

PROVISIONS FOR MANUFACTURED HOME PARKS,
RECREATIONAL VEHICLE (RV) PARKS, MIXED PARKS
AND MOBILE AND MANUFACTURED HOUSING
IN AND FOR
THE TOWN OF SLAUGHTERVILLE, OKLAHOMA

Dated: November 17, 2009

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ORDINANCE NO. 59

AN ORDINANCE REPLACING ORDINANCE NO. 59 OF THE CODE OF ORDER OF THE TOWN OF SLAUGHTERVILLE, CLEVELAND COUNTY, OKLAHOMA.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA;

THE BOARD OF TRUSTEES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA HEREBY DELETES ALL OF ORDINANCE NO. 59 “PROVISIONS FOR MOBILE HOME PARKS AND TRAVEL TRAILER PARKS, AND MOBILE, MANUFACTURED, AND MODULAR HOUSING IN SAID COMMUNITY, INCLUDING SUBDIVISIONS; PROVIDING FOR SEPARABILITY; AND DECLARING AN EMERGENCY” OF THE CODE OF ORDINANCES OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA AND REPLACES SAME IN ITS ENTIRETY BY ENACTING AND ADOPTING THE FOLLOWING ORDINANCE, TO WIT:

AN ORDINANCE OF THE TOWN OF SLAUGHTERVILLE, OKLAHOMA, ADOPTING PROVISIONS FOR MANUFACTURED HOME PARKS, RECREATIONAL VEHICLE PARKS, MIXED PARKS, AND MOBILE AND MANUFACTURED HOUSING IN SAID COMMUNITY; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEPARABILITY.

WHEREAS, the Town of Slaughterville, Oklahoma, desires to adopt provisions regulating mobile and manufactured housing, and recreational vehicles in said Town; and

WHEREAS, said Town desires to adopt regulations pertaining to recreational vehicle parks, mixed parks, and manufactured home parks;

NOW, THEREFORE, BE IT ORDAINED by the Town Board of Trustees of Slaughterville, Oklahoma:

The following regulations are hereby adopted by the Town of Slaughterville, Oklahoma:

Section 1. Purpose

- A. The purpose of this Ordinance is to provide regulations for mobile homes, manufactured homes, and recreational vehicles in the corporate boundaries of the Town of Slaughterville, Oklahoma and for the location, development, and maintenance of manufactured home parks, recreational vehicle parks, and mixed parks.
- B. The regulations set forth in this Ordinance are designed to promote stable neighborhoods, avoid traffic congestion and encourage the proper flow of traffic, to prevent health and safety hazards, and to encourage the economical and orderly development and operation of manufactured home parks, RV parks, and mixed parks.

- C. In conjunction with the Comprehensive Plan, the regulations in this Ordinance promote open space and maintain a rural atmosphere by setting aside no less than ten percent (10%) of each park for the purpose of open space.
- D. Additionally, these regulations help alleviate substandard housing within the Town of Slaughterville.

Section 2. Definitions

For the purpose of this Ordinance, the following terms, words, and phrases shall have the meanings indicated below:

Building Line. A line usually fixed and parallel to the lot limit, beyond which a dwelling unit or building cannot extend under the terms of this Ordinance. It is the position on a lot or space behind which the dwelling unit or building must be located.

Code Enforcement Officer. The Town’s representative who is duly appointed to enforce the Municipal Codes in and for the Town of Slaughterville, Oklahoma.

Collector Street. A street collecting traffic from other Minor Streets; serves as the most direct route to a Major Street or community facility and should be designed so that no residential properties front onto it.

Community/Neighborhood Water or Sewage System. A community/neighborhood water system or community/neighborhood sewage system shall mean any such system designed to be used by residents and visitors of the community or neighborhood it serves. Community water and sewage systems within the Town of Slaughterville are private systems, owned and maintained by a resident/owner for the benefit of the community or neighborhood.

Dump Station. A wastewater disposal facility, approved by the Department of Environmental Quality (DEQ), or other regulating authority, into which recreational vehicle (RV) wastewater is emptied and properly disposed.

Dwelling Unit. A mobile home, recreational vehicle (RV), travel trailer, or manufactured home.

Hauler with Living Quarters. Any vehicle or portable structure built on a chassis and designed or used to transport cargo, cars, motorcycles or other property and which contains an area suitable for use as living quarters. These vehicles are also known as “toy haulers.”

Health Official. The Code Enforcement Officer of the Town of Slaughterville, Oklahoma (or an authorized representative), or the authorized representative of the Cleveland County Health Department, the State Department of Health, or the Department of Environmental Quality (DEQ).

Livestock Trailer with Living Quarters. Any vehicle or portable structure built on a chassis and designed or used to transport livestock and which contains an area suitable for use as living quarters.

Local Street. A street primarily providing access to and from abutting property and serving only occasional through traffic.

Manufactured Home Park. The term manufactured home park shall mean any tract of land upon which three (3) or more mobile homes or manufactured homes occupied for dwelling or sleeping purposes are located, on lots or spaces smaller than 2.5 acres per dwelling unit, regardless of whether or not a charge is made for such accommodations. Residents of a manufactured home park do not usually own the land whereon their dwelling unit is sited; they may or may not own the dwelling unit. All currently existing mobile home parks located within the Town of Slaughterville are included in this definition.

Manufactured Home Space/Lot. The plot of ground within a manufactured home park designated and designed for the accommodation of one (1) manufactured home.

Manufactured Home. A dwelling unit constructed to be towed on its own chassis and capable of connection to utilities for year-round occupancy fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site as a permanent structure with transport features removed, bearing a seal certifying that it is built in compliance with the National Manufactured Housing Construction and Safety Standards Act, 42 USC Section 5401, et. seq.

Mixed Use Park. A manufactured home and RV park designed to provide separate areas with lots and spaces for use by permanent and temporary dwelling units.

Mobile Home. A structure of vehicular portable design, designed or manufactured for human occupancy, built on a chassis, designed to be moved from one site to another, and to be used with or without a permanent foundation, whether or not the wheels have been attached thereto or removed, and which was built prior to the enacting of the National Manufactured Housing Construction and Safety Standards Act, 42 USC Section 5401, et. seq., or before June 15, 1976.

Non-Residential Mobile Trailer. Any vehicle having the basic characteristics of either a manufactured home or recreational vehicle (RV), but which is used for purposes other than residential.

Park. Manufactured home parks, RV parks and mixed use parks.

Person. An individual, individuals, firm, association, corporation, joint venture, partnership, limited liability company, limited liability partnerships, or any combination of the above.

Primary Arterial or Thoroughfare. A roadway intended to move through traffic to and from major traffic generators or as a route for traffic between communities or employment centers.

Public Water or Sewer System. Any system set forth by DEQ as public. The definition shall not mean a water system that is operated by the Town of Slaughterville or dedicated to and accepted by the Town.

Recreational Vehicle (RV) or Motor Home or Travel Trailer. The terms recreational vehicle (RV) or

motor home or travel trailer are interchangeable terms, and shall mean all vehicles and portable structures built on a chassis, designed as a temporary or permanent dwelling for travel, recreational, and vacation use including but not limited to recreational vehicles (RV), travel trailers, fifth wheels, tent camper trailers, pop-up campers, haulers with living quarters, and motor homes.

RV Park. Any tract of land that provides fewer than 2.5 acres per dwelling unit upon which three (3) or more recreational vehicles (RVs) or motor homes or travel trailers, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations. The residents of an RV park usually do not own the land whereon their dwelling unit is sited. The owner of the RV park does not ordinarily own the RVs or motor homes or travel trailers located within the park

RV Space. The plot of ground within an RV park, designated and designed for the accommodation of one (1) RV or motor home or travel trailer.

Secondary Arterial or Thoroughfare. A road intended to collect and distribute traffic in a manner similar to primary arterials, except that these roads service minor traffic generating areas, or a road which may be designed to carry traffic to or from traffic generating areas, or a road which may be designated to carry traffic from collector streets to the system of primary arterials.

Toy Haulers. See Hauler with Living Quarters.

Section 3. General Provisions

- A. Mobile homes shall not be moved into or relocated within the Town of Slaughterville.
- B. It has become apparent that older mobile homes and manufactured homes tend to result in blighting and rapid deterioration resulting in numerous code violations and an overall reduction of the quality of life and overall property values. Accordingly, it is deemed necessary to regulate such dwelling units in a manner reasonably calculated to prevent these occurrences of such other deleterious effects upon surrounding properties. Therefore, minimum conditions and standards shall be met on each and every pre-owned manufactured home prior to being issued a building permit.
 - 1. Those conditions that are set forth in the Pre-Owned Manufactured Home Minimum Standards are hereby adopted as follows:
 - a. Pre-owned Manufactured Home is defined as any manufactured home as defined in Title 47 O.S. §581 that has been previously utilized as a residential dwelling.
 - b. Facilities Required:
 - 1. Sanitary facilities: Every pre-owned manufactured home shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet all in working condition when properly connected to an approved water and sewer system. Every plumbing fixture and water

and waste pipe shall be in sanitary working condition free from leaks and obstructions.

2. Hot and cold water supply: Every kitchen sink, lavatory and tub or shower in a pre-owned manufactured home must be connected to a supply of both cold and hot water.
3. Water heating facilities: Every pre-owned manufactured home shall have water-heating facilities in safe, working condition.
4. Heating facilities: Every pre-owned manufactured home shall have heating facilities in safe, working condition.
 - a. Un-vented fuel burning heaters shall be prohibited except for gas heaters listed for un-vented use and the total input rating of the un-vented heaters is less than 20 BTU per hour per cu. ft. of room content.
 - b. Un-vented fuel burning heaters shall be prohibited in bedrooms and bathrooms.
 - c. In lieu of inspecting the heating facilities of a pre-owned manufactured home, the retailer may request a heating inspection by a qualified third party. Approval by such a person will be accepted as compliance with those portions of the safety standards established herein which pertain to heating systems.
5. Smoke detector: Every pre-owned manufactured home shall be provided approved listed smoke detectors installed in accordance with the manufacturer's recommendations and listing.
6. Windows: Every habitable room excluding bathrooms, kitchens, and hallways shall have at least one window that can be opened, facing directly to the outdoors.
7. Ventilation: Every habitable room shall have at least one window which can be opened or such other device that will ventilate the room.
8. Electrical: Every pre-owned manufactured home electrical components shall be in safe, working condition. Approval by a qualified third party will be accepted as compliance with those portions of the safety standards established herein which pertain to electrical systems.

- a. Distribution Panels: Distribution panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible.
 - b. Electrical System: The electrical system (switches, receptacles, fixtures, etc.) shall be properly installed, wired and shall be in working condition. The pre-owned manufactured home shall be subjected to an electrical continuity test(s) to assure that all metallic parts are properly bonded.
 - 9. Exterior Walls: The exterior of the home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to the occupied spaces of the pre-owned manufactured home.
 - 10. Exterior Siding: The exterior siding of the pre-owned manufactured home shall be free of rot and rust and must be uniform in appearance.
 - 11. Roofs: Roofs shall be structurally sound and have no obvious defects, which might admit rain or cause moisture to collect on the interior portion of the home.
 - 12. Interior floors, walls, and ceiling: Every floor, interior wall and ceiling shall be in sound condition to prevent the admittance of rain or moisture.
2. Installation and Inspection:
- a. Requirements regarding installation of all manufactured homes shall be according to standards set by the Oklahoma Administrative Code Title 765 Used Motor Vehicle and Parts Commission, Chapter 37 - Manufactured Home Installers, which may be amended from time to time.
 - b. The Code Enforcement Officer or his authorized representative shall inspect each manufactured home for compliance with these standards. Additional inspection requirements are provided in Section 4, below.
 - c. A building permit shall be required for all manufactured homes brought into the Town.
- C. No person shall join two manufactured homes, mobile homes, recreational vehicles, or a combination thereof with a structure, or any other like units or structures to make a single

dwelling unit within the Town of Slaughterville, unless said structure is built with a common roof and enclosed by common exterior walls in a way that would make the abode to appear to be one (1) dwelling and a building permit has been obtained prior to the start of construction.

- D. All mobile and manufactured homes must have runners, base pads and other adequate stabilization and shall be tied down and properly anchored in accordance with all Federal, State, and County rules and regulations, and shall meet the manufacturer's specifications regarding safeguarding from high winds.
- E. Wrecked, damaged or dilapidated mobile homes or manufactured homes or recreational vehicles shall not be kept or stored within the Town, whether intended for use as a dwelling or otherwise. All such dilapidated structures are subject to the provisions in Sections 19 and 23 of Ordinance #55.
- F. Mobile homes and manufactured homes, occupied or unoccupied, are considered dwelling units; any other use must be permitted only upon proper application as a Use Permitted on Review, as set forth in the Zoning Ordinance #55 within sixty (60) days. If application is not made, then the home must be removed within a reasonable amount of time. If the owner fails to do so, then the Town may elect to have the unit towed at the owner's expense.
- G. No person shall permanently reside in a travel trailer or recreational vehicle, except as allowed in RV parks. Appropriate sewage disposal shall be necessary for all recreational vehicles and travel trailers.
- H. It is unlawful for any person to obtain, have furnished, or receive any type of utility service without first complying with all of the terms and conditions set forth herein.
- I. Location of manufactured homes: Unless otherwise prohibited by the covenants and restrictions for a homeowner's association, manufactured homes that are not located within a manufactured home park or mixed use park and which meet building permit standards shall be allowed for use as a permanent dwelling unit in areas zoned AR-1, AR-2, RL-1, R-1, and R-2, as set forth in the Zoning Ordinance #55.
- J. No vehicles or trailers of any type, including but not limited to commercial, travel, camping trailers, hauling trailers, recreational vehicles, manufactured homes, and mobile homes, shall be parked or stored in a manner which impedes, blocks the view, or hinders the flow of traffic. All vehicles parked in such a manner may be towed at the owner's expense.

Section 4. Licensing and/or Permit Requirements

A. Town Requirements:

- 1. Persons desiring to introduce a manufactured home into the Town of Slaughterville or to relocate a currently existing manufactured home within the Town must first obtain a building permit.

- a. The unit must pass an inspection to certify its suitability for use prior to its arrival to or relocation within the Town. The requirements set forth in Section 3.B.1. shall be subject to inspection and approval. Inspectors shall be those persons who are licensed to install manufactured homes as set forth in the Oklahoma Administrative Code, Title 765 Chapter 37.
 - b. A copy of the inspection shall be provided with the building permit application.
 - c. Requirements regarding installation of all manufactured homes shall be according to standards set by the Oklahoma Statutes, Title 765 Used Motor Vehicle and Parts Commission, Chapter 37 - Manufactured Home Installers, as may be amended from time to time.
 - d. All costs associated with inspections and installation shall be incurred solely by the homeowner.
2. It shall be unlawful for any person to construct, maintain, establish or operate a manufactured home park, mixed use park, or RV park within the corporate limits of the Town of Slaughterville, Oklahoma, without applying for and receiving a permit to develop such park as a Planned Unit Development and meet all PUD requirements set forth in the Zoning Ordinance. Applications for manufactured home parks, RV parks, and mixed use parks shall be the same as those set forth in PUD application and review process set forth in Section 136, et.seq., in Ordinance #55.
3. Modifications of parks. The following shall apply:
- a. If additional land is purchased to expand an existing park, or if an existing park is expanded or altered by adding hookups and/or lots, then the Manager/ Operator/ Owner of the park must comply with all Town Ordinances, including but not limited to applying for and receiving a building permit for a PUD.
 - b. If the park is permanently reduced in size by the removal of hookups and/or lots, then in said event the park Manager/Operator/ Owner shall notify the Town for the purpose of inspection to ensure removal of all products, including utilities, sewage disposal system and by-products, and overall clean-up and restoration of the premises.
4. Every person holding such a permit shall notify the Town Clerk in writing within three business (3) days after having sold, transferred, given away or otherwise disposed of, any interest in or control of the park, the name and contact information of the person succeeding to the ownership or control of such park.
5. Any person whose permit has been denied or suspended shall have a right to appeal the decision to the Board of Adjustment as provided herein.

6. The Town Clerk shall charge and collect for each application a fee in such sum as set by the Board of Trustees by motion or resolution.

B. Federal, State and County Requirements:

1. In addition to the above stated requirements, every manager or operator of a park shall be licensed through all of the appropriate Federal, State and County Agencies, as applicable, including but not limited to water, sewage disposal and any other required license.

2. Every owner, manager and operator shall comply with any other rule and regulation required by applicable Federal, State, or County agencies, including but not limited to rules for water and sewage disposal.

Section 5. General Provisions for Parks

A. Types of Parks:

1. Parks shall be of three (3) types:
a. Manufactured home parks;

b. RV parks; and

c. Mixed use manufactured home and RV parks.

2. Mixed use parks: Separate areas shall be reserved for use by manufactured homes and recreational vehicles.

B. Any repairs, construction, additions, alterations, or other changes to plumbing, electrical, heating, and/or air conditioning systems or associated appliances in any manufactured or mobile home or recreational vehicle, or the dwelling itself, shall be in compliance with applicable Federal, State, local rules and regulations.

C. The Town Code Enforcement Officer or duly authorized individual is hereby authorized and directed to make inspections to determine the condition of parks located within the Town in order to perform their duty of safeguarding the health and safety of occupants of such parks and of the general public.

Section 6. Utilities and Connections within Parks

A. Utilities and connections must be installed in accordance with all Federal, State and County rules and regulations.

B. All utilities and connections must be completed by licensed technicians.

C. All utility connections must comply with manufacturer's specifications.

Section 7. Sewage Disposal within Parks

- A. Waste from showers, bathtubs, flush toilets, urinals, lavatories, slop sinks, laundries, and other buildings shall be discharged into the Park's sewage disposal system of such construction and in such manner as approved by the Federal, State and County Agencies, and in accordance with all applicable Ordinances of the Town of Slaughterville.

- B. Each space for a manufactured home shall be provided with at least a four (4) inch sewer connection above the surface of the ground or as set forth in the current version of the Department of Environmental Quality regulations and all other regulatory agencies. The sewer connection should be protected by a concrete collar of at least four (4) inches thick and have a minimum outside diameter of twenty-four (24) inches. The sewer connection shall be fitted with a standard ferrule and close nipple and provided with a screw cap. Connection between the manufactured home drain and the sewer must be watertight and self-draining. Manufactured homes with fixtures from which back siphonage may occur shall not be connected to the park's sewer system or any public sewer and/or water system until the defect has been corrected.

- C. The design of sewage treatment facilities shall be based on the maximum capacity of the park. Effluents from sewage treatment facilities shall not be discharged into any watershed. The disposal facilities shall be located where they will not create a nuisance or health hazard to the park or to the owner or occupants of any adjacent property. The appropriate Federal, State, and/or County Agencies must approve the type of treatment proposed and the design of any disposal facilities and sewer system prior to construction.

- D. Park owners and operators shall maintain all connections to sewer and water systems in good condition and shall be responsible for any sewerage or water leakage on the park premises, whether the same originated on the park premises or not. Further, park owners and operators shall be responsible for any sewage or water leakage which originates on park property and flows onto neighboring property.

- E. Owners and operators of RV parks which offer a dump station must ensure it provides sufficient capacity for sewage collection and is properly maintained and kept sanitary at all times.

Section 8. Water Supply within Parks

- A. All water supplies must meet all Federal, State and County rules and regulations. The specific regulations of the Department of Environmental Quality and the Water Resources Board shall be complied with, regardless of the size of the park or the number of hookups.

- B. All well houses shall be safeguarded by adequate fencing and/or other security measures to protect the water supply.

- C. The water system of the park shall be connected by pipes to all buildings and manufactured home lots and RV spaces. Each manufactured home lot shall be provided with a cold water freeze proof tap at least twelve (12) inches above the ground or as specified by the appropriate regulatory agency requirements.

- D. All water piping shall be constructed and maintained in accordance with Federal, State, County, and local rules and regulations; the water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage by installation of check valves to each unit. All water connections shall be weather tight.
- E. All water storage reservoirs shall be watertight and constructed of impervious material; all overflow and vents of such reservoirs shall be effectively screened. Open reservoirs are prohibited. Manholes shall be constructed with overlapping covers so as to prevent the entrance of contaminated material. Overflow pipes from a reservoir shall not connect to any pipe in which sewage or polluted water may back up.

Section 9. Refuse Disposal within Parks

- A. The storage, collection, and disposal of refuse shall be managed to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, air pollution, water pollution, or any other public safety hazard.
- B. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. A large centrally located container may be provided. Containers shall be provided in sufficient numbers and capacity to properly store all refuse. Racks or holders shall be provided for lightweight refuse containers. Such container racks or holders shall be designed to prevent containers from being tipped to minimize spillage and container deterioration and to facilitate clean-up. Lids for containers shall be permanently connected to racks or holders with chains or other flexible materials.
- C. All refuse shall be collected at least once weekly and as otherwise required by the Code Enforcement Officer. The park operator shall either employ a private agency or provide this service. All refuse shall be collected and transported in covered vehicles or covered containers to a Department of Environmental Quality approved disposal site, at the park's expense.
- D. All refuse must be kept contained.
- E. Failure to abide by the terms of this Ordinance may result in the Town of Slaughterville declaring a public nuisance and abating the same as provided in this Ordinance.

Section 10. Insect and Rodent Control within Parks

- A. Insect and rodent control measures shall be used to safeguard public health in all parks.
- B. Effective larvicidal solutions may be required by the Code Enforcement Officer for fly or mosquito breeding areas that cannot be controlled by other, more permanent measures.
- C. The Code Enforcement Officer may require the park operator or the individual owner of the dwelling unit to take suitable measures to control other insects and excessively grown weeds,

as defined by Title 11 O.S. §22-111. The premises shall be mowed and maintained in a manner to avoid fire danger and any other public safety concerns.

- D. Accumulations of debris, which may provide harborage for rodents, shall not be permitted.
- E. When rats or other rodents are present, the park operator or owner shall take definite action to eradicate them, as directed by the Code Enforcement Officer.

Section 11. Fuel Piping within Parks

All piping from outside fuel storage tanks or cylinders to manufactured homes, RVs, or buildings shall be of acceptable material and shall be permanently installed and securely fastened in place. All fuel storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath the manufactured home or RV and shall not be less than the required footage from any entrance or exit of the dwelling unit or building as set forth by the appropriate regulating agency.

Section 12. Fire Protection within Parks

- A. All areas shall be kept free of tall grass and weeds, litter, rubbish, and other flammable materials.
- B. Fires shall be made only in stoves and other cooking and/or heating equipment intended for such purposes.

Section 13. Registration of Owners and Occupants in Parks

- A. Each park owner and operator shall keep a register, which shall be made available upon request of the Town, containing a record of all manufactured home owners, recreational vehicle owners, and occupants located within the park. The register shall contain the following information:
 - 1. The name and address and contact information of the owner and occupant of each manufactured home or recreational vehicle.
 - 2. The date of arrival and of departure of each dwelling unit.
- B. Each dwelling unit shall be identified while in a park lot/space by some clear, legible, and orderly external method of identification or numbering system.
- C. The owner and operator shall keep the register available for inspection at all times by law enforcement officers, public health officials, Town officials, and other officials whose duties necessitate acquisition of the information contained in the register. The register record of each occupant registered shall not be destroyed for a period of one (1) year following the date of departure of the registrant from the park.

Section 14. Park Supervision

The owner and operator, or a duly authorized attendant or caretaker, shall be in charge at all times to keep the park, its facilities and equipment in a clean, orderly and sanitary condition. The attendant or caretaker shall be answerable, with the owner and operator, for the violation of the provisions of this Ordinance.

Section 15. Manufactured Home Parks

- A. The minimum size of manufactured home parks shall be ten (10) acres. Intensity of development shall be limited to no more than four (4) manufactured homes per gross acre. The area used for sewerage treatment, public water, manager housing, open space or other amenities and utilities shall not be included in the available acreage for the purpose of density computations.
- B. Permitted structures:
1. Mobile homes that were permitted and installed prior to November 2008;
 2. Currently existing manufactured homes;
 3. Used and pre-owned manufactured homes meeting the minimum condition requirements set forth herein;
 4. New manufactured homes;
 5. No residences except manufactured homes shall be permitted in a manufactured home park, except: one (1) home which is constructed and built on site for use as a dwelling, with or without office space, for the park manager or operator; or a non-residential mobile trailer allowed as a use permitted on review;
 6. One or more service buildings to provide community amenities;
 7. One storage unit in good repair, per lot;
 8. Storm shelters in good repair, one per lot or one or more centrally located to accommodate residents and visitors to surrounding units, as approved in the PUD design and approval process; and/or
 9. Such other buildings which will be necessary for the operation and maintenance of the manufactured home park and which are approved by the Town.
- C. All parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one (1) row of shrubs, spaced not more than eight (8) feet apart and which will eventually grow to a height of not less than twelve (12) feet.
- D. Each and every park shall set aside no less than ten percent (10%) of each park for purpose of open space.
- E. Manufactured home parks in existence on the effective date of this Ordinance may continue to operate; PROVIDED HOWEVER, if the manufactured home park is modified by the addition of lots, hookups, and/or land or expanded in any way whatsoever, the park must fully comply with this Ordinance.

Section 16. Location and General Layout of Manufactured Home Parks

A. Location of the Manufactured Home Park:

1. All manufactured home parks shall be located in areas zoned R-3 and M-1, as defined by the Zoning Ordinance #55, as a PUD and all PUD requirements set forth in the Zoning Ordinance shall be fully met. Applications for manufactured home parks shall be the same as those set forth in PUD application and review process set forth in Section 136, et.seq., in Ordinance #55.
2. All manufactured home parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water; drainage shall not endanger any water supply.

B. General Layout:

1. With the exception of minimum lot size requirements, the general design principles and standards set forth in the Subdivision Ordinance for the Town, regarding subdivision design, shall apply to new park development and to any expansion of an existing park.
2. All manufactured home parks shall be surveyed and platted. Each lot shall be assigned an address in accordance with the Town's annexing scheme and said address shall be posted in a uniform and standard fashion to identify each dwelling unit. Each street within the park shall have appropriate street signs. Each manufactured home lot shall have water, sewage disposal and a safe and reliable electrical service connection.
3. Every manufactured home lot shall be clearly defined. Manufactured homes shall be installed no less than thirty (30) feet from the curb of any road within the park, and at least twenty (20) feet from any other dwelling.
4. It is unlawful to locate a manufactured home less than thirty-five (35) feet from any public street or highway right-of-way or so that any part of such manufactured home will obstruct any roadway.
5. All manufactured home lots shall abut upon a driveway of not less than twenty (20) feet in width if on-street parking is prohibited, and twenty-six (26) feet in width if on-street parking is permitted on one side of the street only. Driveways must have unobstructed access to a public street or highway.
6. Manufactured home parks shall have at least two (2) clearly defined parking spaces for each manufactured home lot either on or adjacent to the manufactured home lot.
7. In all manufactured home parks existing at the effective date of this Ordinance, parking on or adjacent to the street within the park is permissible so long as it does not obstruct free movement of traffic. Whether or not a safety hazard exists is a

question to be determined by the Town Code Enforcement Officer. If upon appeal to the Board of Adjustment, the Board of Adjustment determines that a safety hazard does in fact exist, the manufactured home park concerned will be required to comply with this Ordinance, after due and proper notice as required herein.

8. All driveways, pedestrian ways, and roads within a park shall be designed so that the layout shall meet the same conditions and requirements set forth in the Subdivision Ordinance. All driveways and pedestrian ways shall be of a like or superior surface to the roads.
9. Manufactured home parks shall have their major means of ingress and egress on a secondary thoroughfare to lessen traffic hazards. Every manufactured home lot shall have access to a local street within the park. Collector streets shall be used to access primary thoroughfares (such as a section line road). Manufactured home lots shall not open onto a primary thoroughfare except as approved by the Town.

Section 17. RV Parks

- A. The minimum size of RV parks shall be five (5) acres. Intensity of development shall be limited to each RV space being no less than thirty (30) feet by fifty (50) feet in dimension, or of such size to accommodate the RV parked thereon and located in such a manner that the RV will not impede or obstruct the normal flow of traffic in the park and streets. The area used for sewerage treatment, public water, open space, manager housing, roads, or other amenities and utilities shall not be included in the available acreage for the purpose of density computations.
- B. Permitted units and structures:
 1. Currently existing RVs;
 2. New RVs;
 3. Haulers with living quarters;
 4. Livestock trailers with living quarters (so long as the conditions set forth herein are fully met);
 5. Other toy haulers with living quarters;
 6. No residences except recreational vehicles shall be permitted in a RV park, except one (1) home which may be constructed and built on site, or an installed manufactured home for use as a dwelling, with or without office space, for the park manager or operator;
 7. An office building, either of conventional construction or a non-residential mobile trailer allowed as a use permitted on review;
 8. One or more service buildings to provide community amenities;
 9. One storage unit in good repair, per space;
 10. Storm shelters in good repair, one per lot or one or more centrally located to accommodate residents and visitors to surrounding units, as approved in the PUD design and approval process; and/or
 11. Such other buildings which will be necessary for the operation and maintenance of the RV park and which are approved by the Town.

- C. All parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one (1) row of shrubs, spaced not more than eight (8) feet apart and which will eventually grow to a height of not less than twelve (12) feet.
- D. Each and every park shall set aside no less than ten percent (10%) of each park for purpose of open space.
- E. RV Parks in existence on the effective date of this Ordinance may continue to operate; PROVIDED HOWEVER, if the RV Park is modified by the addition of spaces, hookups, and/or land or expanded in any way whatsoever, the park must fully comply with this Ordinance.

Section 18. Location, Space and General Layout of RV Parks

A. Location of the RV Park:

- 1. All RV parks shall be located in areas zoned R-3 and M-1, as defined by the Zoning Ordinance #55, as a PUD and all PUD requirements set forth in the Zoning Ordinance shall be fully met. Applications for RV parks shall be the same as those set forth in PUD application and review process set forth in Section 136, et.seq., in Ordinance #55.
- 2. All RV parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water; drainage shall not endanger any water supply.

B. General Layout:

- 1. With the exception of minimum lot requirements, the general design principles and standards set forth in the Subdivision Ordinance for the Town, regarding subdivision design, shall apply to new park development and to any expansion of an existing park.
- 2. All RV parks shall be surveyed and platted. Each RV space shall be assigned an address in accordance with the Town's annexing scheme and said address shall be posted in a uniform and standard fashion to identify each space. Each street within the park shall have appropriate street signs.
- 3. Every RV space shall be clearly defined. RVs shall be parked at least ten (10) feet from the curb of any road within the park, and at least twenty (20) feet from any other unit.
- 4. It is unlawful to locate an RV less than thirty-five (35) feet from any public street or highway right-of-way or so that any part of such RV will obstruct any roadway.

5. All RV spaces shall abut upon a driveway of not less than twenty (20) feet in width if on-street parking is prohibited, and twenty-six (26) feet in width if on-street parking is permitted on one side of the street only. Driveways must have unobstructed access to a public street or highway.
6. RV parks shall have at least one (1) clearly defined parking space for each RV space, either on or adjacent to the RV space.
7. In RV parks existing at the effective date of this Ordinance, parking on or adjacent to the street within the park is permissible so long as it does not obstruct free movement of traffic. Whether or not a safety hazard exists is a question to be determined by the Town Code Enforcement Officer. If upon appeal to the Board of Adjustment, the Board of Adjustment determines that a safety hazard does in fact exist, the RV park concerned will be required to comply with this Ordinance, after due and proper notice as required herein.
8. All driveways, pedestrian ways, open spaces, and roads within a park shall be designed so that the layout shall meet the same conditions and requirements set forth in the Subdivision Ordinance. All driveways and pedestrian ways shall be of a like or superior surface to the roads.
9. RV parks shall have their major means of ingress and egress on a secondary thoroughfare to lessen traffic hazards. Every RV space shall have access to a local street within the park. Collector streets shall be used to access primary thoroughfares (such as a section line road). RV spaces shall not open onto a primary thoroughfare except as approved by the Town.
10. Haulers with living quarters, livestock trailers with living quarters and any other toy haulers with living quarters shall be allowed so long as appropriate and adequate accommodations are made for any animals or other special requirements.
11. Appropriate water, sewage and other utilities shall be required in all RV parks, either on each space or in a general place within the park.
12. Service buildings are mandatory. All service buildings shall meet all requirements set forth in the Americans with Disabilities Act and shall meet the following requirements:
 - a. Each RV park shall be provided with at least one (1) service building adequately equipped with toilets, shower and sinks, and other sanitary facilities.
 1. Toilet facilities for males shall consist of not less than two (2) flush toilets and one (1) urinal for the first ten (10) RVs or fraction thereof, and for RVs in excess of ten (10), not less than one (1) additional

flush toilet and one (1) additional urinal for every ten (10) additional RVs or fractional number thereof.

2. Toilet facilities for females shall consist of not less than two (2) flush toilets for the first six (6) RV spaces or any less number thereof, and for RV spaces in excess of six (6), not less than one (1) additional flush toilet for every ten (10) additional RV spaces in excess of six (6), or fractional number thereof.
 3. Each facility shall be provided with not less than two (2) lavatories and two (2) showers with individual dressing accommodations for the first ten (10) RV spaces or any less number thereof, and for RV spaces in excess of ten (10), not less than one (1) additional lavatory and one (1) additional shower with individual dressing accommodations for every ten (10) additional RV spaces or fractional number thereof.
 4. Each toilet for females and each shower with individual dressing accommodations for females shall be in a private compartment or stall.
 5. The toilet and other sanitation facilities for males and females shall either be separate buildings or shall be separated, if in the same building, by a soundproof wall.
- b. RV spaces shall be no more than two hundred (200) feet from a service building.
- c. Service buildings shall:
1. Be located twenty-five (25) feet or more from any RV space.
 2. Be of permanent construction, and adequately lighted.
 3. Be of moisture-resistant material, to permit frequent washing and cleansing.
 4. Have adequate heating facilities to maintain a temperature of seventy (70) degrees Fahrenheit during cold weather, and to supply adequate hot water during time of peak demands.
 5. Have all rooms well ventilated, with all openings effectively screened.
- d. Laundry facilities are not required. However, if laundry facilities are provided, the facilities shall be in a separate room of a service building or in a

separate building. A laundry unit shall consist of not less than one (1) washing machine and one (1) clothes dryer.

- e. All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.

Section 19. Mixed Use Parks

- A. The minimum size of a mixed use park shall be ten (10) acres. Intensity of development shall be limited to no more than four (4) manufactured homes per gross acre and each RV space being no less than thirty (30) feet by fifty (50) feet in dimension, or of such size to accommodate the RV. The area used for sewerage treatment, public water, manager housing or other amenities, open space, and utilities shall not be included in the available acreage for the purpose of density computations.
- B. Permitted units and structures:
 - 1. Mobile homes that were installed prior to November 2008;
 - 2. Manufactured homes that were installed prior to November 2008;
 - 3. Used and pre-owned manufactured homes meeting the minimum condition requirements set forth herein;
 - 4. New manufactured homes;
 - 5. Currently existing RVs;
 - 6. New RVs;
 - 7. Haulers with living quarters;
 - 8. Livestock trailers with living quarters (so long as the conditions set forth in this Ordinance are fully met);
 - 9. Other toy haulers with living quarters;
 - 10. One (1) home which may be constructed and built on site for use as a dwelling, with or without office space, for the park manager or operator;
 - 11. An office building, either of conventional construction or a non-residential mobile trailer allowed as a use permitted on review;
 - 12. One or more service buildings to provide community amenities;
 - 13. One storage unit in good repair, per space;
 - 14. Storm shelters in good repair, one per lot or one or more centrally located to accommodate residents and visitors to surrounding units, as approved in the PUD design and approval process; and/or
 - 15. Such other buildings which will be necessary for the operation and maintenance of the mixed use park and which are approved by the Town.
- C. All parks shall have and maintain a buffer planting strip, not less than three (3) feet in width, along all park boundaries not bordering a street. Such strip shall consist of not less than one (1) row of shrubs, spaced not more than eight (8) feet apart which will eventually grow to a height of not less than twelve (12) feet.
- D. Each and every park shall set aside no less than ten percent (10%) of each park for purpose

of open space.

- E Mixed use parks in existence on the effective date of this Ordinance may continue to operate; PROVIDED HOWEVER, if the mixed use park is modified by the addition of lots, hookups, and/or land or expanded in any way whatsoever, the park must fully comply with this Ordinance.

Section 20. Location, Space and General Layout of Mixed Use Parks

A. Location of the Mixed Use Parks:

- 1. All mixed use parks shall be located in areas zoned R-3 and M-1, as defined by the Zoning Ordinance #55, as a PUD and all PUD requirements set forth in the Zoning Ordinance shall be fully met. Applications for mixed use parks shall be the same as those set forth in PUD application and review process set forth in Section 136, et.seq., in Ordinance #55.
- 2. All mixed use parks shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water; drainage shall not endanger any water supply.

B. General Layout:

- 1. With the exception of minimum lot size requirements, the general design principles and standards set forth in the Subdivision Ordinance for the Town regarding subdivision design shall apply to new park development and to any expansion of an existing park.
- 2. All mixed use parks shall be surveyed and platted. Each manufactured home lot and RV space shall be assigned an address in accordance with the Town's annexing scheme and said address shall be posted in a uniform and standard fashion to identify each unit. Each street within the park shall have appropriate street signs. Each manufactured home lot shall be provided with water, sewage disposal and a safe and reliable electrical service connection.
- 3. All provisions regarding manufactured home location and general layout shall apply to any portion of the park which is designed for manufactured homes.
- 4. All provisions regarding RV park location and general layout, including but not limited to the requirements regarding service buildings, shall apply to any portion of the park which is designed for RVs.

Section 21. Notice, Hearings, Orders and Right to Appeal

- A. Whenever the Code Enforcement Officer determines violations of this Ordinance or any other pertinent laws, rules, or regulations, he shall notify the owner or his duly authorized service agent of the alleged violation.

- B. If no action is taken to remedy the violation, then the Code Enforcement Officer shall provide notice, which shall:
1. Be in writing;
 2. Include a statement of the reasons for its issuance;
 3. Contain an outline of remedial action, which, if taken, will effect compliance with provisions of this Ordinance and other pertinent regulations;
 4. Allow a reasonable time for the performance of any act it requires; and
 5. Be served upon the owner or his duly authorized service agent. The notice or order shall be deemed properly served upon the owner or agent when a copy thereof has been sent by certified mail to the service agent's last known address.
- C. Any person affected by any notice or order issued under this section may request and shall be granted a hearing on the matter before the Board of Adjustment. Such person shall file with the Town Clerk a written request for such hearing and setting forth briefly the grounds for such request within ten (10) days after the notice or order was served. When no request for such hearing shall have been filed within ten (10) days on which notice was served, a violation shall be deemed to have been automatically in existence at the expiration of the ten (10) day period. The filing of the request shall not stay the notice in cases of orders issued under this Ordinance. The hearing shall be held by the Board of Adjustment at the earliest possible time.
- D. After the hearing, the Board shall compile the findings of the Board of Adjustment as to compliance with this Ordinance and regulations and shall issue an order in writing sustaining, modifying or withdrawing the prior notice. The order shall be served as provided herein.
- E. Whenever the Code Enforcement Officer finds that an emergency exists that requires immediate action to protect the public health and safety, the Code Enforcement Officer may, without notice of hearing, issue an order citing the existence of such an emergency and requiring that such action be taken as he or she may deem necessary to meet the emergency. Notwithstanding any other provisions of this section, such order shall be effective immediately. Any person, to whom such an order is directed shall comply therewith immediately, but upon petition to the Board of Adjustment, shall be afforded a hearing at the earliest possible time.
- F. Nothing contained herein shall prevent the Town of Slaughterville from filing suit against the owner, operator, or licensee for violations of the provisions of this Ordinance and seeking an injunction, abatement of a nuisance, or any other appropriate relief as may be granted by the district court of this county. In the event a lawsuit is initiated, the Town of Slaughterville shall be entitled to all fines, attorney fees and costs incurred in the said lawsuit, which shall include the costs of bringing the action, service of process, expert fees, the costs associated

with the Code Enforcement Officer, and any and all other costs which have been incurred.

Section 22. Enforcement and Administration

- A. These Regulations shall be enforced by the Code Enforcement Officer or a designated representative acting at the direction of the Town Board of Trustees.
- B. The Code Enforcement Officer shall have authority to inspect each Park that the Town determines qualifies as a manufactured home park, mixed park, or RV park; and, for that purpose, the Town has the right of entry and access to such park at reasonable times to be able to determine compliance with the Federal, State and Municipal regulations.
- C. The Code Enforcement Officer shall have the authority to inspect the premises of private or public property for the purposes of inspecting and investigating conditions in relation to the enforcement of this Ordinance.
- D. In the event there is a violation of the terms of this Ordinance, the Town may seek any relief accorded by the law of the State of Oklahoma or any other relief set forth in this Ordinance.
- E. The provisions of this Ordinance may be enforced by any affected person through injunctive proceedings in any court of competent jurisdiction. For the purposes of this section, the word "person" shall include, but not be limited to, the Town of Slaughterville and a private citizen. In the event a lawsuit is filed, attorney fees, court costs, and all other costs to the Town shall be recovered.

Section 23. Violations and Penalties

- A. Any person who violates any provision of this Ordinance shall be guilty of an offense and, upon conviction thereof, shall be fined in an amount not to exceed the limits established by State Law. Each day upon which such violation continues shall be deemed a separate offense.
- B. In case any building, structure or land is constructed, altered, converted, maintained or used in violation of this Ordinance, the Town of Slaughterville, Oklahoma, in addition to other remedies available, may institute any proper action or proceedings to prevent such unlawful activities, in order to restrain, correct or abate such violation. Nothing contained herein shall prevent the Town of Slaughterville from filing suit against the owner, operator, or licensee for violations of the provisions of this Ordinance and seeking injunction, abatement of a nuisance or removal of the non-conformity or any other appropriate relief as may be granted by the District Court. In the event a lawsuit is initiated, the Town of Slaughterville shall be entitled to all fines, attorney fees and costs incurred in the said lawsuit, which shall include the costs of bringing the action, service of process, expert fees, the costs associated with the Code Enforcement Officer, and any and all other costs which have been incurred.
- C. The cost of removing or abating any non-conformity or nuisance may be collected by any other legal means available.
- D. In cases where it is deemed impractical summarily to abate the nuisance, the Town of

Slaughterville may bring suit in the District Court. All costs of bringing the suit, which shall include attorney fees, service of process fees, expert fees, all costs associated with abating the non-conformity or nuisance, fines, costs associated with the Code Enforcement Officer, and all other costs shall be assessed against the property as provided herein.

- E. Any violation of this Ordinance shall result in the Town of Slaughterville requesting and recouping from the violator all costs associated with the enforcement of this Ordinance, including but not limited to all attorney fees, court costs and all other costs associated with the Code Enforcement Officer's time and expenses.

Section 24. Abatement of Nuisance or Non-Conformity

The Town is hereby authorized to make determinations and to seek abatement of any and all nuisances as fully provided in the Zoning Ordinance. Specifically, the following shall apply:

- A. Code Enforcement Officer or duly authorized individual is hereby authorized to order the owner, operator, or licensee or occupant of any premises in the Town of Slaughterville to remove from such premises, at his own expense, any non-conformity or source of hazard, danger, filth, condition conducive to breeding insects or rodents that might contribute to the transmission of disease, or any other condition that could have an immediate adverse affect on the public health within twenty-four (24) hours, or within such other time as might be reasonable. Such order shall be in writing and served on the owner, operator, licensee or occupant, or a copy thereof may be left at the last usual place of abode of such owner, occupant, or licensee; such order may be served by posting a copy thereof on the premises, or by publication in at least one issue of a newspaper having a general circulation in the Town of Slaughterville. The procedure set forth in Ordinance #55 shall apply to this section.
- B. The Town of Slaughterville may cause property within the municipal limits to be cleaned of trash and weeds or grass to be cut or mowed in accordance with the procedure set forth in the Ordinance #55.
- C. The Town may cause dilapidated buildings within the municipal limits to be torn down and removed in accordance with the procedures set forth in Ordinance #55.
- D. After a building has been declared dilapidated, as provided in Ordinance #55, and before the commencement of the tearing and removal of a dilapidated building, the Town Trustees may authorize that such a building be boarded and secured. However, if the dilapidated building is vacant and unfit for human occupancy, the Trustees may authorize the structure to be demolished pursuant to the provisions of Ordinance #55.

Section 25. Penalty and/or Fee Recovery

- A. Any person who violates any provision of this Ordinance shall be guilty of an offense and, upon conviction thereof, shall be fined in an amount not to exceed the limits established by State Law. Each day upon which such violation continues shall be deemed a separate offense.
- B. Any violation of this Ordinance shall result in the Town of Slaughterville requesting and

recouping from the violator all costs associated with the enforcement of this Ordinance, including but not limited to all costs associated with the Code Enforcement Officer's time and expenses.

Section 26. Separability

If any section, clause, paragraph, provision or portion of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section; clause; paragraph; provision; or portion of said Ordinance, and to this end, the provisions of this Ordinance are declared to be separable.

Section 27. Fees

Fees for the establishment or modification of a manufactured home park, an RV park, and/or a mixed use park, and fees for the inspection of age and condition of manufactured or mobile homes shall be in accordance with the form and fees as the Town Board may from time to time establish by Resolution. All fees shall be due and payable from the owner of the park or owner of the dwelling unit.

PASSED, APPROVED AND ADOPTED this 17th day of November, 2009.

Bobby Cleveland, Mayor

Attest: Marsha Blair, Town Clerk