring requirements for "manufactured homes" in subsection (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(Ord. No. 532, Art. 4, § B, 2-23-87; Ord. No. 532-1, 9-26-94; Ord. No. 532-2, Art. 4, § B, 10-14-96; Ord. No. 532-3, Art. 4, § B, 10-23-00; Ord. No. 532-5, Art. 5, § B, 3-24-14)

Sec. 47-36. - Recreational vehicle parks.

- (a) Recreational vehicle park, RV park, shall mean any plot of ground upon which two or more recreational vehicles are occupied for dwelling or sleeping purposes on a temporary basis, located regardless of whether or not a charge is made for such accommodations.
- (b) Compliance: All RV parks in existence upon the date of adoption of this article shall be subject to, and must come into compliance with, all provisions of this article on or before 90 days from the date of adoption. If an extension is justified, an extension may be granted by the Manvel Planning and Development Commission.
- (c) Rules and regulations for RV parks to be adopted by owner:
 - (1) Each owner, his/her agent, representative, or manager, shall comply with all applicable regulations of the city. In addition, it shall be the duty of the owner, his/her agent, representative, or manager to prescribe rules and regulations for the management of the "recreational vehicle 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 RV park. Copies of all such rules and regulations shall be furnished to the building inspector or the appointed designee upon request. In addition thereto, it shall be the duty of the owner, his/her agent, representative, or manager to comply strictly with the following:
 - a. Provide for regular inspections of all public and private utilities;
 - b. Provide a location for the collection and removal of garbage and other waste material;
 - c. Prohibit the placing for storage of unsightly (not pleasing to the sight) material or vehicles of any kind;
 - d. All sewer traps not in use shall be capped and watertight;
 - e. Provide and maintain safe and sanitary public and private utility connections to each lot;
 - f. Maintain a neat, clean, safe "RV park".
 - (2) It shall be the duty of each owner/manager to keep a register containing a record of all guests. The register shall contain the following information:
 - a. The name and home address of the owner of each recreational vehicle;
 - b. The make, model, year, license and state of issue of tow vehicle, motor-powered recreational vehicle and a copy of a valid driver's license along with proof of insurance.
 - c. The date of arrival and departure of each recreational vehicle;
 - d. Said register shall be kept available at all times for inspection by law enforcement officers.
 - e. Location of each recreational vehicle within the recreational vehicle park by unit number and street address.
 - f. Maintain inspection map of the premises showing location, size, depth of all utility, gas or other lines within the RV park.
- (d) Occupancy limitation: It shall be unlawful for the owner of any RV park to allow any recreational vehicle to remain within the RV park for a period of more than 180 days. The owner is prohibited from allowing the placement of any manufactured home at any time within the RV park premises unless said manufactured home is to be occupied as a permanent single-family residence/office, has been properly permitted and has prior approval from the Manvel Planning and Development Commission.
- (e) Parking prohibitions: It shall be unlawful for any person to occupy a recreational vehicle with the intent of making it a permanent residence for over 180 days in any place within the city limits of Manvel, Texas, other than in a licensed RV park, except when specifically authorized by the Manvel Planning and Development Commission for just cause or under extenuating circumstances. The

extended-stay permit fee, as stated in section 47-37, fees, issued by the Manvel Planning and Development Commission authorizing the recreational vehicle to be located outside a licensed RV park shall specify the location to be used and the length of time said vehicle shall be allowed to be occupied at said location. Written documentation for extenuating circumstances is required before the extended stay permit will be issued. If an RV is found not to be in compliance with this article and/or is determined to be uninhabitable, the RV shall be in violation of this article and not be allowed to remain within the city limits of the City of Manvel.

- (f) Rental residential structure: No permit shall be issued for the construction or occupancy of a permanent residential structure in any RV park, with the following exceptions:
 - (1) One existing residential structure may be retained or one new residential structure may be constructed for the occupancy of the owner/manager of the RV park;
 - (2) An existing residence or structure may be converted to a club house or service building for use by residents of the RV park so long as the conversion meets all building code requirements and other applicable city ordinances;
 - (3) No more than six residential units may be retained or constructed for the temporary occupancy of guests to the RV park as rental units. Said rental units cannot be occupied by an individual or individuals for more than 180 days during any one-year period;
 - (4) New or existing buildings may be used as an office, store, restroom, laundry, or recreation area. These buildings may also be used to accommodate the owner/manager of the RV park and must be approved by the Manvel Planning and Development Commission.
- (g) Construction, alteration, or extension of RV park: It shall be unlawful for any person to construct, alter or extend any RV park within the city limits of Manvel, Texas, unless he holds a valid permit issued by the city secretary in the name of such person for the specific construction, alteration or extension proposed.
- (h) Application and preliminary plat requirements: All applications for permits for an RV park shall be made upon the standard forms provided by the city secretary and shall contain the following:
 - (1) Name and address of the applicant;
 - (2) Location and legal description of the RV park;
 - (3) Location of boundary or property lines:
 - a. Width and location of platted streets, alleys and easements within the proposed RV park; present physical features on the land including natural and artificial watercourses, ditches, ravines, culverts, bridges, present structures;
 - b. The description of the property shall include the acreage. Plats shall be located with respect to an original corner of the survey of which the land is part with lengths on all property and easement lines.
 - (4) The plat shall allow the proposed street system design, location and width of the proposed streets within the RV park, as well as the on-site and off-site drainage system design;
 - (5) Classification and designation of the intended uses of land within the RV park;
 - (6) Date, north point and scale drawings;
 - (7) Preliminary plan showing proposed water distribution system and sanitary sewer collection system;
 - (8) Where the preliminary plat submitted for approval covers a part, a unit or increment of the applicant's RV park, a sketch of the prospective plans of the unsubmitted part shall be furnished and the street system portion submitted for approval will be considered in the light of adjustments and connections with the street system of the part not submitted;

- (9) The preliminary plat shall be submitted to the proper drainage district for approval prior to presentation to the Manvel Planning and Development Commission. Said plat shall contain the necessary signatures of the proper drainage district;
 - (10) Three copies of the preliminary plat, a copy of the deed showing the property owner and the last tax receipt shall be submitted to the Manvel Planning and Development Commission, which will determine whether the plat meets the city's minimum requirements pursuant to its subdivision ordinance and the feasibility of city services. The Manvel Planning and Development Commission will recommend any necessary changes, which shall be corrected and resubmitted prior to approval. Upon the preliminary plat's approval by the Manvel Planning and Development Commission, the applicant shall submit the plats to city council for their consideration and possible approval on the planning and development commission's recommendation. No work will commence until all approvals have been obtained and a proper permit has been issued to said applicant. Approval of the preliminary plat shall expire after 12 months unless the final plat has been submitted for approval prior to that time.
 - (11) Plats shall be submitted with a nonrefundable fee and a development permit fee as specified in section 47-37, fees.
- (i) Final plat procedures:
- (1) Preparation:
 - a. After approval of the preliminary plat by city council, a final plat shall be prepared and submitted to the Manvel Planning and Development Commission and if approved, the applicant shall forward the plat to the city council for approval;
 - b. The final plat shall be clearly and legibly drawn to a scale not smaller than one inch equals 60 feet.
 - (2) Contents: The final plat shall show or be accompanied by the following information:
 - a. The name of the RV park or identifying title and name and address of the owner/applicant;
 - b. An accurate boundary survey of the property of the proposed RV park noting the bearings and distances of the sides, same being referenced to an original corner of the survey of which the land is a part, showing the lines of all adjacent lands and properties;
 - c. The final plat shall indicate the location of all lots, streets, highways, alleys, easements, parks, playgrounds, and such other features, with accurate dimensions given in feet and decimals of a foot, showing the length of radii, deflection angles, and of the arcs of all curves, and tangent distances. All such data being complete and sufficiently precise to permit accurate locations upon the ground;
 - d. Final plans for all streets, drainage and utility construction, including lighting;
 - e. The building lines of front and side streets shall be shown dotted or dashed;
 - f. Proper certification shall be made upon the plat by a registered land surveyor ascertaining that the plan represents a survey made by him/her and that all necessary monuments are accurately shown upon the plat. All construction plans shall bear the seal of a registered architect or professional engineer;
 - g. Proper blanks of certificate of approval to be filled out by the Manvel Planning and Development Commission;
 - h. Date, scale and north point.
 - (3) Expiration of approval: Approval of the final plat shall expire at the end of 12 months unless continuous progress on the construction of the RV park has begun. If said RV park is to be developed in phases, each phase shall be designated on the final plat. Within three years of the date upon which construction is begun, the developer must have completed the street paving requirements.

- (j) **Minimum number of spaces:** An RV park shall have not less than two lots, parcels or tracts of land.
- (k) **RV park pad; size requirements and access:**
 - (1) The minimum size of an RV park pad shall be 20 feet in width by 50 feet in depth made of an all-weather base fronting on a 16-foot-wide roadway with single access. Variations for lot shapes on curved roadways, cul-de-sacs and the like, shall conform to the basic square footage of the above or larger.
 - (2) There shall be provided for each RV park pad an all-weather base parking space for off-street automobile parking outside and off the roadway.
 - (3) The RV park pad shall be designed for practical placement and easy access.
- (l) **Drainage and clearance:**
 - (1) The lots shall be designed for adequate crown and cross-grading for surface drainage to the main roadway.
 - (2) In order to ensure privacy, adequate natural light and air, and convenient access to the recreational vehicle, the minimum distance between pads shall be 25 feet.
- (m) **Patio areas:** A patio or landing area may be provided for each recreational vehicle pad if a patio or landing area is provided, which shall be a hard-surfaced area with a minimum of 32 square feet with adequate surface drainage. This is an option of the RV park owner.
- (n) **Permanent public buildings:** All wiring serving, or in, permanent buildings in the RV park dedicated to public use must be conduit meeting all applicable codes.
- (o) **Street paving:**
 - (1) Streets shall be designed and constructed to furnish traffic flow to the RV park pads, parking areas and to the entrance street to the RV park. Minimum road right-of-way shall be as follows:
 - a. Minimum width of 20 feet for two-way streets.
 - b. Minimum width of 16 feet for one-way streets. A variance may be considered under certain circumstances by the Manvel Planning and Development Commission.
 - (2) Streets shall be adapted to the topography and have satisfactory surface and groundwater drainage. Streets within the RV park shall remain private streets and not be considered as dedicated to public use and acceptance of an RV park application for issuance of a license here under shall not be taken as acceptance of such streets for dedication to public use. All streets shall be paved in accordance with the city's specifications.
- (p) **Parking areas:** Parking areas for automobiles and recreational vehicles shall have proper alignment and gradient for proper drainage to the completed street section.
- (q) **Individual walkways:** Individual walkways shall be provided to each pad and shall be a minimum width of three feet. Walkways shall not be used as drainage ways, but shall be designed to drain to the roadway area or parking area. Walkways shall conform to the ANSI standards for handicapped accessibility.
- (r) **Location of utility services:** Utility services for each recreational vehicle pad shall be opposite any patio and/or private area, sewer service beside the rear quarter of the recreational vehicle and electrical service along the left side of the recreational vehicle. All recreational vehicle pad services shall be underground.
- (s) **Water distribution, sewage collection and electrical distribution systems:**
 - (1) The water distribution system shall be designed to provide normal water service to each recreational vehicle pad. Minimum recreational vehicle pad service shall consist of one three-fourths inch riser with dual outlets. Public water systems must comply with all TNRCC requirements.

- (2) The sewage collection system shall be designed to provide individual service to each recreational vehicle pad. Minimum recreational vehicle pad service shall consist of a four-inch riser. The collection system shall consist of a combination of cleanouts at regular intervals in all main lines. All pipes shall be sized and sloped to provide adequate flow. All risers not in service shall be capped and rainwater tight. RV parks not served by the city sewage system must comply with all applicable federal and state laws and regulations.
- (3) The electrical distribution system must be designed to furnish minimum 50 amp service to each recreational vehicle pad. All services should be underground with adequate wire size for load and distance. The RV parks developer shall provide the city franchise electric service company adequate easements for overhead or underground power distribution.
- (t) Perimeter barrier: The owner of the RV park will be responsible for constructing, at his/her expense, a well-maintained privacy fence within six months of the date of the petition. The perimeter barrier may use a combination of natural and/or artificial barriers as defined in section 47-35. Said privacy fence must be a minimum of six feet in height and pre-approved by the Manvel Planning and Development Commission.
- (u) Lighting: All RV parks shall be furnished with lighting units so spaced and equipped with luminaries placed at such mounting heights as will provide the following average maintained levels of illumination for the safe movement of pedestrians and vehicles at night:
 - (1) All parts of the RV park street system: Six-tenths footcandle, with a minimum of one-tenth footcandle;
 - (2) Potentially hazardous locations, such as major street intersections and steps or stepped ramps, individually illuminated, with a minimum of three-tenths footcandle.
- (v) Lot marking: The limits of each recreational vehicle pad shall be clearly marked on the ground by permanent flush stakes and should be the same location as on the accepted plans.
- (w) Common walkways: Common walkways shall be provided to playgrounds, offices, and the like. They shall have a minimum width of four feet. Walkways shall be constructed of hard-surface paving and to alignment and grade to drain to the street paving. Walkways shall also conform to the ANSI Standards for handicapped accessibility.
- (x) Recreation area: All RV parks shall have at least one outdoor recreation area.
- (y) Office: All RV parks shall have a designated office on the site and a sign on the property providing information as to the office location.
- (z) Refuse collection: Each owner of a RV park shall make provisions for a private sanitation service. Refuse storage containers and storage area shall conform to all federal, state and city rules and regulations.
- (aa) License required: It shall be unlawful for any person to operate an RV park within the city limits of Manvel, Texas, unless he holds a valid license issued annually by the city secretary in the name of such person for the specific RV park. All applications for licenses shall be made in writing on forms furnished by the city. A license will be issued with proof of liability insurance displayed for \$1,000,000.00 for public view.
- (bb) Hearing on application: any person whose application for a license under this article has been denied may request, and shall be granted, a hearing on the matter before the Manvel Planning and Development Commission under the procedures provided in this article. If the Manvel Planning and Development Commission denies said application, said applicant may appeal to, and be heard by, the city council.
- (cc) Procedure for renewal: all licenses shall expire on December 31 of each year. Upon application for renewal, an affidavit must be signed stating information concerning changes made either in RV park area or facilities within the past year. If changes are made, approval of such changes by appropriate city officials shall be required for license renewal. The city will inspect the RV park and must receive payment of permit fee prior to issuing the license.

(dd) **Fee:** A minimum license fee, as established in section 47-37, fees, shall be assessed.

(ee) **Transfer of license:**

- (1) Every person holding a license shall give notice in writing to the city within ten business days after having sold, transferred, given away, or otherwise disposed of said owner's interest in, or control of, any RV park. Application for transfer of license shall be made within 30 calendar days after notification of change covered under this section. Within ten business days thereafter, the city shall act on the application for license transfer and it shall be approved if the RV park is in compliance with the provisions of this article.
- (2) All applications for license transfers shall be accompanied by a fee as stated in section 47-37, fees.

(ff) **Suspension of license; procedures:** Upon inspection of any RV park, the city building inspector, after consultation with the fire marshal and/or the Brazoria County Health Department, if deemed necessary by him/her, finds that conditions or practices exist which are in violation of any provision of this article applicable to such RV park, he/she shall give notice in writing and in accordance with this article, to the licensee/agent that unless such conditions are corrected within the time specified in such notice, the license shall be suspended. At the end of such period of time, the building inspector shall reinspect such RV park, requesting assistance from other city officials as may be required, and if such conditions have not been corrected, he/she shall suspend said license and give notice in writing of such suspension to the licensee/agent. Upon receipt of notice of such suspension, licensee/agent shall cease operation of such RV park.

(gg) **Inspections; right of entry:**

- (1) The building inspector, code enforcement officer, health officer, fire marshal, police chief or other law enforcement officials are hereby authorized and directed to make such inspections as are necessary to determine compliance with the provisions of this article.
- (2) The building inspector, code enforcement officer, health officer, fire marshal, police chief or other law enforcement officials shall have the power to enter, at reasonable times, upon any private or public property for the purpose of inspecting and are hereby authorized and directed to make such inspections as are necessary to determine compliance with the provisions of this article.

(hh) **Notice of violation:** Whenever it is determined that there are grounds to believe there has been a violation(s) of any provision of this article, the building inspector shall give notice of such alleged violation(s) to the licensee/agent, as hereinafter provided:

- (1) Shall be in writing;
- (2) Shall include a statement of the reasons for its issuance;
- (3) Shall allow a reasonable time for the performance of the act it requires;
- (4) Shall be served upon the licensee/agent provided that such notice or order shall be deemed to have been properly served upon such licensee/agent when a copy thereof has been sent by certified mail to his/her last known address, or when he/she has been served with such notice by any method authorized or required by the laws of the State of Texas;
- (5) Shall contain an outline of remedial actions which, if taken, will effect compliance with the provisions of this article.

(ii) **Order without notice:** Whenever the building inspector finds that an emergency exists which requires immediate action to protect the public health, safety and welfare of the citizens of Manvel, Texas, he/she may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring that action be taken as he/she may deem necessary to meet the emergency. Notwithstanding any other provision of this article, such order shall direct the owner/operator of an RV park to comply therewith immediately, but upon written petition to the building inspector, the

owner/operator of said RV park shall be afforded a hearing as soon as possible. The provisions of this article shall be applicable to such hearing and the order issued thereafter.

- (j) Enforcement authority: It shall be the duty of the building inspector, code enforcement officer or his designee to enforce all provisions of this article.

(Ord. No. 2000-07, § 2, 7-27-2000)

Sec. 3.06.072 Specific standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in section 3.06.007, section 3.06.042(8), or section 3.06.073(c), the following provisions are required:

- (1) Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection, as proposed in section 3.06.043(a)(1), is satisfied.
- (2) Nonresidential construction. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or, together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.
- (3) Enclosures. New construction and substantial improvements with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - (A) A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - (B) The bottom of all openings shall be no higher than 1 foot above grade.
 - (C) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (4) Manufactured homes.
 - (A) Require that all manufactured homes to be placed within zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited

to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(B) Require that all manufactured homes that are placed or substantially improved within zones A1-30, AH and AE on the city's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

(C) Require that manufactured homes being placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (b)(4) of this section be elevated so that either: (i) the lowest floor of the manufactured home is at or above the base flood elevation; or (ii) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(5) Recreational vehicles. Require that recreational vehicles placed on sites within zones A1-30, AH, and AE on the community's FIRM either:

(A) Be on the site for fewer than 180 consecutive days;

(B) Be fully licensed and ready for highway use; or

(C) Meet the permit requirements of section 3.06.043(a) and the elevation and anchoring requirements for manufactured homes in subsection (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

(Ordinance 07-014, art. 5, sec. B, adopted 12/11/07; Ordinance adopting Code)

ARTICLE VI. - RECREATIONAL VEHICLES

FOOTNOTE(S):

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Editor's note—Ord. No. 2453, §§ 1, 2, adopted Oct. 19, 1999, established provisions pertaining to recreational vehicles and recreational vehicle parks. Said ordinance did not specify manner of codification; hence, inclusion herein as Art. VI, §§ 14-101—14-126, was at the discretion of the editor.

Cross reference— Buildings and building regulations, Ch. 5; fire prevention, Ch. 7; garbage and refuse, Ch. 9; health and sanitation, Ch. 10; housing, Ch. 11; parks and recreation, Ch. 17; police, Ch. 20; streets, sidewalks and other public places, Ch. 22; subdivisions, Ch. 23; traffic and motor vehicles, Ch. 25; utilities, Ch. 26; sewer use regulations, § 28-61 et seq.; zoning, Ch. 28; R-8 mobile home park residential district, § 28-196; M-1 light industrial district, §§ 28-251—28-255; special use permits and zoning districts, § 28-356.

DIVISION 1. - GENERAL PROVISIONS

Sec. 14-101. - Definitions.

For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Agent means any person authorized by the licensee of a recreational vehicle park to operate or maintain such park under the provisions of this article.

Common access route means a private way which affords the principal means of access to individual recreational vehicle spaces or auxiliary buildings in a recreational vehicle park.

Driveway means a minor entrance way off the common access route within the recreational vehicle park or from a public street into an off-street parking area serving one or more recreational vehicle spaces.

HUD-Code manufactured home is as defined in section 14-246 of the Angleton Code of Ordinances.

Internal street means the same as common access route.

Licensee means any person licensed to operate and maintain a recreational vehicle park under the provisions of this article.

Manufactured home park is as defined in section 14-253 of the Angleton Code of Ordinances.

Mobile home is as defined in section 14-246 of the Angleton Code of Ordinances.

Occupant means any person who occupies a recreational vehicle which is located in a recreational vehicle park.

Parking area, off-street means a common area within a recreational vehicle park for the parking of the automobiles or other small vehicles of visitors and the temporary storage of trailered boats belonging to those having recreational vehicles parked in such park the dimensions of which are at least 150 square feet for each recreational vehicle space within such park.

Parking space, off-street means a space for the parking of automobiles or other small vehicles having a minimum width of nine feet and a minimum length of 20 feet, which is located within the boundaries of a recreational vehicle space or a common parking and storage area and which in either case has an unobstructed access to an internal street.

Plot plan means a graphic representation, drawn to scale, in a horizontal plane, delineating the outlines of the land included in the plan and all proposed use locations, accurately dimensioned, the dimensions also indicating the relation to each use of that adjoining and to the boundary of the property.

Recreational vehicle means a vehicular type unit primarily designed as temporary living quarters for recreational camping or travel use that either has its own motive power or is mounted on or towed by another vehicle and requiring no special permit by the Texas Department of Highways and Public Transportation. The basic entities are travel trailers, camping trailers, truck campers, and motor homes. A recreational vehicle is not a mobile home or a HUD-Code manufactured dwelling as defined in this article.

Recreational vehicle park means a unified development of 40 or more recreational vehicle spaces arranged on a tract of land which has been zoned for such purpose.

Service building means a structure housing toilet, lavatory, and such other facilities as required by this article.

Site plan means same as plot plan.

Zoning code means the comprehensive zoning ordinance of the city, read, passed, and adopted as Ordinance No. 854, and all amendments thereto.

(Ord. No. 2453, § 1.01, 10-19-99)

Sec. 14-102. - Parking on streets.

- (a) No person shall park any recreational vehicle over 20 feet in length upon any street in the city for a longer period than four hours.
- (b) Any recreational vehicle over 20 feet in length parked on any street shall be parked within six inches of the right side of the curb and off the main-traveled portion of such street and facing in the direction in which traffic is designated to travel on the side of the roadway on which it is parked. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

(Ord. No. 2453, § 1.02, 10-19-99)

Sec. 14-103. - Recreational vehicles outside licensed park.

- (a) It shall be unlawful for any person to locate or maintain any recreational vehicle on any private premises or any public premises (other than a public street as provided above in section 14-102 of this article) within the corporate limits of the city outside of a licensed recreational vehicle park.
- (b) It shall be an exception to the application of the provisions of subsection (a) of this section if the recreational vehicle in question is:
 - (1) Not connected to the water or sanitary sewer system serving the premises on which it is located and is not being occupied as a dwelling whether or not it is so connected; or
 - (2) Is located in a licensed manufactured home park which was in existence on the effective date of this article if at least 50 percent of the manufactured home spaces located in such manufactured home park are occupied by manufactured homes; or
 - (3) Is temporarily placed on premises permitted by a specific use permit under chapter 28 (Zoning). The temporary placement of recreational vehicles shall not exceed six months. Approval of the specific use permit shall be based upon: the purpose for which such recreational vehicle is to be used; the necessity for such recreational vehicle to be so placed; the appropriateness of the location; the amount of space available for the recreational vehicle(s); the availability of water and sewer service to which such recreational vehicle shall be connected while so located; potential conflict with deed restrictions and homeowner's associations; and other factors deemed relevant by the city council. Failure to disclose or the subsequent determination that an

approved temporary RV SUP violates a deed restriction or homeowner's association rules can result in the revocation of the SUP.

(Ord. No. 2453, § 1.03, 10-19-99; Ord. No. 2014-O-2F, § 2, 2-11-14)

Sec. 14-104. - Tie-down requirements.

Recreational vehicles must be removed from the corporate limits of the city during United States Weather Center hurricane warning or alert periods or, if left within the city shall be tied down in the manner specified for manufactured homes in this chapter of the Angleton Code of Ordinances or stored securely in a permanent building which meets all the requirements of the applicable standard codes included in this Code of Ordinances. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

(Ord. No. 2453, § 1.04, 10-19-99)

Secs. 14-105—14-120. - Reserved.

DIVISION 2. - RECREATIONAL VEHICLE PARKS

Sec. 14-121. - Location of parks.

Recreational vehicle parks may only be located in zoning districts M-1 and R-8 as defined in the zoning ordinance. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

(Ord. No. 2453, § 2.01, 10-19-99)

Sec. 14-122. - License issuance; fee.

- (a) License required. It shall be unlawful for any person to operate a recreational vehicle park within the corporate limits of the city unless such person holds a valid license issued in the name of such person for a specific park.
- (b) Inspection. Each recreational vehicle coming into a recreational vehicle park must be inspected by the city building inspector after placement and hook-up. If the vehicle passes inspection the city building inspector shall grant a permit to the recreational vehicle and the applicant shall pay an inspection fee and permit fee of \$15.00.
- (c) Application for original license.
 - (1) All original applications for an original license to operate a recreational vehicle park in the city shall be on forms furnished by the city, shall be signed by the applicant, accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and accompanied by the annual license fee mentioned below. The application shall contain the following:
 - a. The name and address of the applicant and, if the applicant is not the owner of the premises on which the park is located, the name and address of the owner with a copy of a lease to the applicant from the owner being attached. The day and night phone number for the responsible manager and/or owner;
 - b. The legal description, street address, and zoning classification of the park; and

- c. A site plan of the park showing all recreational vehicle spaces, structures, streets, driveways, walkways and other service facilities and such other information as the building official may reasonably require to establish that the park has been constructed, altered, or expanded according to the permit issued therefor.
- (2) If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be issued.
- (3) The building official shall grant such application and issue an original license to operate a recreational vehicle park to the applicant unless he finds the information contained in such application to be inaccurate. The original license shall expire on January 2 of the calendar year next following the year in which it is issued.
- (d) Application for license renewal. An application to renew a license to operate a recreational vehicle park in the city shall be made on forms furnished by the city, shall be signed by the licensee, shall contain such information as the building official may reasonably require to gather information reflecting any change in the information required in the original application or last filed renewal application and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the annual license fee mentioned below. If the applicant is not the owner, the applicant must be a lessee of the owner pursuant to a written lease having a remaining term (including any provisions for renewal and extension of such lease) of not less than the term for which the license will be renewed. The building official shall grant such application unless the information contained therein is inaccurate or unless the building official believes that the licensee committed or allowed any violation of the provision of this article applicable to such park to occur which has not been corrected. A license which has been suspended pursuant to section 14-127 may not be renewed during the period for which it was suspended.
- (e) License fee. The annual license fee shall be \$20.00 per recreational vehicle space. The annual fee for an original license shall be prorated for the balance of the year. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

(Ord. No. 2453, § 2.02, 10-19-99)

Sec. 14-123. - Transfer of license; fee.

- (a) Every person desiring to purchase a recreational vehicle park located in the city shall apply for a transfer of such license on forms to be furnished by the city which shall be signed by the licensee, shall contain such information as the building official may reasonably require to assure the building official that the park is being and will be operated in compliance with all the requirements of this article and shall be accompanied by an affidavit of the applicant as to the truth of the matters contained in the application and the license transfer fee mentioned below. A license which has been suspended as provided in section 14-127 may not be transferred during the period for which it was suspended.
- (b) All applications for transfer of a license to operate a recreational vehicle park within the city shall be accompanied by a fee of \$20.00 per recreational vehicle space. Penalty for violation of this section shall be as set out in section 1-14 of the Angleton Code of Ordinances.

(Ord. No. 2453, § 2.03, 10-19-99)

Sec. 14-124. - Appeal from denial of license.

Any person whose original application for a license to operate a recreational vehicle park is denied and any person whose application to renew or transfer such license has been denied may request and shall be granted a hearing on the matter by the city council which shall, by majority vote of its members

present and voting at any regular or special meeting at which the same appears as an item on the agenda, affirm or reverse the denial of such application by the building official. If the decision of the building official is reversed by the city council, the building official shall issue the license or any renewal or transfer the same with such requirements as such majority of the city council may reasonably require. Any decision of the city council in such appeal shall be final.

(Ord. No. 2453, § 2.04, 10-19-99)

Sec. 14-125. - Maintenance and operation of parks.

- (a) Maintenance of site requirements. The site requirements for manufactured homes set forth in subsections 14-263(c) through (j), of the Angleton Code of Ordinances shall apply to recreational vehicle parks and shall be maintained at all times in good working order and condition.
- (b) Fire safety standards.
 - (1) Storage and handling of liquified petroleum gases. In recreational vehicle parks in which liquified petroleum gases are stored and dispensed, their handling and storage shall comply with requirements of chapter 17 of the Standard Fire Prevention code adopted by subsection 7-16(a) of the Angleton Code of Ordinances.
 - (2) Storage and handling of flammable liquids. In recreational vehicle parks in which gasoline, fuel, oil, or other flammable liquids are stored and/or dispensed, their handling and storage shall comply with the provisions of chapter 9 of the Standard Fire Prevention Code adopted by subsection 7-16(a).
 - (3) Firefighting. Approaches to all recreational vehicle spaces shall be kept clear at all times for access by firefighting equipment. The recreational vehicle park shall provide an adequate water supply for fire department operations which shall be connected to the city's public water supply system. This shall include standard city fire hydrants located within 500 feet of all recreational vehicle spaces measured along the driveways and internal streets of the recreational vehicle park. These fire hydrants shall be made available for periodic inspection by the fire department and water department of the city. The adequacy of the water supply for firefighting shall be determined by state standards.
 - (4) Barbecue pits, fireplaces and stoves. All fireplaces, wood burning stoves and other forms of outdoor cooking shall be also located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both in the area where used and in neighboring area of the recreational vehicle park. No open fire shall be permitted in the park.
- (c) Solid waste disposal. The licensee or agent of a recreational vehicle park shall be responsible for the collection and lawful disposal of all solid waste generated in the park as follows:
 - (1) The licensee or agent of the park shall be responsible for maintaining the entire area of the park free from weeds, dry brush, leaves, high grass, and the accumulation of debris and to prevent the growth of noxious weeds detrimental to health in accordance with the applicable provision of this Code. All extermination methods and other methods to control insects and pests must conform to the requirements of the health director of the city.
 - (2) All refuse and garbage handling must be in accordance with the applicable city ordinance. One centralized container may be utilized but it must be of sufficient size to handle all trash and garbage generated within the park without having to be emptied more than twice per week.
- (d) Restriction to recreational vehicles. With the exception of the service buildings, recreational buildings, and other community service buildings including but not being limited to management residence and/or office, repair shops, storage facilities, sanitary and laundry facilities, and indoor recreation areas constructed and maintained pursuant to the provisions of section 14-266 of the Angleton Code of Ordinances only recreational vehicles shall be located in any recreational vehicle park.

- (e) Illumination of parks. The illumination of all common access routes, driveways, internal streets, off-street parking areas, and service buildings within a recreational vehicle park shall meet the reasonable requirements of the building official to insure adequate visibility within such areas at night by park residents and guests and public safety personnel who might be called to the park at night.
- (f) Provisions for handicapped. All buildings, walkways, and other structures in the park shall meet the standards for accessibility by the handicapped established by the applicable city, state and federal regulations.
- (g) Drainage. The park shall have adequate draining as determined by the city engineer.
- (h) Green space and landscaping. The plot plan of the park shall provide for adequate green space and landscaping so as to constitute and maintain the aesthetic components of a residential area.
- (i) Streets. All spaces within the park shall be concrete or asphalt. All streets must comply with the provisions for streets in manufactured housing parks as set forth in section 14-264 of the Angleton Code of Ordinances.
- (j) Off-street parking. There shall be two off-street vehicle parking spaces for each park space.
- (k) Utility hook-up. Each space shall be equipped for electricity, water and sewer hook-up. Each sewage hook-up must have a P-trap (4) installed below grade. Each electrical hook-up must be of the "female" plug in type. Each water hook-up must be through the hose bibb with vacuum breakers installed.

(Ord. No. 2453, § 2.05, 10-19-99)

Sec. 14-126. - Inspection of parks.

The building official, the health officer, the fire chief, and the police chief of the city and their respective designers shall have the right and are hereby directed at all reasonable times to enter upon any premises for which a license to operate a recreational vehicle park has been issued for the purpose of determining whether a condition or practice exists thereon in violation of the provisions of this article.

(Ord. No. 2453, § 2.06, 10-19-99)

Sec. 14-127. - Violation; suspension; appeal.

- (a) Whenever, upon inspection of any recreational vehicle park, the building official, the health officer, the fire chief, or the police chief of the city or their respective designee finds that conditions or practices exist at such park which are in violation of any provision of this article, the building official shall issue and deliver to the licensee of such park a written notice setting forth each such condition or practice and notifying the licensee that unless such condition or practice is corrected or stopped within the time specified in such notice, which shall be a reasonable time taking into consideration the time required in the opinion of the building official for the correction or stopping of such condition or practice, the license of such licensee to operate such park shall be suspended. At the end of such notice period, the building official shall reinspect such park and, if all conditions or practices mentioned in such notice have not been corrected or stopped, the building official shall immediately suspend the license of such licensee to operate such park for such period of time as the building official deems appropriate.
- (b) Any person whose license to operate a recreational vehicle park is suspended shall have the right to have [such] suspension reviewed by the city council which shall, by majority vote of its members present and voting at any regular or special meeting at which the same appears as a item on the agenda, affirm or reverse the suspension of such license by the building official. If the decision of the building official is reversed by the city council, the city council may either reinstate the license or

suspend it for a lesser period of time than that for which it was suspended by the building official.
Any decision of the city council in such appeal shall be final.

(Ord. No. 2453, § 2.07, 10-19-99)

Munoz, Delia

From: Wallace Shaw <shaw_pc@outlook.com>
Sent: Thursday, August 27, 2015 2:59 PM
To: Munoz, Delia
Subject: Restricting pavement of front yard and side yard of corner lots

Consider requesting a joint public hearing with the City Council to consider an amendment to Section 155.023 of the Comprehensive Zoning Ordinance of said city, codified as Chapter 155 of the Code of Ordinances of said City, to limit the area of the front yard of any lot in the R-1, R-2 and R-3 residential zoning district that may be paved to one-third, which will include the side yard facing a street for a corner lot.