
CHAPTER 9. PROPERTY MAINTENANCE REGULATIONS¹**Article I. Purpose and Scope.****Section 9-1. Purpose.**

The purpose of this Chapter is:

- a. To establish minimum regulations governing the condition and maintenance of buildings and structures in the township;
- b. To protect the character and stability of property within the township;
- c. To correct and prevent conditions that adversely affect or are likely to adversely affect life, safety, general welfare and health; and
- d. To provide standards for the maintenance of existing buildings and accessory structures to address blight.

Section 9-2. Scope.

The provisions of this Chapter shall apply to all existing and accessory structures and buildings. The regulations in this Chapter shall constitute the minimum standards for premises, structures, and buildings for life safety, safety from fire, and other standards for safe and sanitary maintenance.

¹ Adopted on April 10, 2013 as Ordinance No. 2013-01.

Article II. General Standards for Property.**Section 9-3. Disposal of Refuse and Garbage.**

All refuse and garbage and any other organic waste shall be disposed of in a proper manner, as follows:

- a. Composted or burned if vegetative matter;
- b. Delivered to a composting or landfill site; or
- c. Removed by a licensed hauler.

Section 9-4. Kept in an Enclosed Building or Container.

All garbage, waste materials, and recyclables shall be kept in an enclosed building or contained in a closed container designed for such purposes.

Section 9-5. Accumulation of Materials.

No owner or occupant shall accumulate boxes, firewood, lumber, scrap metal, or any other similar materials in such a manner to provide rodent harborage. Outside stored materials shall be stacked neatly in piles at least four (4) inches off bare soil or ground.

Section 9-6. Dust and Erosion.

Every yard or premises on which a dwelling stands shall be maintained to prevent dust and erosion.

Section 9-7. Noxious Weeds.

No noxious weeds and rank growth shall be permitted. This includes, but is not limited to:

- a. Alum (Allium), Buckthorn, Bur Cucumber, Canada Thistle, Corncockle, Cressleaf Groundsel, Curly Dock, Dodder, Field Bindweed, French Weed, Hairy Whitetop, Hedge Bindweed, Hoary Cress, Horsenettle, Johnsongrass, Leafy Spurge, Mile-A-Minute Weed, Musk Thistle, Oxeye Daisy, Perennial Sowthistle, Poison Hemlock, Purple Loosestrife, Quackgrass, Russian Knapweed, Serrated Tussock, Shatter Cane, Sorghum, Wild Carrot, Wild Garlic, Wild Mustard, Wild Onion and Wild Parsnip.
- b. Grapevines when growing in groups of 100 or more and not pruned, sprayed, cultivated, or otherwise maintained for two consecutive years.

- c. Bushes of the species of tall, common, or European barberry, further known as berberis vulga is or its horticultural varieties.
- d. Any weeds, grass, or plants, other than trees, bushes, flowers, or other ornamental plants, growing to a height of twelve (12) inches. Rank vegetation includes the uncontrolled, uncultivated growth of annuals and perennial plants.

Section 9-8 through 9-12. **Reserved.**

Article III. General Standards for Buildings and Structures.**Section 9-13. Screens and storm windows.**

All screen and storm windows shall be maintained in good condition.

Section 9-14. Foundations, exterior walls and roofs, windows, doors, heat, water and sewer.

- a. The foundation, exterior walls, and exterior roof of all structures shall be kept in sound condition and repair.
- b. Every exterior wall shall be free of structural deterioration or any other condition which might admit rain or dampness to the interior portion of the walls or to the interior spaces of a dwelling.
- c. The roof shall be tight and have no defects which admit rain and be adequate to prevent moisture from causing dampness in the walls.
- d. All exterior surfaces, other than decay resistant materials, shall be protected from the elements by paint or other protective covering or treatment.
- e. Every roof, outside stair, porch and balcony and appurtenance thereto shall be capable of supporting normal structural loads.
- f. Every window, exterior door and hatchway shall be substantially tight and kept in good repair.
- g. Every window, other than a fixed window or storm window, shall be capable of being opened.
- h. All residential dwellings shall have potable water and sanitary sewer, and shall have a heating system capable of providing ambient heat.

Section 9-15 through 9-18. **Reserved.**

Article IV. Unfit Buildings and Structures.**Section 9-19. The following standards apply to buildings and structures:**

- a. Any building or structure or portion thereof which is damaged, decayed, dilapidated, unsanitary, unsafe, vermin or rodent infested, or that poses a hazard to the health, safety or welfare of the occupants or to the public may be declared unfit for human habitation.

- b. A duly-designated officer of the Township shall place a placard on any building or structure that has been declared unfit for human habitation indicating that the building has been declared unfit.
- c. When any dwelling or structure has been declared unfit for human habitation, the structure or building shall be vacated within a reasonable time as determined by the duly appointed official.
- d. Once posted, no portion of the building or structure shall be used for human habitation until the defective conditions have been corrected and the duly appointed official has removed the placard.
- e. The owner of a building or structure that has been declared unfit or for a building or structure that has been vacant for a period of sixty (60) days or more shall be immediately make the same safe and secure so that it is not hazardous to the health, safety or welfare of the public and does not constitute a public nuisance.
- f. Any vacant dwelling open at doors, windows, or wall openings shall be deemed to be a hazard to the health, safety, and welfare of the public and is a public nuisance within the meaning of this Code.
- g. In the event a building or structure has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the dwelling may be declared a hazardous building and may be removed, razed, or corrected pursuant to the provisions of Minnesota Statutes.

Sections 9-20 through 9-30. **Reserved.**