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## Sec. 54-22. Exterior property areas; nuisance upon premises.

- (a) No person owning, leasing, occupying or having charge of any premises shall maintain or keep any nuisance thereon, nor shall any such person keep or maintain such premises in a manner causing diminution in the value of the other property in the neighborhood in which such premises are located.
- (b) It shall be unlawful for any person to permit or allow the keeping or the depositing on, or the scattering over the premises of any of the following:
  - (1) Lumber, junk, trash, debris, brush, garbage or animal, vegetable or mineral matter and/or any composition of residue thereof with the exception of composting done in accordance with this chapter;
  - (2) Abandoned, discarded or unused objects or equipment such as furniture, stoves, refrigerators, freezers or other appliances and including empty and discarded cans or containers, inoperable motor vehicles, car parts, tires and structurally unsound fences.
  - (3) Any sign, notice, pole, post, and any other obstruction placed or painted upon any sidewalk, street or in any public right-of-way within the corporate limits of the city.
  - (4) Excessive growth of weeds or other vegetation that exceeds eight inches in height or is allowed to remain upon premises so as to become a breeding place for flies, or insects or become offensive so as to emit foul or noxious odors; excluding trees, fruits, vegetables, farm crops, bushes, garden beds, flowers or other ornamental plants and composting done in accordance with this chapter.
  - (5) The accumulation of stagnant water permitted to remain thereon. Watering beyond an individual's property, or in a manner or amount which encroaches on a neighbor's property resulting in standing or stagnant water is prohibited.
  - (6) Inadequate or unsanitary sewage or plumbing facilities, contrary to public health, safety or welfare.
  - (7) It shall be unlawful and declared a nuisance for any person to dump, or permit to be dumped, upon or along any drain, gutter, alley, easement, sidewalk, street, right-of-way or vacant lot into or adjacent to water or any other public or private property within the corporate limits of the city, any unwholesome water, refuse, rubbish, trash, debris, weeds, brush, tree cuttings, junk, garbage, impure or unwholesome matter of any kind or other objectionable or unsightly matter of whatever kind.
- (c) In other areas of the city, that portion of any lot or parcel of land within 50 feet of any open street or road or which is within 75 feet of any building shall be kept completely free and clear of excessive growth of weeds and vegetation that exceed eight inches in height. Abandoned and discarded equipment and rubbish and stagnant water are also prohibited.
- (d) It shall be unlawful for any person owning, leasing, occupying or having charge of any premises to permit the overhanging or protrusions of trees, brush and shrubs over streets, sidewalk, alleys and easements.
  - (1) Minimum clearance from street surface shall be 15 feet.
  - (2) Minimum clearance in easements and alleys shall be 15 feet in height from entire width of easement.
  - (3) Minimum clearance over sidewalks shall be eight feet.
- (e) 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.
- (f) All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

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- (g) All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- (h) No person shall willingly or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.
- (i) No trash or garbage containers will be placed on the curb line earlier than 24 hours prior to the time of the collection or left no later than 24 hours after the time of collection.
- (j) *Composting.* Nothing in this chapter shall prohibit the composting of organic waste or land application of composted organic waste. All compost piles shall be maintained using the following approved composting standards:
- (1) All compost piles shall be maintained so as to prevent the harborage of rodents and pests. The presence of rodents in or near a compost pile shall cause the city to issue a complaint.
  - (2) All compost piles shall be maintained so as to prevent unpleasant, rotten egg-like, putrefactive, sweet, sour or pungent odors.
  - (3) No compost pile shall be located less than three feet from the rear or side property line or within 20 feet of any home, patio, pool or similar structure on the adjacent property.
  - (4) Compost piles shall not be located in the front or side yard; alleyways or easements.
  - (5) Compost piles shall contain no more than a total of five cubic yards of end product on-site at any one time. Anyone requesting an increase in size limitations must submit a request (in writing) to the code official and demonstrate that the acreage is sufficiently sized and properly situated to handle the increase.
  - (6) No compost pile shall be located where it will impede the natural free flow of storm water drainage.
  - (7) Any vegetables, fruits, egg shells, fruit peels, rinds and hair must be composted in such a way that these materials are buried in the center of the pile at all times and so that none of these materials are exposed or visible.
  - (8) Compost piles established in accordance with this chapter shall be for private use only. There shall not be commercial provision of material to be composted or commercial use of the product of such composting.
  - (9) Every owner or operator shall be responsible for maintaining all property under his/her control in accordance with these requirements.
  - (10) a. Compost piles may contain the following permitted ingredients:
    1. Yard waste, including leaves, sod and grass clippings;
    2. Untreated wood, wood chips and sawdust;
    3. Paper and straw;
    4. Empty egg shells;
    5. Coffee grounds and tea leaves;
    6. Vegetables, fruits and their remains (peels and rinds);
    7. Dryer lint and hair;
    8. Aquatic weeds;
    9. Evergreen needles;

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10. Organic garden waste; and
  11. Commercial compost additives.
- b. No compost pile shall contain any of the following:
1. Animal carcasses, fish, fowl, meat or other animal products;
  2. Manure or animal feces of any kind;
  3. Used litter box remains;
  4. Milk, cheese, sour cream or other dairy products;
  5. Lard, oils, or oil-based foods;
  6. Mayonnaise or salad dressing;
  7. Peanut butter;
  8. Whole grains (rice, wheat, barley, etc.);
  9. Items not normally composted;
  10. Plants that are diseased; and
  11. Items not biodegradable.

(Ord. No. 13-H-51, § 1, 1-7-2014)

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**Sec. 54-28. ReservedRubbish and garbage.**

- ~~(a) *Large appliances.* Storing large appliances (including freezers, refrigerators, stoves, dishwashers, clothes washers, clothes dryers, and other similar appliances) and similar equipment not in operation on the exterior areas of the property is prohibited. The only exceptions shall be if the doors or any self-latching devices are removed and the equipment is going to be discarded during the city fall and spring cleanup or immediately taken to an approved dumpsite.~~
- ~~(b) *Time of disposal.* No trash or garbage containers will be placed on the curb line earlier than 24 hours prior to the time of the collection or left no later than 24 hours after the time of collection.~~
- ~~(c) *Dumpsters.* It shall be unlawful to dispose of garbage, junk, rubbish, or other trash in any dumpster for which the person disposing of such items does not have the lawful right or permission to use.~~

(Ord. No. 13-H-51, § 1, 1-7-2014)