

**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 accordance with the Zoning Code.

(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.