

Sec. 105-29. - Condition of commercial property.

- (a) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.
 - (1) All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.
 - (2) All exterior signs shall be in good repair and free of chipping, pitting, cracking, peeling, fading or discoloration. Lighted signs shall have all lights working.
 - (3) Doors and windows shall be free of cracked or discolored glass or corroded frames.
 - (4) All awnings shall be without tears or holes and be free of dirt, discoloration, fading or cracking. Any lettering or painted surfaces on awnings shall conform to subsection (2) of this section. All hardware, supports and poles shall be straight, free of rust, and in good condition.
 - (5) If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied:
 - a. All glass surfaces visible to the public shall be covered with white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green (sample of acceptable material on file with development services department);
 - b. Decorative displays of merchandise currently available within the city, merchandise of the future tenant of the vacant store, public service displays or festival and current holiday displays extending as much as three feet into the vacant store shall be located in display windows, provided that screening of the remainder of the vacant store shall be placed immediately behind the decorative display. Such screening shall consist of white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green. Such paper screening shall be mounted on a freestanding partition, attached to a wood frame or affixed by other temporary means; or
 - c. All glass surfaces visible to the public shall be covered by other decorative means as approved by the board of architects.
 - (6) All sidewalk overhangs attached to commercial buildings shall be structurally sound and free of rust, discoloration, peeling, chipping, cracking, fading, sagging or dirt. All lettering or signage on overhangs shall conform to the requirements provided in subsection (a)(2) of this section.
 - (7) Upon the enactment of this section, no air conditioner or heating or cooling device shall be installed so as to be visible from the street, or so as to discharge condensation onto the sidewalk or street.

- (b) The city manager or his or her employees are empowered and authorized to require compliance with this section within 30 days of written notice to violators. Failure to comply shall be punishable pursuant to section 1-7. Each day of noncompliance shall constitute a separate offense.
- (c) In the alternative, violators may be cited to the code enforcement board.

(Code 1958, § 8-18; Code 1991, § 6-31; Code 2006, § 105-27; Ord. No. 2915, § 1, 6-19-1990; Ord. No. 2474, § 1, 8-13-1983)