

Sec. 34-203. - Maintenance requirements.

- (a) Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that the property is abandoned.
- (b) The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.
- (c) Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes.
- (d) Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or similar material.
- (e) Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings and dead vegetation.
- (f) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable codes. If a pool is not kept full of water and filtered with a functioning pump, it must be covered to prevent the accumulation of water and the breeding of mosquitoes.
- (g) Failure of the mortgagee or owner to properly maintain the property may result in a violation of the applicable codes and issuance of a citation or notice of violation/notice of hearing in accordance with chapter 101. Pursuant to a finding and determination by the city's code enforcement board, hearing officer/special magistrate or a court of competent jurisdiction, the city may take the necessary action to ensure compliance with this section.
- (h) In addition to the above, the property is required to be maintained in accordance with the applicable codes.

(Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018)