

ORDINANCE NO. 2026-0401

AN ORDINANCE OF THE CITY OF TURKEY, TEXAS, REGULATING THE USE OF RECREATIONAL VEHICLES (RVS) AND TRAVEL TRAILERS AS DWELLINGS WITHIN CITY LIMITS; ESTABLISHING REQUIREMENTS FOR UTILITY CONNECTIONS, PROPERTY LIMITATIONS, TEMPORARY USES, AND PARKING; PROVIDING FOR ENFORCEMENT AND PENALTIES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of Turkey, Texas, a Type-B general law municipality, is authorized by state law to adopt and implement necessary and reasonable ordinances for the government, interest, welfare, or good order of the municipality and that is in the best interests of its citizenry; and

WHEREAS, the City Council of Turkey, Texas, finds that unregulated use of recreational vehicles and travel trailers within city limits may lead to unsanitary conditions, safety hazards, and devaluation of property; and

WHEREAS, the City Council seeks to establish reasonable regulations to ensure the health, safety, and welfare of its residents; and

WHEREAS, the City Council finds that regulating the use of recreational vehicles and travel trailers is reasonable and beneficial for the public health, safety and general welfare of the citizens of Turkey.

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

SECTION 1

That, the recitals set forth above are found to be true and correct, and they are hereby adopted by the City Council and made a part of this ordinance for all purposes.

SECTION 2

That, regulations regarding Recreational Vehicles and Travel Trailers are hereby established, to read as follows:

ARTICLE 1. IN GENERAL

SEC. 1.01. DEFINITIONS

1. The following terms shall have the following meanings:

- (a) Recreational Vehicle (RV): A vehicular unit primarily designed as temporary living quarters for recreation, camping, or travel, which is either self-propelled or mounted on or towed by another vehicle.

- (b) Travel Trailer: A non-motorized vehicle designed for temporary human habitation and intended to be towed by a motor vehicle.
- (c) Hookup: The connection of an RV or travel trailer to necessary utilities, including potable water, electricity, and sewage disposal.
- (d) Temporary Dwelling Use: The use of an RV or travel trailer as a living space for human habitation on private property within city limits.
- (e) Short-Term Temporary Stay: Occupancy of an RV or travel trailer on private property for a limited period, not exceeding thirty (30) nights within a rolling thirty (30) day period, for purposes such as visiting guests, construction projects, or temporary accommodation.
- (f) Property Owner: A person or entity that owns real property or has a written lease agreement leasing real property.

SEC. 1.02. GENERAL PROHIBITIONS

1. Public Right-of-Way: No RV or travel trailer shall be parked, stored, or left standing on any public street, highway, alley, or public right-of-way within the city limits, except for brief periods solely for loading or unloading passengers or property.
2. Property Boundaries: All RVs and travel trailers located on private property must be positioned entirely within the boundaries of the property on which it is located. No RV or travel trailer may encroach onto adjacent properties or public land or public right-of-way.
3. Number of Units: No lot shall have more than two (2) RVs or travel trailers located upon it at any time, whether occupied or unoccupied.
4. Registration Required: All RVs and travel trailers within the city limits – whether used as temporary dwellings or stored – must have current registration and license plates and must have a valid inspection, if required by the State of Texas. Proof of current registration and license plates, and inspection, if required by the State of Texas, must be filed with the City on an annual basis to ensure compliance. Failure to maintain current registration with the State and the City is a violation of this ordinance and may be punishable as a Class C misdemeanor.
5. Roadworthy Condition Required: Any RV or travel trailer being stored or used as a temporary dwelling upon private property, must be roadworthy, capable of being moved under its own power or by legal towing, and may not be wrecked, dismantled, severely damaged, stripped, or otherwise incapable of lawful movement.
6. Prohibition on Derelict or Inoperable Units: RVs or travel trailers that are not registered, not roadworthy, or incapable of movement under its own power or by legal towing may not be

used as temporary dwellings, storage buildings, or any other structures. Such units are declared a public nuisance.

7. Storage vs. Dwelling Clarification: Inoperable or unregistered RVs or travel trailers may not be stored upon private property or used for habitation under any circumstances. Operable, registered RVs and travel trailers that are not being used for habitation may be stored on private property, provided they remain roadworthy and registered in accordance with the laws of the State of Texas and applicable ordinances, including this ordinance.

Section 1.03 to 1.10 RESERVED

ARTICLE 2. REQUIREMENTS

SEC. 1.11. UTILITY REQUIREMENTS

1. Mandatory Hookups: Any RV or travel trailer used for habitation as a temporary dwelling must be connected to potable water, electricity, and an approved sewage disposal system in compliance with all applicable city ordinances and regulations.
2. No Sharing or Subleasing Utilities: An RV or travel trailer connected to utilities on private property shall not provide water, electricity, or sewage connections to any other RV, travel trailer, or dwelling unit.

SEC. 1.12 TEMPORARY USE / SHORT-TERM STAY

1. Temporary Stays Allowed: Property owners may allow two (2) RVs or travel trailers to be used for a short-term temporary stay without a permit, provided the RV/travel trailer is located on the property, does not violate Section 1.02 (General Prohibitions), and is connected to appropriate utilities if used for habitation. Any short-term temporary stay allowed by this section shall not exceed thirty (30) nights within a rolling thirty (30) day period.
2. Occupancy Calculation:
 - (a) A “night” of stay is counted whenever the RV or travel trailer is occupied at any time between 10:00 p.m. and 6:00 a.m.
 - (b) The thirty (30) day period is a rolling period measured from the first night of occupancy.
 - (c) Temporary removal of the RV or travel trailer from the property does not reset or affect the occupancy calculation.
 - (d) The burden of proving non-occupancy rests with the property owner or occupant.

SEC. 1.13 EXTENDED TEMPORARY USE PERMIT (ETUP)

1. Any use of an RV or travel trailer for habitation for more than thirty (30) nights within any rolling thirty (30) day period requires an Extended Temporary Use Permit (ETUP), to be issued by the City.

2. Permit Standards:

- (a) An ETUP may be issued only if all the following conditions are met:
- (b) The RV or travel trailer must be fully operable, roadworthy, and currently registered in accordance with State law, and must be inspected, if required by State law.
- (c) The unit must be connected to approved potable water, electrical service, and sewage disposal in compliance with City ordinances.
- (d) The property must be free of junk, debris, and nuisance conditions.
- (e) The proposed occupancy does not create overcrowding, sanitation concerns, or safety hazards. The occupancy limit set by the manufacturer of each RV/Travel Trailer shall not be exceeded.
- (f) The RV or travel trailer must be positioned in compliance with property setback requirements and not encroach on neighboring property.
- (g) Only one (1) RV or travel trailer may be authorized under an ETUP on a single property unless specifically approved by City Council.

3. Permit Application:

In order to be considered for an ETUP, Applicants must submit:

- (a) A completed ETUP application;
- (b) Proof of ownership or lease agreement for the property on which the RV or travel trailer will be located, or authorization from the property owner;
- (c) Current registration documents for the RV/travel trailer;
- (d) A site plan showing location of the RV/travel trailer and utility hookups;
- (e) Payment of permit fee set by Council.

4. Inspection Requirement:

Prior to approval, the RV or travel trailer and property must pass a code compliance inspection verifying:

- (a) Safe utility connections;
- (b) Sewage disposal compliance;
- (c) No hazardous conditions existing on the property, RV or travel trailer;
- (d) No property zoning or setback violations.

5. Duration and Renewal:

- (a) An ETUP may be issued for a period not to exceed ninety (90) days.
- (b) Renewal requires filing a new application, fee, and inspection(s).
- (c) No person may receive more than two (2) ETUPs within any twelve (12) month period, unless approved by City Council.

6. Grounds for Denial or Revocation of the ETUP:

An ETUP shall be denied or revoked if:

- (a) Conditions of the permit are violated;
- (b) The property for which the ETUP has been granted becomes a nuisance or a hazard;
- (c) Utility connections are unsafe or unlawful;
- (d) The applicant provides false information;
- (e) The RV/travel trailer becomes inoperable or unregistered;
- (f) The use endangers occupants or neighbors.

7. Permit Conditions:

The City may impose additional reasonable conditions upon the Applicant for ETUP, including, but not limited to:

- (a) Required screening or privacy fencing, in accordance with applicable ordinances;
- (b) Fire extinguisher or smoke detector requirements;
- (c) Prohibition on outside storage;
- (d) Mandatory separate utility metering.

SEC. 1.14. PROPERTY CONDITION AND SAFETY

- 1. Maintenance Standards: RVs and travel trailers must be kept clean, sanitary, and free from visible damage or deterioration. Covering an RV or travel trailer with plywood, tarps, or similar materials instead of making repairs is prohibited and considered a public nuisance.
- 2. Property Cleanliness: Surrounding property must be kept free of junk, debris, trash accumulation, or other nuisance conditions.
- 3. Hazardous Use Prohibited: Any RV or travel trailer containing hazardous materials, unsafe wiring, unsafe fuel systems, dangerous conditions, or suspected unlawful drug manufacturing is declared a dangerous structure and public nuisance and may be ordered vacated or abated.

4. Compliance with other ordinances: All RVs and travel trailers used as temporary dwellings or for temporary stays must comply with all other applicable city ordinances, including, but not limited to, zoning, building, health, and safety codes.

Section 1.15 TO 1.20 RESERVED

ARTICLE 3. RV PARKS

SEC. 1.21 PROHIBITED

1. No person may operate or install an RV Park after the effective date of this ordinance within the city limits without first obtaining an RV Park Permit from the City.
2. Any RV Park in existence on the effective date of this ordinance may continue to operate without a permit until April 1, 2027. After that date, an RV Park Permit must be obtained from the City in order to continue operation, except that a petition by surrounding property owners (as stated in Sec. 1.22(1)(a)) is not required.

SEC. 1.22 RV PARK PERMIT

1. RV Park Permit Requirements:
 - (a) A petition signed by all property owners within four hundred (400) feet (measured from property line to property line) supporting the application;
 - (b) A completed RV Park Application;
 - (c) Proof of ownership for the property where the RV Park is to be located, or authorization from the property owner;
 - (d) A site plan showing the location of the RV/travel trailer and utility hookups;
 - (e) Payment of permit fee set by Council.
2. Inspection Requirement:

Prior to approval, the property on which the RV Park will be located must pass a code compliance inspection verifying:

 - (a) Safe utility connections;
 - (b) Sewage disposal compliance;
 - (c) No hazardous conditions existing on the property, RV or travel trailer;
 - (d) No property zoning or setback violations.

3. Any permit issued for an RV Park will be valid for a period not to exceed twelve (12) months and is not transferable to any subsequent owner/purchaser of the property upon which the RV Park is located. Sale of the property or transfer of ownership of the real property upon which the RV Park is located will make the RV Park Permit null and void.
4. Grounds for Denial or Revocation of the RV Park Permit:
A permit issued under this section shall be denied or revoked if:
 - (a) Conditions of the permit are violated;
 - (b) The property for which the permit has been granted becomes a nuisance or a hazard or allows the existence of a hazardous or nuisance condition to exist;
 - (c) Utility connections are unsafe or unlawful;
 - (d) The applicant provides false information;
 - (e) The use endangers occupants or neighbors.
5. Permit Conditions:
The City may impose additional reasonable conditions upon the Applicant for RV Park Permit, including, but not limited to:
 - (a) Required screening or privacy fencing;
 - (b) Limits on number of occupants per unit;
 - (c) Fire prevention equipment located on site;
 - (d) Prohibition on outside storage;
 - (e) Mandatory separate utility metering.

ARTICLE 4. ENFORCEMENT AND PENALTIES

SEC. 1.23. ENFORCEMENT AND PENALTIES

1. A violation of this ordinance shall be a Class C misdemeanor, punishable by a fine not exceeding \$500 for each offense. Each day a violation continues constitutes a separate offense.
2. The City Code Enforcement Officer, City Marshal, law enforcement agencies, all peace officers of the State of Texas, and/or other designated representative(s) of the City are authorized to enforce this ordinance.
3. The City may also pursue abatement, removal, or other remedies under state law for nuisances or dangerous premises.

SECTION 2.
SEVERABILITY

That, If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Council of the City of Turkey, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

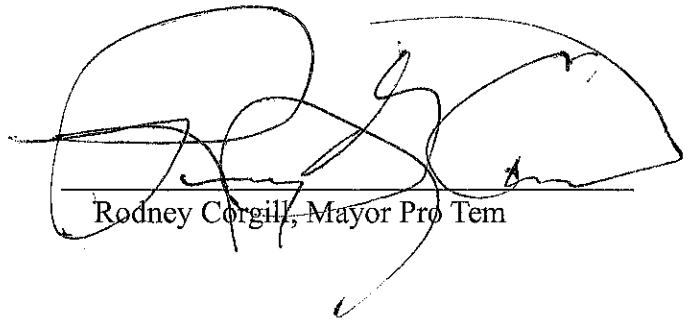
SECTION 3
REPEALER

That, this Ordinance shall be cumulative of all other ordinances and shall not repeal any of the provisions of said ordinances except those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided, however, that any complaint, action, claim or lawsuit that has been initiated or has arisen under or pursuant to any of the ordinances or sections thereof that have been specifically repealed on the date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance or section thereof and for that purpose the ordinance or section thereof shall remain in full force and effect.

SECTION 4
EFFECTIVE DATE


That, This ordinance shall take effect from and after its passage and publication as may be required by governing law.

PASSED, APPROVED, AND ADOPTED, on this the 2nd day of April, 2026, at a regular meeting of the City Council of the City of Turkey, Texas which meeting was held in compliance with the Open Meetings Act, Tex Gov't Code, §551.001, et.seq. at which meeting a quorum was present and voting.



Rodney Corgill, Mayor Pro Tem

ATTEST:



Stephanie Hobbs, City Secretary