

### **9.32.200 Property Maintenance**

---

- A. Purpose. The purpose of this section is to establish minimum standards for maintenance of properties that are consistent with community standards and that promote sound maintenance practices, enhance livability, and improve the community appearance of the City. The goal of this title is to prevent properties from becoming blighted, resulting in diminution in the enjoyment, use, and property values of surrounding properties that are well maintained.
- B. It is unlawful for any person owning, leasing, occupying or having charge or possession of any property in the City to maintain such property in such manner that any of the following conditions are found to exist thereon:
1. Buildings or structures not secured or locked, and accessible to persons not authorized to use such structures;
  2. Buildings or structures with broken windows for longer than 21 days;
  3. Clotheslines, clothing, or household fabrics hung, dried or aired in such a manner so as to be visible from public streets;
  4. Trash, garbage or refuse cans, bins, boxes or other such containers stored in front or side yards and visible from public streets. Refuse containers may be placed at the collection location in public view between 4:00 p.m. on the day preceding collection until 10:00 p.m. on the day of collection. Dumpsters or storage bins may be located in front yard areas while excavation, construction or demolition operations covered by an active building permit are in progress on the subject property;
  5. The following items are prohibited from being stored in the front or side yards and, if stored in rear yards, may not be visible from a public street, alley, or adjoining property: lumber, trash, debris, abandoned or unused furniture, stoves, sinks, or other household fixtures or equipment. Construction equipment, machinery, or materials is only permitted on the property while construction or demolition operations covered by an active building permit are in progress. Landscape equipment is permitted only while work is in progress on the subject property;
  6. Vegetation, including but not limited to trees, shrubbery, or grass, that is overgrown, dead, decayed, or diseased. Grass higher than eight inches or weeds higher than 18 inches shall be considered overgrown;
  7. Unpainted buildings and those having dry rot, warping, or termite infestation in excess of 15% of the surface area. Buildings on which the condition of the paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, dry rot, warping, or termite infestation, so as to render the buildings unsightly and in a state of disrepair. (2758 § 2, 2009)