

## **ARTICLE III: MINIMUM COMMUNITY APPEARANCE STANDARDS**

### **Section 11-3.1 RESPONSIBILITY**

The owner, occupant or agent of the premises shall maintain the structures and exterior property to achieve a presentable appearance and to avoid blighting effects, nuisances, and hazardous conditions, in order to remain in compliance with these requirements.

### **Section 11-3.2 VACANT STRUCTURE AND LAND**

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the purposes of this Code. (Reference Section 101.3.)

### **Section 11-3.3: MAINTENANCE OF EXTERIOR PROPERTY AND STRUCTURE EXTERIORS**

#### **Section 11-3.3.1: EXTERIOR SURFACES: PAINTED**

The exterior of all premises including, but not limited to, walls, siding, trim, foundations, skirting, roofs, corners, chimneys, drains, towers, fire escapes, stairs, windows, screens, house numbers, doors, eaves and all other surfaces thereof, shall be maintained so as to avoid any blighting effects on neighboring properties and shall be painted or protected with suitable coatings where necessary for the purpose of preservation.

#### **Section 11-3.3.2 EXTERIOR SURFACES: SOUND CONDITION**

All exterior surfaces shall be kept in sound condition, good repair, weather-tight, and free of decay, cracks and holes, loose, defective or missing boards and/or parts, peeling paint and paper, broken glass, loose shingles, and/or crumbling stucco.

#### **Section 11-3.3.3 OVERHANGING EXTENSIONS: CONDITION IN GOOD REPAIR**

All overhanging extensions including but not limited to, exterior stairways, fire escapes, stand pipes, exhaust ducts, porches, steps, and balconies, where exposed to public view, shall be maintained in sound and safe condition, as well as, in good repair, and shall not show evidence of being loose, in danger of falling, weathering, discoloration, ripping, tearing or deterioration.

#### **Section 11-3.3.4 FENCES, RETAINING WALLS: SOUND CONDITION**

All fences, retaining walls or similar structures shall be anchored in such a way that such devices remain firmly in the ground, and shall be constructed in a workmanlike manner so that such fences, retaining walls or similar structures shall always be in a sound and safe condition. All fences, retaining walls and similar structures shall be erected parallel to property lines (if applicable), plumb, taunt, and the top portions being level. The bottom portion of the fence shall follow the contour of the property. If any such fence or similar structure is not in a state of sound and safe condition, it shall be removed, repaired, or replaced.

**Section 11-3.3.5**  
**FENCES: PAINTED OR TREATED**

All fences shall be treated with so as to retard deterioration, unless such fence is made of a material whose appearance and maintenance would be enhanced by a natural weathering effect or other natural effects.

**Section 11-3.3.6**  
**VACANT LOT MAINTENANCE**

It shall be unlawful for any owner, agent or tenant of any lot or premise, whether occupied or vacant, within the City, to permit such property to become unsanitary by allowing any offensive matter or thing upon such lot or premise which may be detrimental to health, or permit any matter such as but not limited to, trash, rubbish, waste, refuse, manure, straw, hay, or other matter to accumulate and remain upon such premise or to throw, deposit, or cause to be thrown or deposited on such lot or premise such matter which may depreciate, endanger, injure or damage another's health or property.

**Section 11-3.3.7**  
**ADJACENT PROPERTY OWNERS: KEEPING SIDEWALKS CLEAN**

It shall be the duty of all owners, agents or tenants of real estate within the City to keep the sidewalks adjoining their real estate clear and free from grass, weeds, trash, and garbage.

**Section 11-3.3.8**  
**MAINTENANCE OF STEPS, PORCHES, TERRACES ETC.**

All steps, paths, terraces, walkways, porches, patios, landings, drives, pools, pool decks, and parking areas shall be maintained to assure safety and in a manner to prevent deterioration. Failure to keep such areas safe and free from deterioration shall constitute a violation of this Code and shall be repaired or replaced.

**Section 11-3.3.9**  
**ACCUMULATION OF STAGNANT WATER PROHIBITED**

All premises shall be graded and maintained to prevent the accumulation of stagnant water thereon, or within any structure located thereon. All waste cooling water from

residential and commercial air conditioners and heating units that are classified as "water to air units" shall be discharged into an appropriate drainage system.

**Section 11-3.3.10  
EXCAVATION: FILLED OR REPAIRED**

All holes and excavations shall be filled and repaired, walkways and steps replaced, and other conditions removed where necessary to eliminate hazards or unsanitary conditions within a reasonable amount of time of their discovery and notification to the owner. (Ref. 16-30)

**Section 11-3.3.11  
INSECTS, VERMIN AND RODENTS**

All premises shall be kept reasonably free from insects and vermin and free of rodent infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation. (Ref. 11-8.1)

**Section 11-3.3.12  
LANDSCAPING: MAINTENANCE**

The owner, agent or tenant of property shall be responsible for the maintenance of all landscaping existing or which previously had been installed on any developed site within the City. All landscaping shall be maintained in a healthy and growing condition.

**Section 11-3.3.13  
DEAD OR DECAYED TREES, SHRUBS**

All plant materials, especially trees and shrubs, afflicted with decay, disease, insect infestation or otherwise considered dangerous to other plant life or property, shall be removed or appropriately treated. Dead or dying trees, shrubs and similar plant material shall be removed. All cuttings shall be removed from the site and properly disposed of.

**Section 11-3.3.14  
GRASS COVER REQUIRED**

The exterior open space or yard around each structure shall be grassed and maintained or improved so as to provide for grass, plantings or other suitable ground cover such as rock gardens to prevent soil erosion which may depreciate the value of or become detrimental to structures, the lot or adjacent lots or structures. This provision shall also apply to vacant lots which have been cleared with the intent to construct a premise, a place of business or to make improvements thereon.

**Section 11-3.3.15  
MAINTENANCE OF GRASS, WEEDS, SHRUBS, HEDGES: REQUIRED**

All premises and exterior property shall be maintained free from weeds, grass, or plant growth. Offensive weeds shall be controlled. Hedges that border the perimeter or any portion thereof, shall be uniformly trimmed. Hedges that border the perimeter or a portion thereof of a house shall be planted in such a manner as not to cover a door in such a manner that substantially limits the entrance or exit from the house. Hedges that border the perimeter, or a portion thereof, of a lot, walkway, or house shall be maintained in such a manner as to present a pleasant, attractive appearance. This shall not include cultivated flowers and gardens.