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The map of the town showing its territorial limits is hereby designated as the official map of the town, and the corporate limits as shown thereon are declared to be the true and correct corporate limits of the town, including all annexations made to the town through and including the date of October 8, 1991. (Ordinance No. 91-1).

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The City Clerk shall be an appointed position by the Mayor with approval of the Board of Trustees.
The City Treasurer shall be an appointed position by the Mayor with approval of the Board of Trustees.
(Ordinance 22-5)

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§ 3-5-1 DEFINITIONS

As used in this Article:

- A. "RV Park" shall mean any parcel of land containing three or more lots intended for occupancy by recreational vehicles including but not limited to Class A motorhomes, Class B motorhomes, Class C motorhomes, 5th Wheels and travel trailers.
- B. "Hotel" shall mean any building or buildings, structures, trailer or other facility which are used for the accommodation of such guests whether such rooms are in one or several structures. The term shall include hotels, apartment hotels, motels, tourist homes, lodging houses, inns, rooming houses, trailer motels, apartments not occupied by "permanent residents", and all other facilities where rooms or sleeping facilities or space are furnished for consideration. The term shall not mean hospitals, sanitariums, or nursing homes.
- C. "Occupancy" shall mean the use or possession, or the right to the use or possession of any lot in an RV Park, room or rooms in a Hotel, or the right to use or possession of the furnishings or to the services and accommodations accompanying the use and possession of the room or rooms. D. "Occupant" shall mean a person, who for a consideration, uses, possesses, or has the right to the use or possession of any lot in an RV Park, room or rooms in a Hotel under any lease, concession, permit, right of access, license to use or other agreement.
- E. "Operator" shall mean any person operating an RV Park or Hotel in this Town, including, but not limited to, the owner, proprietor, lessee, sublessee, mortgagee in possession, licensee, or any other

person otherwise operating such RV Park or Hotel.

- F. "Permanent resident" shall mean any occupant who has or shall have the right to occupancy of any room or rooms in a Hotel or a space or spaces in an RV Park for at least 180 consecutive days during the current calendar year or preceding 12 months.
- G. "Rent" shall mean the consideration received for occupancy valued in money, whether received in money or otherwise, including all receipts, cash, credits, and property or services of any kind or nature, and also any amount for which credit is allowed by the Operator to the Occupant, without any deduction therefrom whatsoever.
- H. "Return" shall mean any return filed or required to be filed as herein provided.
- I. "Tax" shall mean the tax levied pursuant to this Article.
(Ordinance No. 15-2)

§ 3-5-2 TAX LEVIED

There is hereby levied an excise tax of 3% upon the gross proceeds or gross receipts derived from all rent for every occupancy of a lot in an RV Park, or room or rooms in a Hotel in the Town of Cedar Valley.

§ 3-5-3 TAX TO BE DESIGNATED

The Operator shall separately designate, charge and show the tax on all bills, statements, receipts or any other evidence of charges or payment of rent for occupancy issued or delivered by the Operator.

§ 3-5-4 OPERATOR RESPONSIBLE FOR COLLECTION

The Operator shall be responsible for the collection of tax from the occupant and shall be liable to the Town for the tax.

§ 3-5-5 RECORDS

It shall be the duty of every Operator to keep and preserve suitable records of every occupancy and of all rent paid, charged or due thereon and of the tax payable thereon in such form as the Board of Trustees and Mayor may be regulation require. All such records shall remain in the Town and be available for inspection and examination at any time upon demand by the Town Board of Trustees or duly authorized agent or employee of the Town and shall be preserved for a period of three (3) years, unless the Town Board of Trustees has authorized in writing their destruction within that period or may require that they be kept longer. The burden of providing that a sale was exempt from this tax shall be upon the operator who made the sale.

§ 3-5-6 FILING RETURNS

A. Every Operator shall file with the Town Board of Trustees a return of occupancy, rents and the taxes payable thereon for the period ending March 31, June 30, September 30, and December 31 of each year from the effective date of this Article.

B. The Town Board of Trustees may permit or require returns to be made by shorter or longer periods and upon such dates as he may specify. The form of return shall be prescribed by the Town Board of Trustees and shall contain such information as he may deem necessary for the proper administration of this Article. The Town Board of Trustees may require amended returns to be filed within twenty (20) days after notice and to contain the information specified in the notice.

§ 3-5-7 PAYMENT OF TAX

At the time of filing a return of Occupancy and of rents, each Operator shall pay to the Town Board of Trustees the taxes imposed by this Article upon the rents included in such return, as well as all other monies collected by the Operator acting or purporting to act under the provisions of this Article. All the taxes for the

period for which a return is required to be filed shall be due from the Operator and payable to the Town Board of Trustees on or before the date fixed for the filing of the return of such period, without regard to whether a return is filed or whether the return which is filed correctly shows the amount of rents and the taxes due thereon.

The tax levied by this Article shall be due and payable at the time filing of the returns provided for in this Article is required. All taxes not paid within twenty (20) days from the time they become due shall be delinquent.

§ 3-5-9 NOTICES

Notices provided for under this Ordinance shall be deemed to have been given when such notice has been delivered personally to the operator or deposited in the United States Mail to the last known address of the operator.

§ 3-5-10 REMEDIES EXCLUSIVE

The remedies provided in this Ordinance shall be exclusive remedies available to any person for the review of tax liability imposed by this Article. (Code, Ord. No. 15-02)

§ 3-5-11 GENERAL POWERS OF CITY MANAGER

§ 3-5-12 ADMINISTRATION OF OATHS AND COMPELLING TESTIMONY

The Town Board of Trustees, or his designated representative, shall have the power to administer oaths and take affidavits in relation to any matter or proceeding in the exercise of their powers and duties under this Ordinance. The Town Board of Trustees shall have the power to subpoena and require the attendance of witnesses and the production of books, papers and documents to secure information pertinent to the performance of his duties hereunder and of the enforcement of this Ordinance and to examine them in relation thereto.

§ 3-5-13 CERTIFICATION OF REGISTRATION

§ 3-5-14 INTEREST ON UNPAID/DELINQUENT TAXES

If any tax levied by this Article becomes delinquent, the person responsible and liable for such tax shall pay interest on such unpaid tax at the rate of one and one-half percent (1-1/2%) per month on the unpaid balance from the date of delinquency until said unpaid balance is paid in full.

§ 3-5-15 DELINQUENT TAXES

§ 3-5-16 RECORDS CONFIDENTIAL

The confidential and privileged nature of the records and files concerning the administration of the hotel tax is legislatively recognized and declared, and to protect the same provisions of 63 O.S., Supp. 1997, §205 of the State Sales Tax Code, and each subsection thereof, is hereby adopted by reference and made fully effective and applicable to administration of the Town of Cedar Valley hotel tax as if herein set forth.

§ 3-5-17 FAILURE TO FILE; SUBMITTING FRAUDULENT RETURNS; PENALTIES

The failure or refusal of any Operator to make reports and remittances herein required, or the making of any false and fraudulent report for the purpose of avoiding or escaping payment of any tax or portion thereof rightfully due under this Article, or failure to maintain or produce records as required shall be an offense, and upon conviction thereof the offending operator shall be subject to a fine of not more than **\$200.00** including costs. Each day for which a violation continues shall constitute a separate offense.

§ 3-5-18 DISCOUNT

§ 3-5-19 AMENDMENTS

The people of the Town of Cedar Valley by their approval of this Ordinance at the election herein provided, hereby authorize the Town Board of Trustees by ordinances duly enacted to make such administration and enforcing this Article as may be necessary or proper for efficiency and fairness except that the rate of the tax herein provided shall not be charged without approval of the qualified electors of the Town as provided by law.

§ 3-5-20 USE OF FUNDS

The taxes and revenues collected pursuant to this Article shall be used by the Town to defray administrative costs and town government operations and for the purpose of encouraging, promoting, fostering and administrating the convention and tourism development of the Town of Cedar Valley, Oklahoma.

§ 3-5-21 PROVISIONS SEVERABLE

The provisions hereof are hereby declared to be severable, and if any section, paragraph, sentence or clause of this Ordinance is for any reason held invalid or inoperative by any court of competent jurisdiction, such decision shall not affect any other section, paragraph, sentence or clause of this Ordinance.

§ 3-5-22 EXEMPTIONS

§ 3-5-23 BOND REQUIRED

§ 3-5-24 REFUNDS

A. Procedure. The Town Board of Trustees shall refund or credit any tax erroneously, illegally, or unconstitutionally collected if written application to the Town Board of Trustees for such refund shall be made within ninety (90) days from the days of payment thereof. For like causes, and in the same period, a refund may be so made upon the initiative and the order of the Town Board of Trustees. Whenever a refund is made, the reasons therefor shall be stated in writing. Such application may be made by the person upon whom such tax was imposed and who has actually paid the tax. Such application may also be made by the person who has collected and paid such tax to the Town Board of Trustees providing that the application is made within ninety (90) days of the payment by the occupant to the Operator, but no refund of money shall be made to the Operator until he has repaid to the Occupant the amount for which the application for refund is made. The Town Board of Trustees, in lieu of any refund required to be made, may allow credit therefor on payments due from the applicant.

B. Determination and Hearing. Upon application for a refund the Town Board of Trustees may receive evidence with respect thereto, and make such investigation as he deems necessary. After making a determination as to the refund, the Town Board of Trustees shall give written notice thereof to the applicant. Such determination shall be final unless the applicant, within ninety (90) days of such notice shall apply in written notice of its decision to the applicant.

(Code, Ord. No. 15-02)

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No.21-0406 Prohibiting Tobacco on Town owned property. (TSET Grant Requirement). Adopted April 6, 2021

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WHEREAS, the Town of Cedar Valley (Board of trustees), has determined that it would be in the best interest of the Town of Cedar Valley to adopt an ordinance addressing the maintenance and repair of roads and curbs, for residential and non-residential properties in order to protect the health, safety and welfare of the residents and taxpayers of Cedar Valley.

Section. 1. Purpose.

The purpose of this Ordinance establishes contractor's liability for road/curb damage.

"Supervision of Construction" to set forth requirements standards and requirements for the construction, reconstruction, replacement, repair, alteration and maintenance of curbs and roads.

Necessity of Permit for damage to curbs and roads. No person shall undertake any construction, reconstruction, replacement, repair, alteration or maintenance of a public curb or road(s) without a proper permit. No person shall negligently or willfully break, damage, injure or destroy any curb or road within the Town of Cedar Valley.

Replacement or repair of defective work/damage to curb/road: It shall be the duty and responsibility of the contractor to construct, reconstruct, replace, repair any damage to curbs and roads.

Restoration of site; cleanup. Upon completion of curb / road reconstruction, replacement or repair all equipment, unused materials and refuse shall be removed from the site of the work, and related improvements damaged, disturbed or altered during repairs construction shall be replaced or repaired in accordance with all applicable Federal, State, local and City standards. The site shall be put as near as possible into conditions corresponding to that which existed prior to construction.

Scenario: New Road/existing road asphalt was just completed last year. A new lot owner is beginning construction. New lot owner's builder fails to abide by the weight limits or has produced damage to existing roads due to heavy trucks entering/exiting construction site. Paving company suggested that we have builders put up a bond to hold lot owner/builder responsible for any damage to road during construction process, disclose this new bond information to the lot owners before they bought. Long story short ... ensure lot owner/builder repairs road if there is damage due to construction. There has already been damage due to the large trucks that have come into the development. We feel that the lot owner should be responsible in repairing this damage.

"Contractor," for the purpose of this ordinance, means any person, sole proprietorship, firm, corporation, limited liability company, partnership venture, association or other entity engaged in new construction on a vacant lot, existing lot, demolition of any building, moving a building or equipment from one location to another location, including another building that involves access to the property by commercial trucks, machinery and/or heavy equipment. This definition includes any person who is engaged in such activities in the capacity of an owner of the property or general contractor. If an owner of the property makes use of a construction manager, rather than a general contractor, the owner shall be considered the contractor, unless the general contractor accepts that responsibilities and liabilities in writing.

"Damage to public property or public improvements" or "damage," for the purpose of this ordinance, means physical change other than that to be expected from normal usage or wear which tenders the public property or public improvement less useful, unsafe or decreases its useful life. Such damage may include but is not limited to curb damage, gutter damage, pavement/road damage, street excavation, tree injury, damage to landscape, water main damage, buffalo box breakage or misalignment, hydrant damage, and/or similar damage.

"Nuisance," for the purposes of this ordinance, means creation of a condition causing public property or public improvements to be unsafe or less convenient for public use. Nuisances shall include but not limited to dirt, sand, rock, asphalt, lumber, bricks, cement, mortar or rubbish that is carried, spilled, dropped or otherwise deposited onto public pavement or other public property.

Section 3: Responsibility of Contractors:

- A. Every contractor shall be responsible to repair all damage or abate any nuisance caused to any public improvement or private improvements, including but not limited to street paving, gutters, drainage, buildings, any other public property and/or private improvement or private property or other public property. The responsibility imposed by this ordinance applies whether any damage or nuisance occurs purposely, accidentally, directly, or indirectly cause by or related to the construction performed on any

lot in the city/town. A contractor shall be responsible to repair such damage or abate such nuisance whether caused by the contractor, subcontractor or any agent or employee of a contractor or subcontractor.

B. A contractor's responsibility to repair damage or abate nuisances shall begin at the initial clearing of land, if any, or other work performed physically upon a lot and shall continue through all phases of construction until the construction is complete, as certified in writing by the contractor and a certificate of satisfactory completion issued by the Town.

C. Every contractor shall be required to obtain a PAYMENT AND PERFORMANCE BOND in the amount of \$5,000.00, which may be forfeited, if damages or nuisance are not remedied/resolved by the contractor pursuant to sub-paragraph below, to cover the cost of any repair not completed by contractor in a reasonable time to the agreement and satisfaction of the Town of Cedar Valley Board of Trustees.

D. All damage to public property or public improvements and nuisance created shall be remedied/resolved as prescribed herein. Such resolution/remedial action shall be undertaken by the contractor in strict compliance with any timing requirements set forth in this section unless the contractor requests an extension in writing thereof.

a. Street, road, curb, and gutter damage shall be repaired/replaced within 30 days and only after proper compaction and backfill.

b. Pavement damage by vehicles, including tractor, heavy equipment, shall be replaced within 30 days. (Upon completion of construction)

c. Backfill to roadways and under curbs and gutters shall follow town specifications. No trench or excavation shall be left open for more than seventy-two (72) hours and shall be barricaded and flared while open. Surface and backfill shall be maintained against settlement at least every seven (7) days and after each rainstorm.

d. Dirt, sand, gravel, lumber, brick, cement, mortar, and other rubbish shall be removed from public right away, public property or other public improvements immediately except for the expressly permitted storing of construction material/equipment.

e. Clogged drains, ditches, inlets, and culverts shall be cleaned within 15 days. Damaged culverts shall be repaired/replaced within 30 days.

Inspection process

A. After receiving permission and prior to the commencement of the project, a person authorized by the Town of Cedar Valley Board of Trustees shall accompany the contractor to the location of the project and document the condition of all public property, which shall include photographs of the current condition to include public roadways.

B. Upon completion of the project and receipt of a certified completion in writing from the contractor, a person authorized by the Town of Cedar Valley Board of Trustees shall accompany the contractor to the location of the project and document the condition of all public property, which shall include photographs of the condition of the public roadways.

C. The person authorized/appointed by the Town of Cedar Valley Board of Trustees shall then determine if a certificate of satisfactory completion shall be issued.

D. Upon issuance of a certificate of satisfactory completion by the Town of Cedar Valley Board of Trustees,

the contractor's liability shall be deemed released, as well as any bond securing its obligation and/or liability.
Section 5: Penalty
The violation of any section or subsection of this ordinance shall be punishable by a fine not to exceed \$750.00, as determined by a Municipal Judge. A separate offense shall be deemed committed upon each day during which violation occurs or continues.
(Ordinance 2202-1)

CHAPTER 2 – PARKING REGULATIONS

§ 7-2-1 DEFINITIONS

§ 7-2-2 PARKING PROHIBITED; NO SIGNS REQUIRED

§ 7-2-3 OBSTRUCTING TRAFFIC PROHIBITED

§ 7-2-4 PARKING FOR CERTAIN PURPOSES PROHIBITED

§ 7-2-5 PARKING TIME LIMITS; PROHIBITIONS

§ 7-2-6 PARKING ON ONE-WAY ROADWAYS

§ 7-2-7 PARKING OF TRUCK-TRACTORS, TRACTORS AND VEHICLES IN EXCESS OF TWO AXLES

§ 7-2-8 PARKING OF BOATS, TRAVEL TRAILERS AND MOTOR HOMES ON STREET

§ 7-2-9 PENALTY

CHAPTER 3 – VEHICLE AND EQUIPMENT PROHIBITIONS

§ 7-3-1 STREETS DEFINED

§ 7-3-2 INJURIOUS OR OBSTRUCTIVE VEHICLES; OVERSIZED VEHICLE PERMITS

§ 7-3-3 SIZE AND WEIGHT OF VEHICLES; TRUCK ROUTES

§ 7-3-4 COMPRESSION RELEASE BRAKES UNLAWFUL

TITLE 8 – PUBLIC WAYS AND PROPERTY

CHAPTER 1 – STREETS, SIDEWALKS AND PUBLIC WAYS

§ 8-10-1 WEEDS AND TRASH DEFINITIONS:

TOWNSHIP MAYOR. The Township Mayor or his or her designee.

OWNER. The owner of record as shown by the most current tax rolls of the County Treasurer.

PERSON. Any person, firm or corporation which owns, occupies, has control of, is in charge of or rents or leases any real property, including, but not limited to any lot or parcel of land in the Township of Cedar Valley.

TRASH. Any refuse, litter, ashes, leaves, debris, paper, combustible materials, rubbish, offal or waste, or matter of any kind or form which is uncared for, discarded or abandoned.

WEED. Any and all vegetation exceeding 12 inches in height, except healthy trees, shrubs or produce for human consumption grown in a tended and cultivated garden, unless such trees, shrubbery and other vegetation constitute a detriment to the public health and welfare.

ABATEMENT PROCEDURES.

The Township Mayor is hereby authorized to cause any trash and weeds to be abated in accordance with the procedures in this section.

The Township Mayor may cause property to be cleaned of trash and weeds, to be cut or mowed as follows:

- 1) At least 10 days' notice shall be given to the property owner by mail at the address shown by the current year's tax rolls in the County Treasurer's Office or posted on the property, or handed to owner or occupant, before the Township Mayor holds a hearing or takes action. The notice shall order the property owner to remedy the stated violation and said notice shall further state that unless remedial action is performed within 10 days of the date of the notice, the work shall be done by the Township, and a notice of lien shall be filed with the County Clerk against the property for the costs due and owing the Township.
- 2) If the Township Mayor after a public hearing find that the property is in violation of this Ordinance, shall direct the mowing, cleaning or other remedies be done by the Township. The Township may hire private contractors for such work. If the property owner pays for this service within 10 days, no further action will be taken.
- 3) Immediately following the mowing or cleaning of the property, the Township Clerk shall file a notice of lien with the County Clerk stating that the Township claims a lien on the property for all abatement costs incurred.
- 4) After the property has been mowed or cleaned, the Township Mayor shall determine the actual abatement costs and other expense as may be necessary in connection therewith, including the cost of notice, mailing and release of lien.
- 5) In addition to the actual costs of abatement, an administrative fee of \$150.00 shall be charged and assessed against the owner. An additional fee of \$75.00 shall be charged and assessed against the owner if the property has been previously abated.
- 6) If payment is not made within 30 days from the date of mailing the statement of costs to the property owner, the Township Clerk shall forward a certified statement of the amount of cost to the County Treasurer. Until fully paid, the cost and interest thereon shall be a lien against the property, both from the date the cost is certified to the County Treasurer.
- 7) If the Township Mayor causes property to be cleaned, mowed, or any other remedy taken, any subsequent accumulations of trash or weeds on the property occurring within a six-month period may be declared a nuisance and in violation of this Ordinance and may be summarily abated without further notice to the owner.
- 8) The property owner shall have a right of appeal to the Township Board of Trustees from any order of the Township Mayor issued pursuant to This section by filing written notice of appeal with the Township Clerk

within 10 days after the administrative order is rendered.

(Code, Ord. No. 08-10) *State Law Reference:* 11 O.S. § 22-111

§ 8-1-1 TREES AND SHRUBBERY

§ 8-1-2 OBSTRUCTING STREETS AND SIDEWALKS

§ 8-1-3 INTERFERENCE WITH DRAINAGE

§ 8-1-4 PLAYING ON STREETS OR SIDEWALKS

§ 8-1-5 WASHING VEHICLES; MUD AND WATER DRAINAGE

§ 8-1-6 ALLOWING HAZARDOUS CONDITIONS ON SIDEWALKS

§ 8-1-7 RAILROADS RESPONSIBLE FOR STREET IMPROVEMENTS, SIDEWALK CONSTRUCTION

§ 8-1-8 VIOLATIONS; PENALTY

CHAPTER 2 – CITY PARKS

§ 8-2-1 CURFEW FOR PARK

§ 8-2-2 POSSESSION OF ALCOHOLIC BEVERAGES AND LOW POINT BEER

CHAPTER 3 – GOLF COURSE

§ 8-3-1 CREATION AND MANAGEMENT

CHAPTER 4 – CEMETERY

§ 8-4-1 SUPERVISION

§ 8-4-2 PERSONNEL

§ 8-4-3 BUDGETARY NEEDS AND RECOMMENDATIONS

§ 8-4-4 FEES AND CHARGES

§ 8-4-5 ABANDONED LOTS REVERT TO CITY

CHAPTER 5 – MUNICIPAL AIRPORT

§ 8-5-1 DEFINITIONS

§ 8-5-2 AIRPORT, PROPERTY OF CITY

§ 8-5-3 OPERATION OF AIRPORT

§ 8-5-4 ZONING OVERLAY DISTRICT

§ 8-5-5 PERMITS AND VARIANCES

§ 8-5-6 ADMINISTRATION

§ 8-5-7 BOARD OF ADJUSTMENT

TITLE 9 – PUBLIC UTILITIES

CHAPTER 1 – UTILITIES, RATE AND REGULATIONS

§ 9-1-1 CEDAR VALLEY PUBLIC WORKS AUTHORITY

§ 9-1-2 UTILITY SYSTEMS PROVIDED; USE AND OPERATION

§ 9-1-3 APPLICATION FOR SERVICE; DEPOSIT; RATES

§ 9-1-4 FEES, RATES AND CHARGES

§ 9-1-5 BILLING AND COLLECTION

§ 9-1-6 USE OF INCOME

§ 9-1-7 PURCHASE OR ACQUISITION OF PROPERTY

§ 9-1-8 ACCESS TO METERS

§ 9-1-9 PLACEMENT OF ELECTRICAL METERS FOR RESIDENTIAL PROPERTIES

§ 9-1-10 UTILITY CREDIT AGREEMENT

CHAPTER 2 – WATER SYSTEM AND SUPPLY

§ 9-2-1 USE OF MUNICIPAL WATER SYSTEM

§ 9-2-2 MANAGEMENT AND SUPERVISION

§ 9-2-3 WATER RATES, FEES AND CHARGES

§ 9-2-4 TAMPERING WITH OR INJURING MUNICIPAL WATER SYSTEM

§ 9-2-5 WATER SHORTAGE; AUTHORITY TO RATION

§ 9-2-6 WATER SUPPLY WELLS

CHAPTER 3 – SEWERAGE SYSTEM

§ 9-3-1 NEW SEWERS AND CONNECTIONS

§ 9-3-2 USER RATES AND CHARGES

§ 9-3-3 PROHIBITED DISCHARGES

§ 9-3-4 SEWER USE IN MEEKER ADDITION

§ 9-3-5 SANITARY FACILITIES REQUIRED

§ 9-3-6 INDUSTRIAL USERS

§ 9-3-7 PENALTIES

CHAPTER 4 – SOLID WASTE SYSTEM

§ 9-4-1 DEFINITIONS

§ 9-4-2 COLLECTION AND DISPOSAL DECLARED A MUNICIPAL FUNCTION

§ 9-4-3 SOLID WASTE COLLECTION RATES

§ 9-4-3-1: CITY COLLECTION CENTER

§ 9-4-4 COLLECTION OF MATERIALS

§ 9-4-5 USE OF RECEPTACLES (REP. BY ORD. 949, 9-9-2013)

§ 9-4-6 USE OF CITY DUMP GROUNDS

§ 9-4-7 HAULING OR DEPOSITING OF GARBAGE; PERMIT; PROHIBITED ACTS

§ 9-4-8 DUMPING GARBAGE INTO CONTAINER BELONGING TO ANOTHER

§ 9-4-9 PROHIBITED GARBAGE DISPOSAL

§ 9-4-10 VIOLATIONS; PENALTIES

TITLE 10 -BUILDING REGULATIONS

CHAPTER 1 – CODES AND COD ADMINISTRATION

§ 10-1-12 VIOLATION; PENALTY

§ 10-1-1 PROHIBITION OF MANUFACTURED HOMES

It shall be unlawful to affix a manufactured home on any real estate within Cedar Valley.

DEFINITIONS.

Affix. To attach to real estate in a manner that indicates the intent to remain.

Cedar Valley Town Limits. All real estate located within the boundaries of Cedar Valley, including any real estate subsequently annexed.

Manufactured Home. This shall include a mobile home, single wide, double wide, trailer house, modular home, travel trailer, motor home, recreational vehicle and any other structure constructed or completed primarily off-site for residential use.

Property Owner. The record owner of real estate as shown by the most current tax rolls of the Logan County Treasurer.

Township . Township of Cedar Valley.

Township Mayor. The Township Mayor or his or her designee.

All terms not defined herein shall have their ordinary meaning.

ABATEMENT PROCEDURES.

The Township Mayor is hereby authorized to cause the removal of any manufactured home in the Cedar Valley Town Limits in accordance with the procedures in this Section.

1) At least 10 days notice shall be given the property owner by mail at the address shown by the current year's tax rolls in the Logan County Treasurer's Office or posted on the property in a conspicuous place, or served upon the property owner or occupant, before the Township Mayor holds a hearing or takes action. The notice shall order the property owner to remove the manufactured home within 10 days of the date of the notice. If the manufactured home is not removed within the 10 day period, the Township Mayor shall cause the removal and assess the cost to the property owner. A notice of lien shall be filed with the Logan County Clerk against the property for the costs due and owing to the Township.

2) If the Township Mayor, after a public hearing finds that the property owner is in violation of this Ordinance, the Township shall cause the removal of the manufactured home. The Township may hire private contractors for such work.

3) Immediately following the removal of the manufactured home, the Township Clerk shall file a notice of lien with the Logan County Clerk stating that the Township claims a lien on the property for all abatement costs incurred, as calculated by the Township Mayor.

4) In addition to the actual costs of abatement, an administrative fee of \$150.00 shall be charged and assessed against the property owner. Furthermore, a fine of \$100.00 per day shall be assessed for every day the violation of this Ordinance occurs.

5) If payment of the abatement costs, administrative fees and fines are not made within 30 days from the date of mailing the statement of costs, fees and fines to the property owner, the Township Clerk shall forward a certified statement of the amounts to the Logan County Treasurer. Until fully paid, the total amount together with interest shall be a lien on the property from the date the amount is certified to the Logan County Treasurer.

GRANDFATHER CLAUSE.

This Ordinance provides for the continuation, and the conditions thereof, of a nonconforming use or condition that either existed within the Cedar Valley Town Limits at the time of the adoption of this Ordinance,

or at the time of annexation subsequent to the adoption of this Ordinance.
(Code, Ord. No. 09-12.)

CHAPTER 2- HAZARD MITIGATION PLAN

§ 10-2-1 MULTIJURISDICTIONAL HAZARD MITIGATION PLAN

CHAPTER 3 – FENCES, HEDGES AND TREES

§ 10-3-4 APPLICATION FOR PERMIT

§ 10-3-5 LOCATION RESTRICTION; ACCESS TO EASEMENTS

§ 10-3-6 PUBLIC TREE CARE

§ 10-3-7 TREE TOPPING

§ 10-3-8 DEAD OR DISEASED TREE REMOVAL

§ 10-3-10 LANDSCAPE AND NEW COMMERCIAL CONSTRUCTION PROJECTS

§ 10-3-12 INSPECTION

§ 10-3-14 REVOCATION OF PERMIT

CHAPTER 4 – SIGN REGULATIONS

§ 10-4-3 PERMIT REQUIREMENTS; FEE; EXEMPTIONS

§ 10-4-5 GENERAL RESTRICTIONS

§ 10-4-7 SIGN MAINTENANCE

§ 10-4-8 SIGN TYPES AND RESTRICTIONS

§ 10-4-12 PENALTY

CHAPTER 5 – STREET ADDRESS DISPLAY

§ 10-5-1 REQUIREMENTS

§ 10-5-2 FINE FOR NONCOMPLIANCE

CHAPTER 6 – POWER-GENERATION TOWERS OR STRUCTURES

§ 10-6-1 DEFINITIONS

§ 10-6-2 APPLICATION

§ 10-6-3 HEIGHT RESTRICTIONS

§ 10-6-4 RIGHT TO INSPECT

§ 10-6-5 SOLAR PANEL PLACEMENT

§ 10-6-6 APPLICATION AND FEES

§ 10-6-7 PENALTY FOR NONCOMPLIANCE

CHAPTER 7 – EXTERIOR CONSTRUCTION MATERIALS

§ 10-7-1 DEFINITIONS

§ 10-7-2 REQUIREMENTS

§ 10-7-3 EXEMPTIONS

§ 10-7-4 PENALTY

TITLE 11 – ZONING REGULATIONS

CHAPTER 1 – TITLE, PURPOSE AND DEFINITIONS

§ 11-1-1 TITLE

§ 11-1-2 PURPOSE

§ 11-1-3 INTERPRETATION AND APPLICATION

§ 11-1-4 JURISDICTION

§ 11-1-5 SEVERABILITY CLAUSE

§ 11-1-6 DEFINITIONS

CHAPTER 2 – ADMINISTRATION AND ENFORCEMENT

§ 11-2-3 PLATTING REQUIREMENT

§ 11-2-4 VIOLATIONS; PENALTIES

CHAPTER 3 – ZONING DISTRICT; MAPS

§ 11-3-1 ZONING DISTRICTS ESTABLISHED

§ 11-3-1 ZONING DISTRICTS ESTABLISHED

It being determined to be in the best interest of the peace, health, safety, and welfare of the Town of Cedar Valley, and the inhabitants thereof, the following zoning district entitled "CG-General Commercial Use" is hereby established as to the following described property:

A strip of land 75 feet in width traversing from the West line of the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 8, Township 16 North, Range 3 West (8-16N-3W), Logan County, Oklahoma, to a point 465 feet East of said West line, having for its South line the North right-of-way line of Oklahoma State Highway 33

(Code, Ord. No. 14-01)

§ 11-3-2 ZONING MAP INCORPORATED; MAINTENANCE

§ 11-3-3 DISTRICT BOUNDARIES ESTABLISHED

CHAPTER 4 – GENERAL PROVISIONS APPLYING TO ALL OR TO SEVERAL DISTRICTS

§ 11-4-1 LIMITATION ON USE

§ 11-4-2 DIVISION OF LOTS

§ 11-4-3 USE OF YARDS

§ 11-4-4 STREET ACCESS

§ 11-4-5 TRAILERS AND COMMERCIAL VEHICLES

§ 11-4-6 OFF STREET PARKING

§ 11-4-7 SCREENING WALL OR FENCE

CHAPTER 6 A – AGRICULTURAL DISTRICT

§ 11-6-2 PERMITTED USES

§ 11-6-4 SIGNS AND BILLBOARDS

CHAPTER 7 – RESIDENTIAL DISTRICTS

§ 11-7-1 GENERAL DESCRIPTION

§ 11-7-2 PERMITTED USES

§ 11-7-3 LOT, YARD AND HEIGHT REGULATIONS

§ 11-7-4 ACCESSORY USES

§ 11-7-5 SIGNS AND BILLBOARDS

CHAPTER 8 – COMMERCIAL DISTRICTS

§ 11-8-1 GENERAL DESCRIPTION

§ 11-8-2 PERMITTED USES

§ 11-8-3 LOT, YARD AND HEIGHT REGULATIONS

CHAPTER 9 – INDUSTRIAL DISTRICTS

§ 11-9-1 GENERAL DESCRIPTION

§ 11-9-2 PERMITTED USES

§ 11-9-3 LOT, YARD AND HEIGHT REGULATIONS

CHAPTER 10 – FLOODPLAIN SUPPLEMENT DISTRICT

§ 11-10-1 PURPOSES

§ 11-10-2 DISTRICT BOUNDARIES

§ 11-10-3 GENERAL FLOODPLAIN REGULATIONS

§ 11-10-4 PERMITTED USES

§ 11-10-5 NONCONFORMITIES

§ 11-10-6 RESPONSIBILITY FOR FLOODING

CHAPTER 12 – AMENDMENTS

§ 11-12-1 PLANNING COMMISSION RECOMMENDATION REQUIRED

§ 11-12-2 APPLICATION FOR AMENDMENT; FEE

§ 11-12-3 NOTICE AND PUBLIC HEARING

§ 11-12-4 PLANNING COMMISSION ACTION

§ 11-12-5 CITY COMMISSION ACTION

§ 11-12-6 PROTEST TO AMENDMENT

TITLE 12 – SUBDIVISION REGULATIONS

CHAPTER 1 – PURPOSE, DEFINITIONS AND GENERAL PROVISIONS

§ 12-1-2: AUTHORITY

§ 12-1-3: JURISDICTION; AREA OF APPLICATION

§ 12-1-4: APPLICATION TO TYPES OF SUBDIVIDING

§ 12-1-5: DEFINITIONS

§ 12-1-6: PLAT APPROVAL, GENERAL PROCEDURE

§ 12-1-7: OFFICIAL RECORDING

§ 12-1-8: AGENDA

§ 12-1-9: EXEMPTION AND AMENDMENT

CHAPTER 2 – ADMINISTRATION, VARIATION AND ENFORCEMENT

§ 12-2-1: VARIATION AND EXCEPTIONS

§ 12-2-2: VALIDITY

§ 12-2-3: VIOLATIONS; PENALTIES

CHAPTER 3 – DESIGN STANDARDS

§ 12-3-1: URBAN DESIGN PRINCIPLE; INTENT

§ 12-3-2: LOTS AND BLOCKS

§ 12-3-3: CIRCULATION

§ 12-3-5: EASEMENTS

§ 12-3-6: PUBLIC AREAS AND OPEN SPACES

CHAPTER 4 – IMPROVEMENTS

§ 12-4-1: COMPLIANCE WITH MINIMUM STANDARDS

§ 12-4-2: PLAN PREPARATION

§ 12-4-3: ASSURANCE FOR COMPLETION AND MAINTENANCE

§ 12-4-6: STREET IMPROVEMENTS

§ 12-4-8: WATER LINES

The subdivider shall install water lines and fire hydrants in accordance with the city's policies and specifications governing water line construction.

§ 12-4-9: SEPTIC TANKS

C. Septic tanks or other unit disposal systems shall be used in accordance with regulations required by the Oklahoma Department of Environmental Quality.

CHAPTER 5 – PLAT PREPARATION AND APPROVAL

§ 12-5-1: PRELIMINARY PLAT

§ 12-5-2: FINAL PLAT

CHAPTER 6 – SOIL EROSION CONTROL

§ 12-6-1: OWNER'S AND DEVELOPER'S OBLIGATION

TITLE 13 – FLOOD DAMAGE PREVENTION

CHAPTER 1 – STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

§ 13-1-1 STATUTORY AUTHORIZATION

§ 13-1-2 FINDINGS OF FACT

§ 13-1-3 STATEMENT OF PURPOSE

§ 13-1-4 METHODS OF REDUCING FLOOD LOSSES

CHAPTER 2 – DEFINITIONS

§ 13-2-1 DEFINITIONS

CHAPTER 3 – GENERAL PROVISIONS

§ 13-3-1 LANDS TO WHICH THIS TITLE APPLIES

§ 13-3-2 BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

§ 13-3-3 ESTABLISHMENT OF DEVELOPMENT PERMIT

§ 13-3-4 COMPLIANCE

§ 13-3-5 ABROGATION AND GREATER RESTRICTIONS

§ 13-3-6 INTERPRETATION

§ 13-3-7 WARNING AND DISCLAIMER OF LIABILITY

CHAPTER 4 – ADMINISTRATION

§ 13-4-1 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

§ 13-4-2 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

§ 13-4-3 PERMIT PROCEDURES

§ 13-4-4 VARIANCE PROCEDURES

CHAPTER 5 – PROVISIONS FOR FLOOD HAZARD REDUCTION

§ 13-5-1 GENERAL STANDARDS

§ 13-5-2 SPECIFIC STANDARDS

§ 13-5-3 STANDARDS FOR SUBDIVISION PROPOSALS

§ 13-5-4 STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

§ 13-5-5 FLOODWAYS

§ 13-5-6 SEVERABILITY

§ 13-5-7 FLOODPLAIN MANAGEMENT FEE SCHEDULE

§ 13-5-8 PENALTIES FOR NONCOMPLIANCE

TITLE 14 – OIL AND GAS DRILLING

CHAPTER 1 – GENERAL PROVISIONS

§ 14-1-1 DEFINITIONS

§ 14-1-2 PUBLIC HEALTH AND SAFETY

§ 14-1-3 APPLICATION FOR PERMIT

§ 14-1-4 PERMITTEE'S INSURANCE AND BOND

§ 14-1-5 ENHANCED RECOVERY, AND SALTWATER OR DELETERIOUS
SUBSTANCE DISPOSAL WELLS

§ 14-1-6 RIGHT TO SUSPEND

CHAPTER 2 – REGULATORY PROVISIONS

§ 14-2-1 DRILLING AND OPERATION REGULATIONS

§ 14-2-2 APPLICABILITY

§ 14-2-3 FENCING

§ 14-2-4 SLUSH PITS PROHIBITED

§ 14-2-5 IMPACT ON STREETS

CHAPTER 3 – MUNICIPAL PIPELINE PERMIT

§ 14-3-1 MUNICIPAL DRILLING PERMIT

§ 14-3-2 PERMIT APPROVALS

§ 14-3-3 CHARGING OF COST OF INSPECTION FEE

CHAPTER 4 – RESERVED

CHAPTER 5 – RESERVED

CHAPTER 6 – PENALTY

14-6-1 VIOLATION, PENALTY

TITLE 15 – TRAFFIC AND VEHICLES

CHAPTER 1 – VEHICLE EQUIPMENT, INSPECTION

**§ 15-1-1 PROHIBITION OF ENGINE BRAKES (ALSO KNOWN AS "JAKE BRAKES")
ORDINANCE.**

This Ordinance shall be known and cited as "The Town of Cedar Valley Ordinance Prohibition of Engine Brakes (also known as "Jake Brakes")".

§ 15-1-2 DEFINITIONS AND LIMITATION OF USE ENGINE BRAKES.

1. Engine Brakes. This ordinance applies to the use or operation of an auxiliary or compression engine brake (also known as a "Jake" brake) which produces any noise in addition to the normal operating engine noise prohibited within the town limits. This provision is not intended to prohibit the passage of vehicles equipped with engine brakes or "Jake brakes" in posted areas but rather prohibit the use of such equipment in posted areas.
2. It shall be unlawful for any driver of a truck or truck-tractor to activate or use the unit's engine brake within the town limits except in an emergency situation.
3. The term "emergency situation", for the purposes of this ordinance, shall mean one in which there is imminent danger of collision with property, persons or animals.

§ 15-1-3 PENALTY.

Any person, or persons, violating or failing to comply with any provision of this Ordinance shall be fined, upon conviction, not less than one dollar (1.00), nor more than five hundred (\$500.00) dollars, for each offense.

**§ 15-1-4 SECTIONS, PARAGRAPHS, SENTENCES, CLAUSES, AND PHRASES OF THIS
ORDINANCE ARE SEVERABLE.**

It is hereby declared to be the intention of the Town Board of Trustees that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the Town Board of Trustees without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

§ 15-1-1 EFFECTIVE DATE.

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.
(Code, Ord. No. 16-01)

APPENDIX A – FINES AND FEES SCHEDULE

DIVISION I – FINES AND PENALTIES GENERALLY

DIVISION II – FINES FOR TRAFFIC RELATED VIOLATIONS

DIVISION III – FINES FOR NONTRAFFIC OFFENSES

DIVISION IV – FEES, RATES AND CHARGES