

Ordinance No. 2011-1

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF ROCKPORT, INDIANA DATED MAY 22, 1999 REGARDING RECREATIONAL VEHICLES

WHEREAS, the Common Council of the City of Rockport, Indiana (hereinafter "Common Council") has referred to the Plan Commission of the City of Rockport, Indiana (hereinafter "Plan Commission") a proposal for the Plan Commission to consider amending the Zoning Ordinance of the City of Rockport, Indiana ("Zoning Ordinance") regarding recreational vehicles (hereinafter "RVs"); and

WHEREAS, the Plan Commission has held a public hearing in accordance with Indiana Code Section 36-7-4-607, the laws of the State of Indiana, and the ordinances of the City of Rockport concerning the proposed amendment; and

WHEREAS, the Plan Commission, at said hearing, did allow and consider written and oral comments from the public concerning any objections to the proposed amendment to the Zoning Ordinance; and

WHEREAS, following consideration of any comments and objections made at the public hearing and having considered the proposed amendment to the Zoning Ordinance, the Plan Commission deems it to be in the best interest of the public health, safety, and welfare and in the highest best interest of the planning and zoning needs of the City of Rockport to adopt an amendment to the Zoning Ordinance concerning RVs; and

WHEREAS, the Plan Commission has certified to the Common Council a positive recommendation to adopt new and amended provisions concerning RVs as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED by the Common Council, as follows:

Section One. Definitions.

A. The definition of Mobile Home Park (MHP), found at page 8 of the codified Zoning Ordinance (Ordinance No. 3 dated May 22, 1999), is hereby amended as follows:

Mobile Home Park. Mobile home construction offices and other non-permanent structures, other than recreational vehicles as provided in this Amendment, shall not be used as dwellings in a MHP. Recreational vehicles may be used as dwellings in a MHP so long as such recreational vehicles comply with the terms of this Amendment and in accordance with the laws and regulations concerning MHPs as administered and regulated by the Indiana Department of Health or any other state agency having jurisdiction over MHPs.

B. The definition of recreational vehicle, found at the codified Zoning Ordinance at page ten, is hereby amended, as follows:

Recreational Vehicle. A mobile/portable structure designed to be used for temporary sleeping and human habitation purposes and which is:

1. A vehicle validly licensed for travel on roads and identified by the manufacturer as a travel trailer or motor home, including self-propelled vehicles with a dwelling constructed as an integral part of the vehicle, or so altered; or

2. A structure designed to be mounted on truck chassis or cut-down-car validly licensed for travel on public roads and identified by the manufacturer as a travel trailer or motor home.

3. No trailer tents or popup trailers are allowed in a MHP.

To be located in a MHP, an RV shall be not less than sixteen (16) feet in length and contain not less than 128 square feet of gross floor area. Rooms designed for sleeping purposes shall have a minimum gross square foot of floor area, as follows:

One person	50 sq. ft.
Two persons	70 sq. ft.
Each person in excess of two	50 sq. ft.

The terms "recreational vehicle" and "RV" have the same meaning.

Section Two. Permit. A permit shall be obtained from the City of Rockport, Indiana approving the location of an RV in a MHP. There is hereby imposed a permit fee

of (\$30.00) payable to the City of Rockport for the initial inspection and for the hook-up to the municipal utilities that applies to one connection serving one or more RVs and not for the location of each RV.

Section Three. Utilities and Codes. RVs in MHPs are required to connect to municipal utilities (water and wastewater) and are further required to comply with all laws, codes, and regulations governing plumbing, electricity, and other building laws and regulations. An RV must be equipped with a toilet, sink, and bath or shower facilities.


An RV in a MHP must comply with laws, rules, and regulations of the Indiana Department of Health and any other agency having jurisdiction over RVs and MHPs.


Section Four. Reapplication. Any RV approved for location in a MHP shall reapply to the City of Rockport for a permit to allow continuation of such location within six (6) months of the date of initial approval or of any renewal. No permit fee is required for any reapplication subsequent to issuance of the initial permit.

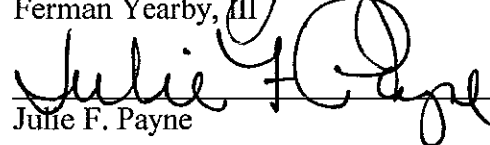
Section Five. A permit issued pursuant to this Ordinance shall be affixed to the RV in a conspicuous place.

ADOPTED this 7th day of February, 2011. This ordinance shall be in full force and effect upon and after its passage, approval, and publication in accordance with law.

Common Council:


Jackie N. Morrison


Ferman Yearby, III


Julie F. Payne

Robert C. Mack
Robert C. Mack

Connie L. Hargis
Connie L. Hargis

Presented by me to the Mayor of the City of Rockport, Indiana on the 7th day
of February, 2011 at 6:30 o'clock p.m.

Elizabeth S. Naef
Elizabeth S. Naef
Clerk-Treasurer

Approved and signed by me this 7th day of February, 2011 at 6:31
o'clock p.m.

Harold Goffinet
Harold Goffinet, Mayor
City of Rockport