

# City of Reno- Downtown Property Maintenance Standards

## [City of Reno](#)

### 901.2 General.

*The downtown area is the center of tourism, entertainment and leisure for the City, while also existing as neighborhood and community for many residents who live within the area. There is a constant investment made by both the public and private sector to ensure downtown remains a vibrant, attractive, safe and livable area for its residents and tourists. All properties within this area shall be maintained at a high level of cleanliness and shall be structurally sound so as not to pose a threat to the public health, safety or welfare.*

### 901.3 Responsibility.

The owners of the structures, properties, and the owners of businesses located within the structures shall be responsible jointly and separately for meeting the minimum standards of property maintenance as delineated in this section. Properties with multiple individual owners of individual units shall not be exempt but any association of said property will be the primary responsible party. This includes but is not limited to Home Owner Associations, Property Limited Liability Companies, Co Operatives, or other organized groups that represent or are responsible for the maintenance of the common areas of the structure.

### 901.4 Signs.

All signs shall be maintained in good condition, so as to present a neat and orderly appearance without visible accumulation of dirt or appearance of being excessively weathered, torn, broken, significantly damaged or structurally unsound or where the copy can no longer be seen or legible by a person with normal eyesight from a sidewalk pedestrian point of view.

EXCESSIVELY WEATHERED shall mean, including but not limited to, signs where the condition of the paint or structural material has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, flaking, fading, dry rot or warping. No sign shall have inoperative or partially inoperative illuminating or mechanical devices.

### 901.5 Sidewalks and Alleys.

In addition to compliance with Reno Municipal Code Chapter 12.20, no person owning, leasing, renting, having charge or control of, or occupying any property, premises or building, shall fail, refuse or neglect to remove any garbage, animal waste, debris, litter, foul smells, or obstruction including, but not limited to, weeds, snow, ice, dead vegetation, refuse or waste materials of any kind from the property, sidewalk, gutter, street, or alley abutting such property, premises or building, nor shall said persons refuse or neglect to remove the storage of personal property from the sidewalk, or alley abutting such property, premises, or building. Sidewalks or alleys abutting properties with access to said properties shall be maintained clean at all times. It shall be the responsibility of the person owning, leasing, renting, having charge or control of, or

occupying said property to sweep, wash, and clean any abutting alley, sidewalk and gutter along the front and rear respective property line.

#### 901.6 Lighting.

All exterior walls of buildings shall provide egress illumination and minimum lighting for access ways along the exterior of the building. Such lighting shall be no less than 3 foot candles measured from the floor immediately adjacent to the exterior wall or no less than the minimum requirement standard for access ways as required by the Occupational Safety and Health Administration (OSHA). When there is conflict between the two requirements, the higher value requirement will apply. This lighting requirement shall also apply to open parking or vacant lots within the downtown area.

#### 901.7 Public Trash Receptacles.

Public trash receptacles that are placed along the public right of way for the use of the public to throw away trash shall not be used by businesses. All businesses within the downtown area shall acquire their own trash service in accordance with the provisions of Chapter 10.08 of the Reno Municipal Code. The word "businesses" as used in this section includes any person representing, or working for, the owner of a business, to include the owner himself or herself.

#### 901.8 Night Clubs/Bars Queue Lines.

Any and all queue lines that are formed within the public right of way shall be identified by a temporary barrier (i.e. rope, chain, or metal rails if necessary) that is removed during closed business hours. Queue lines must be maintained along the wall of the building while maintaining a minimum three feet sidewalk clearance for ADA access. Businesses using the public right of way for their queue lines must man the line with security personnel to ensure their customers do not create a public nuisance. For this section, the phrase "Queue Line" shall mean any line of people waiting to enter the business or smoke outside of the business, regardless if said line is organized by business representatives or spontaneously organized by prospective clients or customers.

#### 901.9 Vacant Buildings.

All vacant buildings located within the downtown area shall comply with this section of the property maintenance code in addition to any other laws, requirements, or regulations adopted within the City of Reno. In addition to security requirements of Section 310, all vacant structures within downtown that are secured or boarded up for more than 12 consecutive months shall have all boarded up windows painted to look like fake windows providing the appearance of windows without the glazing. **Structures shall not have the appearance of abandoned properties within the downtown area.** Structures shall maintain the appearance of an occupied building. If a vacant structure has all glass windows in tact, this section shall not apply.

#### 901.10 Vestibules & Alcoves.

All vestibules or alcoves facing an alley shall have a fixed or collapsing gate, door, or similar, across the open area that is flush with the rest of the building when the business is closed. Said

gate shall remain open at all times the business is open or the structure is open to occupancy, and must be opened out into the alley for fire egress.

All businesses containing entrances with alcoves or vestibules, whether facing the alley or street, unless patrolled by security or have security on site, shall post in a conspicuous area a sign informing the public of the prohibition of sitting or lying in doorways per RMC 8.12 and explaining that a violation of that section is subject to a misdemeanor citation. Said signage must also be visible at night.

#### 901.11 Pigeon or Any Fowl Nuisances.

The exterior of all buildings shall show no signs of the accumulation of pigeon or fowl excrement, nesting materials, pigeon carcasses and other pigeon related detritus that would constitute a Pigeon or fowl Nuisance, as defined herein.

A pigeon or fowl nuisance is defined as the excessive congregation of pigeons at a location when such congregation of pigeons results in the accumulation of pigeon or other fowl droppings or other pigeon related waste. In addition, the accumulation of pigeon excrement, nesting materials, pigeon carcasses and other pigeon related detritus that may be damaging to the property, pose a threat to public health and welfare or contribute to polluted storm water runoff to the river.

Pigeon or fowl proofing shall be deemed as acceptable actions for addressing pigeon nuisances. This may include but is not limited to a) construction to prevent the ingress of pigeons or other fowl into or under buildings or structures from the exterior; b) steps to prevent the congregation of pigeons in a given location including the addition of spikes or other materials to prevent roosting; c) the removal or covering of sources of food for pigeons or other fowl.

#### 901.12 Landscaping Maintenance.

All landscape areas and plant materials on private property must be maintained in a vigorous and healthy condition, free of weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other needed maintenance, in accordance with generally accepted horticultural practices. This shall including using pruning standards accepted by the International Society of Arboriculture and/or the National Arborist Association. Any damaged or dead plant must be replaced or repaired within 30 days. If the season of the year makes such repair or replacement impractical, the property owner shall schedule an appropriate time for the accomplishment of this work with the code official. Landscape areas shall include all planters, shrubs, trees, grass, and approved landscape areas approved upon development or certificate of occupancy and as defined in Title 18 or the "Land Development Code" of the RMC.

# City of Corsicana- Code Enforcement Downtown Property Maintenance

[City of Corsicana](#)

## **Enforcement and Inspection**

A. The enforcement authority for the City of Corsicana shall be the City Manager or any person or department to whom he delegates enforcement responsibility.

B. Vacant or occupied structures located in the Downtown and suspected of having conditions dangerous to health and safety, or causing damage to adjacent property, are subject to inspection by the enforcement authority during regular business hours.

This would include, but not be limited to: buildings that are suspect of leaking, harboring pests, be structurally unsound, have inadequate or unsanitary plumbing, have unsound or inadequate electrical wiring, contain unsafe or illegal storage, or in some other way compromise the safety of the people or other structures in the immediate area. (Ordinance 2250 adopted May 16, 2000)

## **Exterior Grounds**

A. Sanitation. All exterior grounds shall be maintained in a safe, sanitary and clean condition; free of rubbish, garbage, waste and unused or unwanted items considered contrary to public health and safety or the overall appearance and visibility of the area.

B. Grading and Drainage. All property must be graded and maintained so as to prevent accumulation of water on, within or beneath any structure or unimproved property. No improvement or excavation shall occur on any property that will have an adverse effect on drainage in the Downtown.

C. Pest Control. Every owner and every tenant in the Downtown shall maintain property free of insects, bats, rodents, ants, vermin and other pests considered contrary to public health and safety and having an adverse effect on adjacent property.

D. Trees, shrubs and plants. Landscaping or container plants shall not obstruct access to any entrance or exit or block pedestrian or auto traffic or fire hydrant. Trees, shrubs or plants, in the ground or in containers, that are dead, block ingress or egress to any structure or interfere with pedestrian or auto traffic in any way, are subject to removal.

E. Nuisances. Exterior grounds must be maintained free of nuisances as defined in section 3.1102

F. Weeds and Grass. Weeds, grass and brush shall not be allowed to grow or accumulate on any sidewalk, porch, parking area, or other paved area. Unimproved areas must be maintained with ground cover sufficient to prevent erosion and must be kept cut to less than twelve inches.

G. Animals and pens. Animals will not roam free or be tied in the Downtown. Construction of pens or runs will be prohibited. Those who live or work in the Downtown and who routinely walk pets there shall clean up after them in a clean and sanitary manner.

H. Accumulation of debris. Any old lumber, boxes, brick rubble or similar debris which is unsightly or may harbor pests, or in which evidence of pests is found, shall not be allowed and will be subject to removal.

I. Billboards, Antennas, Stacks and Towers. None may be constructed in the Downtown without authorization and a permit from the proper city authority. All existing billboards, antennas, stacks or towers, as well as those newly constructed, must be maintained sound, free of deterioration and firmly secured.

J. Fences. Fences will not be allowed on any sidewalk, right-of-way or parking area generally considered as being for public use. Fences on private property may only be built after obtaining a permit from the proper city department, and must not impede access or obstruct the view to or from any structure in the Downtown.

A fence deteriorated to such a point that it is apt to fall, or is unsightly, may be removed. Fences may not be externally braced in lieu of replacing posts or other structural members.

K. Accessory Structures. Carports, outbuildings, garages, sheds, porches, awnings, patios and other accessory structures shall only be constructed on private property, and shall observe generally accepted building lines. Existing accessory structures must be maintained in the same manner as primary structures. Accessory structures must not impede access or view to or from another structure, business or entity.

L. Pools and Spas. Pools and spas may only be constructed in the Downtown with permission and permits from the proper city department, and must be maintained clean, safe and sanitary and in accordance with the ordinances of this city.

M. Parking Lots, Drives, Streets and Fire Lanes. All privately owned parking areas, drives, streets, lanes, and public accesses must be maintained in accordance with the ordinances of this city. (Ordinance 2250 adopted May 16, 2000)

#### **Structure Maintenance Regulations: Exterior**

A. Structural Members. All supporting members of any structure in the Downtown must be maintained free of deterioration and decay, and fully capable of bearing the dead and live loads placed upon them.

B. Vermin Access. All exterior surfaces shall be maintained in a manner to exclude rats, bats, birds and other vermin. Broken windows, loose or missing doors or windows, damaged or decayed wood, missing siding, or any other situation allowing ingress to vermin shall be fixed at once.

C. Foundation Walls. Foundation walls in the Downtown shall be able to carry any dead or live weight placed upon them.

D. Exterior Walls. All exterior walls, surfaces and facades must be maintained free of holes, breaks, loose or decayed boards, loose plaster, peeling paint, leaks, or any condition which might admit weather into this structure or an adjacent structure. The exterior structure must be coated with paint or another appropriate treatment to prevent deterioration.

E. Roofs. The roof on every structure in the Downtown must be maintained structurally sound and free of leaks, roof drainage or runoff must not cause leaks, seepage or damp to the interior or exterior of an adjacent structure. Materials and methods used in new roof construction and repair must be of a fire retardant nature. Parapet walls must be capped to prevent leakage and must be kept free of tar and other flammable materials. Parapet walls may not be removed. Roof replacements shall require permitting through the appropriate department and shall be engineered/constructed so as not to cause additional dead weight on the structure and/or drainage on adjacent structures.

F. Decorative Features. Cornices, corbels trim, facings, moldings and other exterior trim shall be maintained free of decay and securely attached and surface coated to prevent decay.

G. Exterior Attachments. All awnings, stairs, marquees, signs, turnbuckles, fire escapes, conduit, standpipes, stacks, gutters, ducts, overhangs and similar attachments or extensions shall be maintained free of decay and damage, securely attached and surface coated to prevent deterioration. Stairs must be able to support live or dead loads they might be subjected to.

Obsolete and unused signs, turnbuckles, conduit, exhausts, ducts and pipes shall be removed within sixty (60) days from the date they are no longer in use.

H. Windows and Doors. Window and door glasses shall be unbroken and shall be fitted into their frames in such a manner as to be weather proof and exclude bats, birds and other vermin. Windows kept open permanently for ventilation must be fitted with screens to exclude vermin.

Door and window hardware must be operable and allow easy egress. Doors and windows must secure the structure from unauthorized occupation of the structure by vagrants or intruders. Burglar bars must be installed in accordance with the building and fire codes of this city.

### **Substandard Property**

A. Declaration of Substandard. Failure of an owner to maintain, or see that a tenant maintains, improved or unimproved property located within the Downtown according to the provisions set forth in this ordinance, shall be grounds for the Enforcement Authority to declare the property or structure substandard.

B. Order to Vacate and/or Abate Violations. When an occupied or unoccupied structure or property is declared substandard by the Enforcement Authority, this shall be grounds for the authority to order the owner or tenant to bring the structure or property into compliance with this, and all other codes and ordinances of this city, and/or order the structure vacated.

**Enforcement Procedures: Notice and Appeal**

A. When the Enforcement Authority has declared a property or structure substandard, according to the provisions set forth in this code, the Enforcement Authority shall give notice in accordance with this city's Unsafe Building Code and shall exercise and perform the rights, duties and functions of the Enforcement Authority as set forth in that code.

B. Appeals of orders issued by the Enforcement Authority shall be made to this city's Board of Adjustment and Appeals, and in accordance with this city's procedure.

C. Enforcement of orders issued by the Enforcement Authority or the Board of Adjustment and Appeals shall be in accordance with the procedures set forth in this city's Unsafe Building Code.

D. Except for emergency vacation orders, enforcement of any notice and order of the Enforcement Authority under this ordinance shall be stayed during the pendency of an appeal that is properly filed. The decision of the Board of Adjustment and Appeals is final.