

# City of Wooster

## Property Maintenance and Zoning Codes

### Most Common Violations

Below is a list of the most common code violations. Please contact 330-263-5200 x 362 with questions.

#### **Tall Weeds and Grass**

##### **2012 International Property Maintenance Code 302.4 Weeds.**

All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve 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.

*Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.*

#### **Rubbish or Garbage on the Property**

##### **International Property Maintenance Code 308.1 Accumulation of rubbish or garbage.**

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

#### **Parking on the Lawn**

##### **City of Wooster 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.

#### **Painting of Structures**

##### **2012 International Property Maintenance Code 304.2 Protective treatment.**

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 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.

#### **Roof and Gutter Maintenance**

##### **2012 International Property Maintenance Code 304.7 Roofs and drainage.**

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

#### **Unlicensed or Inoperable Motor Vehicles On Property**

##### **2012 International Property Maintenance Code 302.8 Motor vehicles.**

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.

### **Detached Structure Maintenance**

#### **2012 International Property Maintenance Code 302.7 Accessory structures.**

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

### **Deck and Porch Maintenance**

#### **2012 International Property Maintenance Code 304.10 Stairways, decks, porches and balconies.**

Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

### **Broken Windows**

#### **2012 International Property Maintenance Code 304.13.1 Glazing.**

All glazing materials shall be maintained free from cracks and holes.

### **Temporary Sign in Non-Residential Districts**

#### **City of Wooster Codified Ordinance 1171.04**

(1) Temporary Signs. A temporary sign attached to a building, freestanding on a property or otherwise visible through a window or door shall be permitted in compliance with the following, in addition to temporary signs specified in Sections (2), (3) and (4) below:

- A. No more than one (1) temporary sign shall be permitted at a time for each business located on a property.
- B. An occurrence of displaying a temporary sign shall not exceed thirty (30) consecutive days. No more than four (4) separate occurrence of displaying a temporary sign shall be permitted in a calendar year.
- C. The maximum sign area shall be forty (40) square feet and the total sign height shall be a maximum of six (6) feet.
- D. A temporary sign visible from the outside through a window or door, or placed on the outside of a window, shall be included in the glass area calculation found in Section [1171.04\(b\)\(1\)](#).
- E. Freestanding signs shall be located no less than three (3) feet from the street right-of-way or a property line.

### **Sign in Right of Way**

#### **City of Wooster Codified Ordinance 1171.07 PROHIBITED SIGNS.**

All signs not expressly permitted in this Chapter shall be prohibited in the City. Such signs include but are not limited to the following:

- (a) Private signs located in the public right-of-way except as otherwise permitted for in the C-4 District;
- (b) Roof Signs;
- (c) Billboards/off-premise signs;
- (d) Flags intended for advertising or commercial purposes;
- (e) Flashing, intermittent, or moving signs that flash or move more than four times per minute, blinker, racer type, rotating, animated, or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, exposed light bulbs, and strings of lights not permanently mounted to a rigid background, and other similar types of attention-getting devices;
- (f) Merchandise, equipment, products, or vehicles solely placed for advertising or attention getting purposes;

(g) Permanent signs erected or attached to accessory structures, including outdoor furniture, benches, tables, chairs; and,

(h) Marquee signs.

(Ord. 2006-49. Passed 5-21-07; Ord. 2013-17(B). Passed 6-3-13.)