

ORDINANCE NO. 081418

AN ORDINANCE OF THE CITY OF COOLIDGE, TEXAS, REGULATING THE DISPOSAL OF SEWAGE AND SOLID WASTE IN RECREATIONAL VEHICLE PARKS LOCATED WITHIN THE CITY OF COOLIDGE CITY LIMITS AND REPEALING ANY AND ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE AND SETTING AN EFFECTIVE DATE:

WHEREAS, the City Council finds it necessary to regulate the disposal of sewage and solid waste in Recreational Vehicle Parks in the City of Coolidge;

WHEREAS, the City Council finds that properly maintained recreational vehicle communities (i.e. Recreational Vehicle (RV) Parks)) promote the safety and health of the residents of such communities.

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

SECTION 1. APPLICABILITY

A. Purpose, Intent, Applicability and Scope. The purpose and intent of this section is to provide certain minimum standards, provisions and requirements for safe, sanitary and suitable methods for sewage and solid waste disposal in RV Parks within the City.

B. Definitions

1. **Recreational Vehicle (RV)-** This means any of the following while in use as a residence.
 - a. **Travel Trailer-** Means a vehicular, portable structure built on a chassis, designed to be used as a temporary identified travel trailer by the manufacturer of the trailer, and when factory equipped for the road, it shall have a body width not exceeding eight feet and a body length not exceeding state maximum.
 - b. **Motor Home-** Means a motor vehicle equipped like a travel trailer and which is a portable, temporary dwelling to be used for travel, recreation and vacation.
 - c. **Dependent Trailer-** Means a Travel Trailer which is dependent upon a service building for toilet and lavatory facilities.
 - d. **Self-Contained Trailer-** Means a Travel Trailer which can operate independent of connections to sewer, water and electric systems. It contains a water-flushed toilet, lavatory, shower and kitchen, sink, all of which are connected to water storage and sewage- holding tanks located within the trailer.
2. **Recreational Vehicle Park-** Means any lot, tract or parcel of land with at least 100 feet of frontage on a public road used in whole or in part, for the accommodation of RV's by the day, week or a longer period of time, either for or without compensation. Minimum size of the park shall be 2 acres.

3. **Owner or Manager-** Any person who has the control, direction, maintenance or supervision of an RV Park, whether as owner or otherwise.
4. **Person-** Shall include both singular and plural and shall mean and embrace any individual, firm, partnership, association, corporation or society and their heirs, administrators, executors, or assigns, agents, servants and employees.
5. **Plot Plan-** Graphic representation, drawn to scale, delineating the outlines of the land included in the plan and all proposed use locations, accurately dimensioned, the dimensions also indicating the relation of each use to that adjoining and to the boundary of the property: Includes existing structures, proposed construction, drainage, and any easements or rights of way.
6. **RV Park Lot or Stand-** Any designated lot/RV stand within an RV park with required improvements as set out in this section.
7. **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.

C. Standards for Water and Sewer Connections

1. Utilities

a. Water supply

Each site within an RV park shall be provided with a connection to the city water supply if available. If city water supply is not available, then a permit from the Texas Commission on Environmental Quality (TCEQ) shall be obtained to install a well. The City shall review and determine whether it will approve all proposed water facility plans prior to construction. Existing facilities shall be brought into compliance within six (6) months of the enactment of this Ordinance. The RV Park water distribution system shall be installed as follows:

- i) The water supply system, fixtures and other equipment must be installed in accordance with applicable codes adopted by the city.
- ii) A master water meter shall be installed to serve the RV park. Sub-metering or re-metering of RV sites is not permitted.
- iii) A reduced pressure principal backflow preventer will be required to be placed at the property line on the discharge side of the master meter. In addition, one (1) anti-siphon device must be placed at each of the connections for each RV site.
- iv) Water riser service branch lines shall extend at least twelve (12) inches above ground elevation. The branch line shall be at least ¾ inch.
- v) 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.

- vi) A shut off valve below the frost line shall be provided near each water riser pipe.
- vii) The owner/operator shall have complete maintenance responsibility for the water system within the RV Park.
- viii) The city has no maintenance responsibility for service lines within the RV Park. The responsibility of the city stops at the property line.

b. Wastewater Facilities

Each site within the RV Park shall be provided with a connection for city wastewater service. On-site sewage facilities are permitted if and only if city utilities are not available. For new construction, the City shall review and determine whether it will approve all proposed wastewater facility plans prior to construction. Existing facilities shall be brought into compliance within six (6) months of the enactment of this Ordinance. The wastewater distribution system shall be installed as follows:

- i) The wastewater system and materials must be installed in accordance with applicable codes adopted by the city
- ii) Each RV site must include a four-inch diameter wastewater riser and shall extend above grade three (3) to four (4) 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.
- iii) The wastewater connection to each site shall consist of a single four-inch service line without any branch lines, fittings, or connections. All joints shall be water tight.
- iv) Surface drainage shall be diverted away from the riser.
- v) The owner/operator shall have complete maintenance responsibility for the wastewater system within the RV Park. The responsibility of the city stops at the property line.

c. No Commercial or Secondary Usage of Wastewater Facilities

No disposal of waste from offsite commercial wastewater collection or disposal services shall be permitted within the RV Park.

- 2. **Drainage-** the ground surface in all parts of every RV Park shall be graded and equipped to drain all surface water in a safe, efficient manner so as not to permit water to stand or become stagnant.
- 3. **Refuse Disposal-** Facilities shall be provided for the storage, collection and disposal of refuse of the occupants of the RV Park. These refuse containers are to be located inside the RV park and shall rest on an all-weather surface pad. Every site shall be located within two hundred (200) feet of a refuse container measured along the RV park internal roadway. Trash dumpsters shall be screened on three (3) sides.

- D. Right of Entry-** The Building Official or any other duly authorized employee of the City, such as Police Chief or Code Enforcement Officer shall have the right and authority to enter upon the RV parks at all reasonable times for the purpose of inspecting same, and to see that no legal violations are made. The City, through its agents, shall have the authority

to suspend or revoke permits if conditions are urgent, or to order utility disconnections for any of the following reasons:

1. The owner or any of his agents, representatives or employees are violating or have violated any provision of this Ordinance or any other ordinance of the City or laws of the State of Texas.
2. For refusal to allow the Code Enforcement Officer or any other duly authorized person to enter upon and inspect RV Park.

SECTION 2. REPEALER

This ordinance supersedes any and all ordinances to the extent of any conflict.

SECTION 3. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

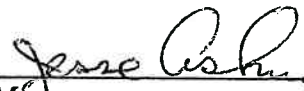
SECTION 4. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effective as of August 14, 2018.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Coolidge, this 14th day of August, 2018.



Mayor

ATTEST:



City Secretary