

CITY ORDINANCE #060826-1

AN ORDINANCE RELATING TO REGULATION OF RECREATIONAL VEHICLE PARKS; PROVIDING DEFINITIONS; PROVIDING MINIMUM REQUIREMENTS; PROVIDING RESTRICTIONS ON LOCATIONS; PROVIDING EXCEPTIONS; PROVIDING PENALTIES FOR VIOLATION OF THE ORDINANCE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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

WHEREAS, Recreational Vehicle Parks, as a category of commercial uses, when operated without proper regulations are associated with a wide variety of adverse secondary effects, including but not limited to personal and property crimes, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, and litter.

WHEREAS, The City of Edgewood, Texas has the authority to regulate zoning; and

WHEREAS, The City of Edgewood, Texas has the authority to regulate business; and

WHEREAS, The City of Edgewood, Texas desires ensure safety of the residents of Edgewood and to reduce the adverse secondary effects of Recreational Vehicle Parks, as listed above.

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

That the Code of Ordinances of the CITY OF EDGEWOOD is hereby amended by adding Chapter 10 Article VI Recreational Vehicle Parks, attached hereto as Exhibit "A":

Conflict Clause.

If any article, section, paragraph, phrase or sentence is in conflict this ordinance shall prevail.

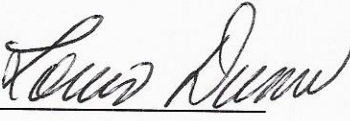
Severability Clause.

If a Section or Subsection of this Chapter, or certain applications of a Section or Subsection, is found unconstitutional, the remaining Sections or Subsections, or applications of those Sections or Subsections, will continue in force as law.

FURTHER, The City Secretary is hereby directed to give notice hereof by causing the caption of this ordinance to be published in a local newspaper of general circulation.

THIS ORDINANCE SHALL BECOME EFFECTIVE IMMEDIATELY UPON PASSAGE AND PUBLICATION.

PASSED AND APPROVED this the 8 th day of June 2026


Louis Dunn, Mayor

ATTEST:


Kathleen Jordan, City Secretary

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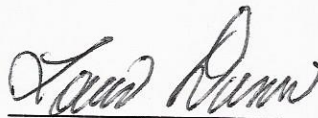
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CHAPTER 10
ARTICLE VI –
RECREATIONAL VEHICLE PARKS

DIVISION 1
Generally

§ 10-600. Purpose.

To provide the standards and regulations necessary to accomplish and achieve an orderly development of recreational vehicle parks (RV parks), to promote and develop the use of land to minimize possible impacts, and to promote the health, safety and general welfare of the public.

§ 10-601. Applicability.

This article shall apply to any recreational vehicle park to be located within the city limits.

§ 10-602. Definitions.

Accessory structure. Any structural addition to the recreational vehicle or site, including awnings, cabanas, carports, garages, porches, storage cabinets, storage sheds, and similar appurtenant structures.

Biodegradable. Capable of being decomposed by biological agents, especially bacteria.

Building official. The official designated by the city to be responsible for the inspection of all aspects of the property, including but not limited to structural, electrical, mechanical, and plumbing, associated with a property.

Code official. The official of the city, or his/her designee, charged with the enforcement of the provisions of this article.

Controlling interest. A person or developer who controls more than fifty percent (50%) of ownership.

Dry hydrant. An unpressurized, permanently installed pipe that has one end below the water level of a lake, pond or container.

Full-time employee. A person who is responsible for maintenance of the RV park seven (7) days per week. This person may or may not be the owner of the RV park.

Licensee or agent. A person who may or may not own the RV park but is the person responsible for the day-to-day operations including records and license of the park.

Opaque fence. A fence made of solid materials designed to shield from public view the RV park, i.e. is difficult to see through or perceive.

Public use phone. A phone used by registrants of the RV park for emergency purposes.

Recreational vehicle or RV. Any licensed camp trailer, travel trailer, motor home or fifth wheel designed to provide temporary living quarters for recreational camping or travel use,

constructed with integral wheels to make it mobile and/or towable by motor vehicle with a GVRW less than 10,001 pounds.

Recreational Vehicle Park or RV Park. Any lot, tract, or parcel of land upon which accommodation is provided for two or more recreational vehicles used as living or sleeping quarters by the day, week, or month, whether or not there is a fee or charge. A recreational vehicle park is a unified development of recreational vehicle spaces provided for recreational vehicle use with or without community facilities and permitted permanent buildings.

Recreational vehicle site or RV site. That part of a lot or area in a recreational vehicle park or RV park that has been reserved for the placement of one recreational vehicle or RV.

Sample well site. A connection at the property line where the customer's line and city line connection shall be installed with a vertical riser of four (4) inches in circumference and extending four (4) to six (6) inches above grade, for the detection of nonbiodegradable materials.

§ 10-603. License.

- (a) Required. It shall be unlawful for any person or entity to operate any RV park within the city jurisdiction and limits unless a valid license has been issued annually by the city in the name of such person or entity for the specific park. The applicant shall make all applications for the license on forms furnished by the city, which may issue a license upon compliance with the provisions of this article and other applicable laws, ordinances, or restrictions of the city.
- (b) Hearing on denial. An applicant who has been denied a license may request, and shall be granted, a hearing on this matter before the city's planning and zoning commission or the city council for approval or disapproval.
- (c) Application for renewal. Application for renewal of a license shall be made in writing by the licensee on forms furnished by the city on or before December 31st of each year. Such application shall contain any changes in the information occurring after the original license was issued or the latest renewal granted.
- (d) Fee. All applications shall be accompanied by a fee as provided for in the fee schedule found in schedule A to Ordinance 205.
- (e) Approval of transfer. Every person or entity holding a license shall give notice in writing to the city within ten (10) days after having sold, transferred, given away, or otherwise disposed of interest in, or control of, any RV park. Application for transfer of a license shall be made within ten (10) calendar days after notification of change covered in this subsection. Within thirty (30) calendar 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 and other applicable laws, ordinances, or restrictions of the city.
- (f) Transfer fee. All applications for license transfer shall be accompanied by a fee as provided for in the fee schedule found in schedule A to Ordinance 205.
- (g) Suspension. Whenever, upon inspection of any RV park, the city finds that conditions or

practices exist which are in violation of any provisions of this article or any other laws, ordinances, or restrictions of the city, applicable to such park, the city shall give notice in writing to the owner and/or manager of the park, and if such conditions or practices have not been corrected in the time frame set forth in the notice, the city will suspend the license and post notice of such suspension. Upon suspension of the license, the licensee shall immediately cease operation of the park. The suspension of the license may be appealed to the city council as set forth in section 10-605.

§ 10-604. Inspections.

- (a) The building official and code official shall make such inspections as are necessary to determine compliance with this article.
- (b) The building official and code official shall have the power to enter at any reasonable times upon any private or public property for the purpose of inspecting and investigating conditions relating to the maintenance, enforcement, and licensing under this article and for compliance thereof.
- (c) Failure of a licensee to allow such reasonable or requested access by a city official will be cause for immediate suspension under section 10-603(g).

§ 10-605. Notices, hearings and orders.

- (a) Notice of violation. Whenever it is determined that there are grounds to believe that there has been a violation of any provision of this article, the city shall give notice of such alleged violation to the licensee or agent. Such notice shall:
 - (1) Be in writing.
 - (2) Include a statement of the reasons for its issuance.
 - (3) Allow ten (10) days for compliance, except under section 10-604.
 - (4) Be served upon the licensee or his agent; provided that such notice or order shall be deemed to have been properly served upon such licensee or agent when a copy thereof has been served in person or posted at the RV park entrance and/or building site. A copy shall also be sent by certified mail to the owners last known address. Notice to a property owner in accordance with this article that is “refused” or “unclaimed,” will not affect the validity of the notice, and the notice will be considered delivered.
 - (5) Contain an outline of remedial action.
 - (6) After remedial notice procedures outlined herein are exhausted, citations may be issued.
- (b) Appeal from notice. Any person affected by any notice that has been issued in connection with the enforcement of any provision of this article applicable to such park

may request a hearing before the planning and zoning commission or the city council; provided that such person shall file within ten (10) days after the day the notice was served, in the city secretary's office, with a copy to the office of the code official, a written petition requesting such hearing and setting forth a brief statement of the grounds thereof. The filing request for a hearing shall operate as a stay of the notice and of the suspension, except in the case of an order issued under subsection (d) of this section, or under section 10-604.

- (c) Issuance of order. After such hearing, the planning and zoning commission or city council shall issue an order in writing sustaining, modifying, or withdrawing the notice of violation, which order shall be served in the same manner as subsection (a) of this section. If the city sustains or modifies the finding of a violation it shall constitute grounds for immediate revocation of the license of the park affected by the order.
- (d) Order without notice. Whenever the city finds that an emergency exists which requires immediate action to protect the public health or safety, the designated official may, without notice or hearing, issue an order reciting the existence of such an emergency and requiring the action to be taken as deemed necessary to meet the emergency. Notwithstanding any other provisions of this section, such order shall be effective immediately, but upon written petition to the city shall be afforded a hearing as soon as possible. The provisions of subsection (c) of this section shall be applicable to such hearing and the order issued thereafter.

§ 10-606. Violations declared nuisance; abatement; penalty.

Any noncompliance with this article is hereby deemed a nuisance. The city may abate and remove the nuisance and punish the person(s) responsible for causing or allowing the nuisance condition to exist. Any person(s) violating this article shall be subject to a fine of not less than two hundred dollars (\$200.00) nor more than five hundred dollars (\$500.00) for each provision violated, and each day that there is a failure to comply with the terms of any provision of this article is declared to be a separate offense. For violations of the provisions of this article that govern fire safety, zoning, or public health and sanitation, including dumping of refuse, the fine of not less than five hundred dollars (\$500.00) nor more than two thousand dollars (\$2,000.00) per day, per violation. The code official shall be the authority of the jurisdiction responsible for the issuance of citations and any action deemed necessary for the enforcement of this article.

§ 10-607. through § 10-630. (Reserved)

DIVISION 2
Site, Facilities and Operational Requirements

§ 10-631. Site development plan.

A site development plan must be prepared and submitted to the city for approval.

§ 10-632. Location, fencing and screening.

- (a) RV parks shall only be located in the areas designated or redesignated under “B2” or “I” of the city zoning ordinance and obtain a special use designation.
 - (1) A RV Park located within 1000 feet of a school, daycare, park or playground shall perform a check of Sex Offender Registry of Texas and the State issuing the identification card of each adult guest.
 - (2) It shall be an offense to allow a registered sex offender the stay in a RV in such RV Park. A violation of this section shall be punishable by a fine of not less than two hundred dollars (\$200.00) nor more than five hundred dollars (\$500.00) A subsequent violation of this section may result in a fine of \$500.00 and/or suspension/revocation/denied renewal of the RV Park license.
- (b) An opaque fence at least eight (8) feet in height must be placed on the property line to buffer the RV park from view and restrict ingress and egress. The fence shall be installed on both sides and at the rear of the property. The fence must be maintained with a proper protective coating and free of damaged/warped components.
- (c) The front of the property shall have a vegetative screening either side of the entrance to the property.

§ 10-633. Size and density.

Each RV Park must have a minimum size of two (2) acres, with a maximum of five (5) acres. The maximum site density for RV parks shall have 20 recreational vehicle sites per acre. Only one (1) recreational vehicle is permitted per recreational vehicle site.

§ 10-634. Size of individual sites; pad requirements; landscaping.

Each recreational vehicle site shall be minimum of 30 feet between each site. A roadway is therefore required to the front. In addition, the space shall be clearly marked identifying the space number.

§ 10-635. Street access; street lighting.

- (a) Each recreational vehicle site within the RV park shall have access to an internal private roadway, which shall have access to a public street. The entrance of the internal roadway shall have a pavement width of at least thirty (30) feet with an adequate curb radius. The major thoroughfare shall have a pavement width (concrete or asphalt) of twenty-four (24)

feet in accordance with city standards. Each emergency access lane shall have a clear unobstructed width of twenty-four (24) feet and shall have a turning area and radii with a minimum of sixty (60) feet to permit free movement of emergency vehicles. Dead-end streets are not allowed. The internal streets off the major thoroughfare may be constructed with crushed rock materials or similar material with the objective to prohibit dust.

- (b) Metal signs shall be placed along the emergency access lane, by the owner or agent of the RV park stating that parking is prohibited. The sign type, size, height and location shall be approved by the city.
- (c) Adequate street lighting for the RV park shall be approved by the city.

§ 10-636. Required facilities.

Each RV Park must have a permanent structure as an office for the manager of the RV park, and a bathroom as mandated by the state. All facilities used by residents must be well lit inside and out during the night hours. All facilities must meet applicable codes adopted by the city.

§ 10-637. Soil and ground cover.

Exposed ground surfaces in all parts of the RV parks shall be paved, covered with stone, rock, or other similar solid material, or protected with vegetative cover that is capable of preventing soil erosion and eliminating dust. All pavement shall be kept in good repair.

§ 10-638. Overflow and Guest Parking.

A RV Park shall provide such overflow/guest parking as to ensure that no vehicles shall be parked on the internal roadway of the RV Park.

§ 10-639. Area designated for RV parks.

The area designated for the placement of recreational vehicle parks shall be consistent with the city's zoning ordinance and maybe further established in the ETJ of the city by approval of the city council.

§ 10-640. Drainage.

The ground surface in all parts of the RV park shall be graded and designed to drain all stormwater, surface water in a safe, efficient manner. Drainage analysis shall be performed by a licensed professional engineer and easements for the conveyance of surface water off site shall be obtained, if necessary.

§ 10-641. Water supply.

Each site within an RV park shall be provided with a connection to the city water supply if available. The backflow preventer must be certified annually and the water distribution system

shall be installed as follows:

- (1) The water supply system, fixtures and other equipment must be installed in accordance with applicable codes adopted by the city.
- (2) A master water meter shall be installed to serve the RV park. Submetering or remetering of RV sites is not permitted.
- (3) A reduced pressure principal backflow preventer will be required to be placed at the property line on the discharge side of the master meter. The backflow preventer shall be certified annually. Each water service connection shall be equipped with a backflow preventer and certified annually.
- (4) Water service branch lines shall be inside a water valve box with sufficient drainage as to ensure the valve remains above storm/standing water at all times or have a riser extending at least four (4) inches above ground elevation. The branch line shall be at least 3/4 inch.
- (5) Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes. Surface drainage shall be diverted from the location of utility connections at each site.
- (6) A shut off valve below the frost line shall be provided near each water riser pipe.
- (7) The owner/operator shall have complete maintenance responsibility for the water system within the RV park.
- (8) The city shall have absolutely no maintenance responsibility for service lines within the RV park.

§ 10-642. Wastewater facilities.

- (a) A wastewater dump connection shall be located on the property and such connection shall discharge into a grease trap prior to connection to the city utilities. Maintenance of the wastewater discharge connection and grease trap shall be the responsibility of the owner/operator of the RV park facility.
 - (1) The wastewater dump connection and materials must be installed in accordance with applicable codes adopted by the city, county or state.
 - (2) The wastewater dump connection shall consist of a single four (4) inch service line without any branch lines, fittings, or connections and shall extend above grade four (4) to six (6) inches. All joints shall be watertight. The wastewater riser pipe shall be so located that the wastewater connection to the RV drain outlet will approximate a vertical position. The inlet shall be provided with a gastight seal when connected to a recreational vehicle or have a gastight seal plug when not in service. The plug shall be that of a spring-loaded device.
 - (3) Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) to six (6) inches above the ground elevation.

- (4) Each collection wastewater line shall provide a vent extending a minimum of ten (10) feet in height.
- (5) The owner/operator shall have complete maintenance responsibility for the wastewater system within the RV park.
- (6) Each RV park shall be required to install at the property line, where connection to the city sewer is made, a sample well site as defined herein. The sample well site shall be installed according to this code. The city shall have absolutely no maintenance responsibility for service lines within the RV park.
- (7) All chemicals entering the city sewer system shall be biodegradable.
- (b) Each site within the RV park shall be provided with a connection for wastewater **only** if an on-site sewage facility permitted by the Texas Commission on Environmental Quality (TCEQ) is constructed.
- (c) On-site sewage facilities are permitted only if city utilities are not reasonably available. The city must approve all proposed wastewater facility plans prior to construction.
- (d) Any such wastewater distribution system shall be subject to the following conditions:
 - (1) The wastewater system and materials must be installed in accordance with applicable codes adopted by the city, county or state.
 - (2) Each site shall be provided with a four-inch diameter wastewater riser and shall extend above grade four (4) to six (6) inches. The wastewater riser pipe shall be so located on each stand so that the wastewater connection to the RV drain outlet will approximate a vertical position. Each inlet shall be provided with a gastight seal when connected to a recreational vehicle or have a gastight seal plug when not in service. The plug shall be that of a spring-loaded device.
 - (3) The wastewater connection to each site shall consist of a single four (4) inch service line without any branch lines, fittings, or connections. All joints shall be watertight.
 - (4) Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four (4) to six (6) inches above the ground elevation.
 - (5) Each collection wastewater line shall provide a vent extending a minimum of ten (10) feet in height.
 - (6) The owner/operator shall have complete maintenance responsibility for the wastewater system within the RV park.
 - (7) Each RV park shall be required to install at the property line, where connection to the city sewer is made, a sample well site as defined herein. The sample well site shall be installed according to this code. The city shall have absolutely no maintenance responsibility for service lines within the RV park.
 - (8) All chemicals entering the city sewer shall be biodegradable.

§ 10-643. Electrical service.

Each site within the RV park shall be provided with electrical service. All electrical service

shall be underground and installed in accordance with the city, county, state and National Electrical Code(s). The electrical service shall be installed as follows:

- (1) A master electric meter shall be installed to serve the RV park. Submetering or remetering of RV sites is not permitted.
- (2) The city has absolutely no maintenance responsibility for service lines within the RV park.
- (3) The location of all underground lines shall be clearly marked by surface signs at approved intervals.
- (4) Power supply to each site shall be a minimum of one 20-amp and one 30-amp and one 50-amp power supply.
- (5) Outlets (receptacles or pressure connectors) shall be housed in an Underwriters' Laboratories, Inc., approved weatherproof outlet box.
- (6) A watertight seal shall be provided for underground conduit in floodplain installations and a riser extending a minimum of two (2) feet above the floodplain elevation shall be provided.

§ 10-644. Storage, collection and disposal of refuse and garbage.

Each RV Park shall be provided with safe and adequate facilities for the collection and removal of waste and garbage. Storage, collection, and handling shall be conducted so as to create no health hazards, rodent harborage, insect breeding areas, or fire hazards. Every site shall be located within two hundred (200) feet of a refuse facility measured along the RV park internal roadway. Trash dumpsters shall be screened on three (3) sides.

§ 10-645. Telephone.

A minimum of one (1) landline telephone shall be provided in an easily accessible location twenty-four (24) hours a day, seven (7) days a week for emergency use.

§ 10-646. Accessory structures.

The individual sites within the RV park are not allowed to have accessory structures as defined herein. Unless approved by city council and permit fee paid.

§ 10-647. Registration of guests.

Each person renting a site within a RV Park shall provide the following information to the owner, manager, operator, agent, or person in charge of the RV Park:

- (1) Name of registrant;
- (2) Name of all adults in the RV;
- (3) Full address of permanent residence of registrant;

- (4) Automobile and recreational vehicle license plate number and the state in which each is registered;
- (5) Driver's license number of the owner/registrant;
- (6) The number or letter of the site being rented;
- (7) Date of arrival and departure.

§ 10-648. Retention of guest registry.

A RV Park shall retain records of obtained in Section 10-647 for a period of two (2) years.

§ 10-649. Control of insects, rodents and other pests.

Grounds, buildings and structures in the RV park shall be maintained free of the accumulation of high grass and weeds and debris so as to prevent rodent and snake harborage or the breeding of flies, mosquitoes or other pests. The RV, park owner, its manager, and/or agents shall be responsible for maintaining the entire area of the park free of all nuisances, including but not limited to, high grass, dry brush, leaves, limbs, debris, weeds, flies, mosquitoes or other pests.

§ 10-650. Fire safety standards; fire hydrants.

- (a) Open fires shall be allowed only in a manner and within a commercial UL listed approved container.
- (b) A fire hydrant(s) must be placed such that each recreational vehicle site is within at least six hundred (600) feet from one, at the park owner's expense.
- (c) If a RV park is to be placed in an area where city water is not available, the RV park owner must have a pond located on the property filled at all time with a minimum capacity of twenty thousand (20,000) gallons with a dry hydrant installed. A container capable of holding a minimum of twenty thousand (20,000) gallons with a dry hydrant installed shall also be allowed and/or substituted for a pond. The dry hydrant outlet shall be of standard size or four (4) inches. Such a design or installation set-up is subject to approval by the city.

§ 10-651. Duration of occupancy.

The duration of occupancy of a recreational vehicle site shall not exceed sixteen (16) days inclusive of the day of arrival and the day of departure. A recreational vehicle shall vacate the RV park for a minimum of sixteen (16) days between permitted stays.

§ 10-652. Permanent occupancy prohibited.

No RV Park or recreational vehicle therein shall be used as a permanent residence for any period of time, notwithstanding any other section herein, except for permanent full-time employees of the RV park. No more than one (1) space shall be allowed for use as a permanent residence for full-time employees.

§ 10-653. Certain recreational vehicles prohibited.

The following recreational vehicles are expressly prohibited.

- a.) A recreational vehicle older than twenty (20) years old.
- b.) A recreational vehicle not bearing a valid vehicle registration plate or expired greater than ninety (90) days.
- c.) A recreational vehicle with an altered/obstructed/destroyed vehicle identification plate.
- d.) A recreational vehicle unsafe for operation on the roadway.

§ 10-654. Subject to change.

The city may modify, amend or change the restrictions in section 10-655 at any time. The city may also modify or change section 10-655 of this article for the purpose of a natural disaster or related incidents including the requirement of removal of all recreational vehicles that may be subject to dangerous or inclement weather. However, the final decision for the removal of all recreational vehicles, as defined herein, shall be at the sole discretion of the owner/operator of the RV park. The city assumes no liability.

§ 10-655. Existing manufactured mobile home parks.

Existing manufactured mobile home parks that have spaces for recreational vehicles existing prior to the adoption of this article shall be permitted to occupy the space with a recreational vehicle. However, in no instance shall a new manufactured mobile home park to be located within the city limits be allowed recreational vehicles or spaces for recreational vehicles. Same shall apply to a recreational vehicle to be located within the city limits. Only recreational vehicles shall be allowed in a recreational vehicle park. No manufactured mobile home shall be permitted in a recreational vehicle park.

§ 10-656. through § 10-699. (Reserved)