

PARTS OF LOCAL LAW #4-1988

Village Property and Yard Maintenance

1-4. Definitions (partial list)

Litter: Garbage, refuse and rubbish as herein defined and all other waste material which, if thrown or deposited as herein prohibited, tends to create a danger to public health, safety and welfare.

Lot: A plot, tract, premises or parcel of land with or without buildings or structures located thereon, as surveyed and apportioned for sale or other purpose.

Sidewalk: A pedestrian walkway, 3-4 feet wide, made of concrete running parallel to the street.

Yard: An open space on the same lot which contains a building and is located between the building line and the lot line which the particular building line faces.

1-6. Open Areas and Parking Spaces

A. Surface or subsurface water shall be appropriately drained to protect building and structures and to prevent the development of stagnant ponds. Gutters, culverts, catch basins, drain inlets, storm water sewers or other satisfactory drainage systems shall be utilized where necessary. No roof, surface or sanitary drainage shall create a structural, safety or health hazard by reason of construction, maintenance or manner of discharge.

B. Fences and other minor construction shall be maintained in a safe and substantial condition.

C. Steps, walks, driveways, parking spaces and similar paved areas shall be maintained so as to afford safe passage under normal use and weather conditions (includes snow removal during winter). Any holes or other hazards that may exist shall be filled with concrete and necessary repairs or replacement carried out by the property owner.

D. Yards and vacant lots shall be kept clean and free of physical hazards, rodent harborage and infestation. They shall be maintained in a manner that will prevent dust or other particles from being blown about the neighborhood. Open wells, cesspools or cisterns shall be securely closed or barricaded from access to the public.

E. Heavy undergrowth and accumulation of plant growth which are noxious or detrimental to health shall be eliminated.

F. Overgrown bushes, hedges or low limbs or branches blocking access by pedestrians on the sidewalk, shall be cut, trimmed or removed to assure free access.

G. Street Ditches - Land between sidewalk and the street. The property owner is responsible to keep the property between the sidewalk and street mowed and clear of debris, trash cans, rubbish and free

of weeds and junk. In the autumn, the homeowner will be responsible for keeping the ditches free of leaves and other debris so water can flow freely to ensure proper drainage of the streets.

H. Failure to comply with any of the above, the Village has the option to have the violation corrected and bill the owner accordingly.

1-11. Responsibilities of Occupants – An occupant of the premises shall be responsible for compliance with this law in regard to the following:

A. Maintenance of that part of the premises which he occupies or controls in a clean, sanitary and safe condition.

B. Maintenance of all plumbing, cooking and refrigeration fixtures and appliances, as well as other building equipment and storage facilities, in that part of the premises which he occupies or controls, in a clean and sanitary condition and providing reasonable care in the operation and use thereof.

C. Keeping exits from his building clear and unencumbered.

D. Disposal of garbage and refuse into provided facilities in a clean and sanitary manner in accordance with the provisions of the Village.

E. Extermination of insects, rodents, or other pests within the premises.

F. Maintenance of yards, lawns and courts in a clean, sanitary and safe condition and free from infestation, insofar as said occupant occupies or controls said yards, lawns or any part thereof.

G. The installation and removal of required screens.

H. Keeping domestic animals and pets in an appropriate manner and under control.

I. Elimination of all prohibited uses for that part of the premises which he occupies, controls or has accessibility thereto.

1-12. Responsibilities of Owners (partial list)

A. Owners of premises shall be responsible for compliance with the provisions of this law and shall remain responsible therefor regardless of the fact that this law may also place certain responsibilities on operators and occupants and regardless of any agreements between owners and operators or occupants as to which party shall assume such responsibility.

B. Owners and operators of buildings shall be responsible for the proper installation, maintenance, condition and operation of service facilities and for furnishing adequate heat and hot water supply where they have contracted to do so.

The entire law is available at the Village Office.

