

Sec. 6-47. - Determination of inadequately maintained buildings.

A dilapidated or inadequately maintained **structure** is one which complies with the minimum safety requirements set forth in the town building code, but which is badly maintained or not maintained at all and in such disrepair as would constitute a public nuisance. In determining which buildings are a public nuisance, the following factors, among others, will be considered:

- (1) Boards over window frames or window areas.
- (2) Unpainted exterior walls or exterior wall patches, or paint peeling from the same;
- (3) Unmatched roof repair work (patches of uncovered roofing cement, unmatched shingles, etc.);
- (4) Painting over repair work which does not color coordinate with the rest of the building (i.e., black painting over a wall-crack patch on a white building);
- (5) Broken windows. This list is intended to both set forth the guidelines for enforcement of this article and to demonstrate as clearly as possible the council's legislative intent at this article's enactment. This list is by no means to be interpreted as an exclusive list; factors not mentioned in the list shall be examined within the confines of the objectives stated in the preceding section. Unless one factor is present to a very substantial degree, at least two factors will have to be present before a **structure** is determined to be dilapidated.

(Code 2015, ch. 6, art. III, § 6-5)

Sec. 6-81. - Conditions and standards.

No person shall occupy or shall lease to another for occupancy any dwelling found by the building inspector, upon public hearing with due notice to all parties in interest, to have any of the following conditions existing in such dwelling: interior walls or other vertical **structural** members which list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of its base; supporting members which show 33 percent or more of damage or deterioration or non-supporting enclosing or outside walls or covering which show 50 percent or more of damage or deterioration; floors or roofs which have improperly distributed loads which are overloaded or which have insufficient strength to be reasonable safe for the purposes used; such damage by fire, wind or other causes as to endanger the lives, safety or welfare of the occupants or other people in the town; dilapidation, decay, insanitation or disrepair which is likely to cause sickness or disease, or to work injury to the health, safety or welfare of the occupants or other people of the town; inadequate facilities for egress in case of fire or panic; defects therein increasing the hazards of fire, accident or other calamities; such lack of ventilation, light, heat or sanitary facilities as endanger the health, morals, safety or general welfare of the occupants or other residents of the town; violation of any provision of the building regulations, fire prevention laws or health regulations, and laws or ordinances of the state, county or town; any room, except bathroom, with window area less than one-tenth of the floor area, or with window area of one-tenth or more of the floor area, but which window cannot be opened so that the openings will equal as much as 1/20 of the floor area; a bathroom which does not have at least one window, an outside window which can be opened, or does not have other means of adequate ventilation, such relationship to adjoining buildings or dwellings that light or air is inadequate or that a fire hazard exists.

(Code 2015, ch. 11, art. VII, § 11-12; Ordinance Reference 113)

Sec. 6-82. - Minimum facilities.

No person shall occupy or shall let to another for occupancy any dwelling or building which does not have minimum facilities consisting of:

- (1) Inside running water and an installed kitchen sink.
- (2) Inside bathing facilities which consist of an installed tub or shower.
- (3) Inside water closet.
- (4) Installed electric lighting facilities.
- (5) Screening. Screens shall be provided to effectively cover all outside openings, such as windows, doors, etc., with mesh or such fineness as is ordinarily used in dwelling houses to prevent the entry of flies and other similar pests.
- (6) All of the aforesaid minimum requirements shall be constructed and/or installed in accordance with the applicable statute, regulations and ordinances of the state, county and town regulating the same.

(Code 2015, ch. 11, art. VII, § 11-13; Ordinance Reference 113)

Chapter 18 - LAND DEVELOPMENT CODE

Sec. 18-2. - Definitions

Recreational vehicle (RV) means any vehicle or portable structure that is built on a single chassis, designed to be self-propelled or towed by a car, SUV, or pickup truck, and to be used as temporary living quarters for recreational, camping, travel, or seasonal use. The term "recreational vehicle" is also known as and includes campers, pop-ups, recreational buses, motor homes, and park model RVs, fifth wheel or travel trailers.

ARTICLE X. - DISTRICT REGULATIONS

Sec. 18-183. - Residential highest density 1 (RHD-1).

(f) *Prohibited uses.* – *Included in all Residential Districts*

- (6) Occupancy of a recreational vehicle for more than 14 days in a 90-day consecutive period
- (7) Occupancy or storage of more than a single recreational vehicle at any time.

Chapter 20 - OFFENSES AND MISCELLANEOUS PROVISIONS

Sec. 20-1. – Violation.

(4) Whoever shall commit, cause, or maintain a nuisance, or shall keep his house, other buildings, lot, land or premises in a foul, dirty, unclean, noisome, noxious, ill-smelling, stinking, unhealthy, unsanitary, unsightly or dangerous conditions.

ARTICLE II. – NUISANCES

Sec. 20-27. - Overgrown lots.

No person shall keep or allow to remain upon his premises within the town or upon premises in the town under his charge or control an overgrown lot that becomes a public or private nuisance. All unimproved parcels shall remain free and clear of debris, trash, garbage and other similar items. All prior landscaped or mowed lots in the town shall be kept free from the overgrowth of weeds and vegetation which exceed a height of 24 inches. Upon written notice to the property owner requesting compliance with this section and the owner's timely failure to respond within ten days, the town shall constitute a violation of this Code subject to the town's code enforcement procedures.