

Below are some of the most common called about Property Code violations. If you wish to view the entire code please contact the Building Standards division at 330-263-5241.

Tall Grass and Weeds (302.4)

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Motor Vehicles (302.8)

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Sanitation (302.1)

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean sanitary condition

Animals (Codified Ordinance 505.08)

No person shall keep or harbor any animal or fowl in the Municipality so as to create offensive odors, excessive noise or unsanitary conditions which are a menace to the health, comfort or safety of the public, or otherwise permit the commission or existence of a nuisance as defined hereafter.

No person being the owner, keeper or harbinger of any animal shall allow or permit such animal to commit a nuisance on any school grounds, City park or other public property, or upon any private property other than that of the owner, keeper or harbinger of such animal, without the permission of the owner of such property. Where the owner, keeper or harbinger of such animal immediately removes all feces deposited by such animal and disposes of same in a sanitary manner, such nuisance shall be considered abated.

Protective Treatment (304.2)

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

Sidewalks and Driveways (302.3)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

Accessory Structures (302.7)

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Grading and Drainage (302.2)

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

Interior Surfaces (305.3)

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered. Cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

Infestation (308.1)

All structures shall be kept free from insect and rodent infestation. All structures in which insects and rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

Parking in the Lawn (Codified Ordinance 1169.10)

Any vehicle shall be parked only in parking areas specifically constructed for such a purpose and shall not be parked on lawns, treelawns or sidewalks.

Garbage Collection (Codified Ordinance 945.03)

Solid waste from residential premises shall be removed from its container and placed for collection in commercial bags manufactured for that purpose. Such bags, along with recycling bins from residential premises, shall be placed at the street, curb, tree lawn, alley way or other collection location approved by the Mayor or his/her designee, except that apartments and condominium complexes with three or more units required to obtain a dumpster or other central collection device.

No person shall place solid waste for collection any earlier than 4:00 p.m. on the evening before the day of collection. Neither will the City nor its contractor be liable for collection of solid waste that is placed for collection on the regularly scheduled day of collection, but after regular collection has occurred at that location.

Structural Members (305.2)

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

Accumulation of Rubbish and Garbage (307.1)

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.