

AN ORDINANCE ESTABLISHING WATER AND WASTEWATER REQUIREMENTS FOR OWNER/RESIDENCE/DWELLING/RECREATIONAL VEHICLES

WHEREAS, adequate protection of public health and safety and welfare therefore requires the establishment of requirements for owner/residence for water and wastewater dwellings.

Section 1: Definitions. For the purposes of this Ordinance, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

- 1) "Dwelling" is a building or structure, except temporary housing, that is wholly or partly used or intended to be used for living or sleeping by human occupants
- 2) "Occupant" is any person including an owner or operator living and sleeping in a dwelling
- 3) "Operator" is any person having charge, care, management or control of any dwelling or part of it, in which dwelling units or rooming units are let.
- 4) "Owner" is any person who alone, jointly or severally with others, holds legal or equitable title to any dwelling, rooming house, dwelling unit or rooming unit.
- 5) "Person" is any person, firm, partnership, association, corporation, company or organization of any kind.
- 6) "Plumbing" is water-heating facilities, water pipes, garbage disposal units, waste pipes, water closets, sinks, installed dishwashers, lavatories, bathtubs, shower baths, installed clothes-washing machines, catch basins, drains, vents and other similar supplied fixtures, together with all connections to water or sewer lines.

Section 2: Water and Wastewater Service Required:

- 1) It shall be unlawful for any owners/residence in the City limits of Lancaster, Missouri to be inhabited unless the dwelling has functional running water and has established a connection to the city water and wastewater systems, when these city services are available.
- 1) At least one sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected city public water while residents are inhabiting the premises for safety and sanitation reasons.

- 2) All plumbing fixtures shall be properly installed and maintained in working order and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.
- 3) If your water and/or wastewater service is disconnected you must have service restored within five (5) business days. You must vacate the premises if water/wastewater is not restored. If you choose to stay on the premises without water and/or wastewater service, you will be cited and required to appear in court.

Section 3: Recreational vehicles, equipment or trailers:

- 1) Recreational vehicles, equipment or trailers parked or stored shall not have fixed connections to electricity, water, gas or sanitary sewer facilities, and at no time shall such recreational equipment, vehicles or trailers be used for living or housekeeping purposes.
- 2) Recreational vehicles, equipment or trailers that have been modified from their intended use shall not be authorized dwellings for inhabitation.
- 3) Recreational vehicles, equipment or trailers that have been modified from their intended use cannot be used for residence as wholly or partly used for living or sleeping by human occupants

Section 4: Violations and Penalties:


Any person violating any of the provisions of this ordinance shall be deemed guilty of an ordinance violation and upon conviction thereof may be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned for a period not exceeding six (6) months or be so fined and imprisoned. Each incident such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

Section 5: That this ordinance shall be, and remain, in full effect from and after its passage and approval and all ordinance, and parts of ordinances, which shall conflict with any of the provisions of this ordinance hereby are repealed.

PASSED AND APPROVED 9TH DAY OF MARCH, 2020

(AFFIX SEAL)


James J. Foster, Mayor


Margaret Reynolds, City Clerk