

Chapter 15

Property Maintenance

- Sec. 15.01. Purpose.
- Sec. 15.02. Duties of persons owning or controlling property.
- Sec. 15.03. Storage of firewood.
- Sec. 15.04. Accessory structures.
- Sec. 15.05. Compost piles and yard waste holding bins.
- Sec. 15.06. Enforcement; violations and penalties.

Chapter 15

PROPERTY MAINTENANCE

Sec. 15.01. Purpose.

The purpose of this chapter is to recognize and protect the private and public benefits resulting from safe, sanitary and attractive residential and nonresidential buildings, structures, yards and vacant areas. Attractive and well-maintained properties enhance neighborhoods and the Town provides a suitable environment for increasing physical and monetary values.

Sec. 15.02. Duties of persons owning or controlling property.

It shall be the duty of any person owning or controlling a house or other building or premises, including vacant areas, to improve and maintain all properties under his or her control.

1. *Exterior and storage of garbage, etc.* The exterior appearance of all buildings shall reflect a level of maintenance in keeping with the standards of the neighborhood. No building shall have the appearance of progressive deterioration, which would lead to the downgrading of the neighborhood. The exterior of premises and all structures thereon shall be kept free of all nuisances, unsanitary conditions and any hazards to the safety of occupants, pedestrians and the persons utilizing the premises. Such hazards include, but are not limited to, brush, weeds, broken glass, stumps, roots, obnoxious growth, garbage, trash and refuse. Any of the foregoing shall be promptly removed and abated by the owner or operator.

a. Siding not commonly intended or customarily used in a natural or exposed state shall be painted or sealed to prevent deterioration.

b. Every building shall have adequate refuse, garbage or rubbish storage. No occupant shall accumulate rubbish, boxes, lumber, metal refuse or other materials that will be an eyesore to the neighborhood.

2. *Lawn areas.*

a. Lawn areas, where provided, shall not be allowed to deteriorate to such conditions as to be a seriously blighting influence on the neighborhood or the Town in general. The growth of grass or weeds in excess of six (6) inches in height or the maintenance of the property with a lack of vegetation, which renders the yard areas unsightly and results in the diminution of the appearance of the property as compared with adjacent properties, shall be considered a violation.

b. Where lawn areas are not provided or have been removed, such areas shall be landscaped with garden beds or other ground cover so as not to be a public nuisance or a serious blighting influence.

3. Every yard, court, driveway or other portion of the lot shall be graded or drained so as to prevent the accumulation of stagnant water on any such surface. Driveways and sidewalks shall be maintained and kept in good condition.

Sec. 15.03. Accessory structures.

All accessory structures shall be maintained in good repair and in a clean and sanitary condition. All natural siding shall be painted or sealed to prevent deterioration.

Sec. 15.04. Compost piles and yard waste holding bins.

Compost piles or yard waste holding bins shall be permitted, provided that they are located in the rear yard and at least ten (10) feet or more from a habitable structure and provided that they are maintained in a manner that does not produce an odor or nuisance or provide a rodent harborage.

Sec. 15.05. Enforcement; violations and penalties.

1. *Order to correct conditions.* Whenever the town, its agents or employees shall, upon inspection of any premises within the town, find that the conditions of the premises are in violation of this chapter, the town board shall issue an order to the owner and/or occupant of the premises to correct said conditions.
2. *Causing work to be done.* Upon failure to comply with an order, where there is proof of service of said order, which required any building, premises, structure or property to be cleaned or repaired or condition abated or improved in accordance with this chapter, the town shall cause such cleaning, repair, improvement, abatement or removal of the offending substance or structure. Such cleaning, repair, improvement, abatement or removal shall be deemed a special benefit to such premises and the cost for the same shall be charged against the owner or owners of the property. If the cost of the same is not paid within sixty (60) days, it shall be levied as a special charge against the premises as authorize by state statutes.
3. *Citation.* Any person, firm or corporation violating any provision of this chapter shall be subject to the general penalty provisions in § 1-2 of this Code. A citation may be issued pursuant to local ordinances and state statutes.