



**WEST CARROLLTON**

ESTD  1830

# Exterior Property Maintenance Standards

The exterior areas of a property must be maintained in good repair and in a sanitary condition. The maintenance of yards and buildings offer the public a general impression of the overall condition of a property. Such impressions can reflect not just on individual owners, but also on entire neighborhoods. This adds to the importance of upholding the level of property maintenance at a good quality standard.

The following exterior property elements are regulated by West Carrollton's Property Maintenance Code:

## **Tall Grass & Weeds**

All properties shall be maintained free from tall grass, weeds and uncultivated plant growth in excess of eight (8) inches in height. If a notice to cut is ignored, the city has the ability to abate the violation and invoice the property owner for the cost of the work. Vacant properties are monitored closely during grass cutting months.

## **Landscaping**

Trees, hedges and shrubs must be properly maintained to a neat and orderly appearance; be free of disease and infestation, and show no evident signs of neglect. Dead plantings shall be removed or replaced.

## **Garbage, Junk & Debris**

Junk, debris, garbage/trash, litter and other similar items, including noxious or offensive materials, shall not be allowed to accumulate on a property. Garbage and trash shall be stored in approved rigid containers with tight fitting lids. Containers may not be stored in front yards or at the street.

## **Outside Storage**

Items permitted to be stored outdoors shall be designed for outdoor use and stored in an organized manner, or stored out of sight of the public right-of-way and neighboring properties.

## **Unsecured/Vacant Properties**

Vacant properties shall be kept secure and maintained in good repair. If a property owner, upon notification; does not secure broken or open doors or windows in a timely manner, the City shall take such action necessary to cause the building to be secured.

## **Drainage**

Drainage from roofs and paved areas shall not be discharged in a manner that creates a public nuisance. Downspouts should be directed in such a way that discharge is away from foundations and does not go onto any adjoining property.

## **Fire Damaged Properties**

Timely cleanup, securing, and demolition or restoration of fire damaged structures are property maintenance concerns because of the resulting unsafe condition. Permits will be required if demolition or major repairs are necessary. Contact the Planning and Community Development Department at 937-859-5783 before beginning any demolition or reconstruction project.

## **Structural Damage**

When the structural integrity of a building has been compromised by accidents, acts of nature, natural deterioration, etc., building permits will likely be required to perform the necessary repair work. Contact the Planning and Community Development Department prior to beginning any repairs.

## **Motor Vehicle Storage & Repair**

Motor vehicles stored outdoors shall be parked on a hard-paved surface, must be in operable condition and displaying a current license plate and registration. Vehicles located in the public right-of-way, either on the street or in an alley, must comply with regulations enforced by the City's Police Department and Public Works Department.

## **Paved Surface**

All paved surfaces such as sidewalks, walkways, driveways, parking areas, loading areas, access drives and parking lots must be maintained free of litter, weeds, safety hazards and major deterioration such as chipping, cracking or potholes.

## **Parking Areas & Parking Lots**

Parking surfaces shall be paved and parking stalls clearly striped. Broken or damaged curbs and wheel stops shall be repaired or replaced.

## Lighting

Exterior light fixtures on private property shall be in good working condition and installed so as to preclude light and direct glare from being projected onto adjacent residential properties at any point three (3) feet or higher from the ground surface at the property line.

## Signs

All signs shall be maintained in a safe and good condition at all times. This includes cleaning, repainting, replacement of defective lighting, and replacement of other parts or materials as required. Signs at discontinued operations shall either have the sign face replaced with a blank face within 30 days or have the sign and structure completely removed.

## Animals

A maximum total of three animals; dogs or cats over four months old may be kept at any residence.

## Parking of RV

Recreational vehicles may be parked in front of the principal building line or in a required front yard only if all of the following conditions are met:

- Parked or stored on a paved driveway.
- On all corner lots, all yards which front on streets shall be considered as front yards.
- Parking or storage of any recreational vehicle exceeding 19 feet in length (excluding the tongue of a trailer), or 8 feet in width or 8.5 feet in height shall be prohibited, except as provided in §154.12.01 (A)(10)(b), which can be found at [§ 154.12.01 OFF-STREET PARKING AND LOADING REQUIREMENTS. \(amlegal.com\)](#).
- One recreational vehicle may be temporarily parked on a paved front driveway for a period not to exceed 72 consecutive hours within any seven (7) day period.
- Any recreational vehicle, regardless of size, may be parked on a paved area of the side or rear yard. A non-motorized recreational vehicle may be parked on an unpaved area of a side or rear yard, provided the ground area under and immediately surrounding where such vehicles are stored is maintained free of noxious weeds or overgrowth and debris.
- Parked or stored recreational vehicles shall not be connected to electricity, gas or sanitary sewer facilities other than for temporary maintenance purposes. At no time shall a recreational vehicle be used for living or housekeeping purposes.
- All recreational vehicles parked or stored on a residentially zoned property shall be owned and titled to a resident of the premises.