

To ensure Clinton maintains the highest quality of life with respect to existing neighborhoods, historic resources, and expansion of the City limits, the following property maintenance and public nuisance ordinances were adopted to ensure neighborhood preservation, and encourage neighborhood aesthetics and to define nuisances.

Property owners shall be responsible for the maintenance of the owner's property and premises in a manner consistent with the provisions of these ordinances; provided, however, that an owner may require by written agreement that a tenant, lessee, or occupant of the owner's property maintain same in accordance with this Ordinance but failure of such tenant, lessee, or occupant to so maintain the owner's property shall not relieve the owner of the owner's responsibilities hereunder. The existence of any of the following conditions on buildings, accessory structures, or property, where same has an adverse impact on safety, health, environment, aesthetics or property values of properties in the near vicinity as a result of being visible from outside the property, is declared to be a nuisance.

### **Fences, Walls, and Hedges**

All fences and walls shall be maintained in a structurally sound condition and in good repair. Fences and walls shall be free from loose or rotting materials and shall have braces and supports attached or fastened in accordance with common building practices.

### **Public Health/Safety Hazards**

No rubbish, salvage materials, junk, or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in open, and no weeds or other growth shall be allowed to go uncut within any district to constitute a menace to the public health and/or safety.

Items such as, but not limited to, washers, dryers, refrigerators, ovens, freezers, lawn mowers, string trimmers, edgers, tillers, rakes, shovels, mattresses, box springs, couches, sofas, recliners, ice chests, boxes, crates, storage bins, storage tubs, file cabinets, grills, kennels, barrels, drums, shall not be stored on a porch, breezeway, or balcony if the porch, breezeway, or balcony is visible from the street.

Placement of basketball goals on public streets or right-of-way is prohibited.

### **Prohibited Vehicle Parking/Storage**

No vehicle shall be parked or stored in any front yard or side yard within any residential zoned district, except within a garage, carport, apron or driveway. Driveway cannot cover more than 50 % of the front yard and a driveway must be paved with stone, brick, asphalt, concrete, or gravel.

Parking and/or storage of any vehicle on a public street or public right-of-way is prohibited within any district where no parking signs have been installed.

Recreational vehicles, transient trailers, travel trailers, motor homes and the like must be parked or stored within a garage or open carport or behind the back line of the building (rear yard). Such vehicles may be parked in the driveway, front or side yard for loading/unloading, cleaning or repair for a period not to exceed 72 hours.

Trailers, boats, all-terrain vehicles (ATV), shall be parked or stored within a garage or open carport or behind the back line of the building (rear yard). EXCEPTION: Such items may be placed in side yard if enclosed by solid fencing in a manner that prevents direct visibility from the street.

### **Repair of Vehicles**

Minor repairs such as changing oil, or the replacement of the air filter, spark plugs, brakes, tires, shocks, etc. are permitted in the residential zoned district. Minor repairs of any vehicle performed other than within a fully enclosed building shall not exceed a seventy-two (72) hour period of time. Major repairs such as, but not limited to, replacing or overhauling of engine, transmission, or auto body work or other repairs that exceed a 72 hour period is only permitted if such work is being conducted within a fully enclosed building. Minor or major repairs as stated are only permitted on vehicles registered to the property owner or tenant of the said property on which the repairs are conducted. Vehicle repair shops are prohibited within any residential district.

### **Garages & Carports**

Garages used for the accumulation or storage of personal property that are unsightly and when viewed from outside the property, shall be kept closed except during ingress and egress. Materials, equipment, or other items of personal property shall not be stored inside a carport to the extent that such storage prevents the use of an open carport for the parking of the number of motor vehicles for which the open carport is designed.

### **Garbage & Refuse**

Garbage or refuse containers shall be stored behind the front line of the building and shall not be visible from the street, except when placed for collection. Garbage or refuse containers shall be returned to the storage location not later than 8:00am the day following collection. It shall be unlawful for any person to dispose of or cause to be disposed of any garbage, rubbish or other waste materials upon property other than a lawfully operated garbage dump or sanitary landfill. Excessive amounts of cutting, clippings, leaves, and other yard debris shall not be allowed to accumulate in the lawn area for up to fourteen (14) days as to adversely affect the value of property.

### **Condition of Buildings**

The existence of any of the following conditions on buildings, accessory structures, or property, where same has an adverse impact on safety, health, environment, aesthetics or property values of properties in the near vicinity as a result of being visible from outside the property, is declared to be a nuisance.

- Broken windows
- Window shutters that are damaged or not secured properly
- Rain gutters and down spouts that are rusted, sagging, or improperly fastened
- A roof with missing or deteriorated roofing materials such that repair or replacement is required
- Any garage door that is inoperable, broken, sagging, lacking paint or missing visible parts or materials
- Any driveway that is deteriorated, crumbling, weed-infested, or lacks adequate covering of asphalt, brick, or concrete, stone, gravel or is missing portions thereof
- Exterior light fixtures in need of repair or replacement
- Exterior light fixtures that shine directly toward adjacent property (with the exception of front entrance general illumination lights)
- Exterior walls that have exposed, rotten, or deteriorated materials
- Screens on doors or windows that are torn or in need of repair or replacement
- Stairs or railings affixed to the exterior of buildings that are in need of repair or replacement
- Excessive scaling, peeling or flaking paint
- Excessive mildew or mold.
- Property damaged or destroyed by fire or acts of nature that has not been demolished or repairs begin within three months. Debris or refuse from fires or acts of nature remaining on property for three months
- Torn or ripped window awnings
- Inadequately secured antennas
- Damaged, rotted, or decayed mailboxes or mailbox posts
- Graffiti
- Construction projects that are on-going for more than twelve months (Exception: Construction projects with a valid building permit may request a time extension due to extenuating circumstances, such as natural disasters.)
- Scattered building or repair material in a yard
- Storage of construction, repair or maintenance material or equipment on a premises that is not to be used on the premises
- Construction debris and refuse remaining on property for thirty days
- Lumber or construction materials (excluding materials for a construction project on the property with a current valid permit), salvage items (junk), including but not limited to auto parts, scrap metals, tires, and the like stored on property in excess of seventy-two hours
- Missing bricks on exterior walls and chimneys
- Windows, doors, or building exteriors covered with but not limited to, aluminum foil, cardboard, plywood, or plastic, except during construction or pending permanent repairs
- Lawn areas that are not properly planted and maintained to prevent erosion, excessive dust, or the accumulation of water and mud.
- Building or repair material and building, maintenance, or repair equipment stored for thirty days
- Piles of dirt, sand, gravel, rock, mulch in excess of fourteen (14) days
- Scattered or rotted firewood
- Wheel barrows, lawnmowers, or garden and lawn materials and equipment if visible from the street in excess of a twenty-four hour period
- Erosion caused by lack of ground cover, resulting in dirt accumulation on sidewalks, streets, or adjacent properties
- Discarded garbage, rubbish, refuse, or recyclable items that have not been collected within seven days of being deposited on the property and that remain thereon
- Oil, grease, paint, other petroleum products, hazardous materials, volatile chemicals, pesticides, herbicides, fungicides, or waste (solid, liquid, or gaseous) that is determined to constitute a fire or environmental hazard, or to be detrimental to human life, health, or safety
- The above listed items are not intended to be all inclusive.

### **Prohibited Signage**

The following signs are hereby prohibited anywhere in the City of Clinton:

- Any sign erected on public property (City, County, State or Federal) or street/ highway right-of-way without the consent of the appropriate governmental entity.
- Signs which are of a size, location, movement, content, coloring or manner of illumination which may be confused with or construed as an official traffic sign, signal or other traffic control device or which hide from view any such traffic control device.
- Trailer signs. Roof signs. Animated signs.
- Signs which contain or consist of banners or posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other related items.
- Signs that contain or consist of pulsating lights, strobe lights or beacons.
- Signs which are structurally unsound or which are rendered structurally sound by guy wires or unsightly bracing; and signs that do not meet the construction standards of the Standard Building Code.
- Signs that contain words or pictures of an obscene, indecent, or immoral character that could offend morals or decency.
- Signs erected in such a manner as to obstruct the free and clear vision of vehicle drivers.
- Signs placed on a vehicle or trailer which is parked or located for the primary purpose of displaying said sign, not including signs or lettering on buses, taxis, or vehicles operating during the normal course of business.
- Abandoned or obsolete signs.
- Window signs are permitted only in commercial or industrial districts and such signs shall cover a maximum of twenty percent (20%) of the window area.
- The alpha-numerical number (address) assigned to each building should be legible from the street on which the residence, business, etc. fronts.