

## ORDINANCE NO. 513

### **An Ordinance To Repeal and Recreate Sections 2.25 and 2.26 Of Chapter Two Of The General Ordinances Of The Village Of River Hills Regarding Property Maintenance.**

The Village Board of the Village of River Hills, Milwaukee County, does ordain as follows:

**Section I.** Section 2.25 of Chapter 2 of the General Ordinances is hereby repealed and recreated to read as follows:

Section 2.25. MAINTENANCE OF STRUCTURES. No owner shall permit any premises to exist or any structure or fence to exist on any premises which do not comply with the following requirements:

(a) Every foundation, exterior wall, roof, window, exterior door, basement hatchway, and every other entrance way of every structure shall be so maintained as to be free of holes, breaks, loose or rotting boards and shall be reasonably weather-tight, rodent-proof, insect-proof and shall be kept in a reasonably good state of maintenance and repair.

(b) All exterior wood surfaces of all structures shall be properly protected from the elements and against decay by paint or other approved protective coating applied in a workmanlike manner.

(c) Every fence shall be kept in a reasonably good state of maintenance and repair or shall be removed.”

**Section II.** Section 2.26 of Chapter 2 of the General Ordinances is hereby repealed and recreated to read as follows:

“Section 2.26. PROPERTY MAINTENANCE. (1) Definitions. For the purpose of this ordinance, the following words and phrases shall have the meanings assigned to them in this section. Words and phrases not herein otherwise defined shall have the meaning accepted by common use.

(a) "Blighting Influence". A condition having an adverse effect on surrounding properties.

(b) "Debris". Broken concrete, bricks, blocks, or other mineral matter; bottles, porcelain and other glass or crockery; boxes, lumber (new or used), wire, tin and metal items; discarded household goods or appliances, junk lawn mowers, tar paper, residues from burning or any similar materials which constitute health, fire or safety hazards or a serious blighting influence upon the neighborhood or the Village of River Hills in general.

(c) "Junk". Any old or scrap metal, metal alloy, synthetic or organic material or waste, or any junked, ruined, dismantled or wrecked motor vehicle or machinery, or any part thereof, whether salvageable or not. An unlicensed motor vehicle shall be construed to be a junked motor vehicle.

(d) "Non-combustible Material". Material that cannot be burned.

(e) "Rubbish". Combustible and non-combustible waste materials, except garbage, and the term shall include the residue from the burning of wood, coal, coke and other combustible materials,

paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tin cans, metals, mineral matter, glass crockery and dust, and other similar materials.

(f) "Refuse". Debris as heretofore defined.

(2) Exterior Area Requirements. (a) No person, firm or corporation shall allow or permit the exterior areas of their property to remain in a condition that is not in accord with the following provisions of this ordinance:

1. All exterior areas of any premises shall be kept in a clean and sanitary condition, free from any accumulation of combustible or non-combustible material, debris, junk, and refuse or any similar material which could or may cause fire, safety, or health hazards or a serious blighting influence upon surrounding properties.

2. Every premises shall be so maintained as to prevent the premises from becoming a harborage for rats and insect pests.

3. Every premises shall be graded and maintained so no stagnant water will accumulate or stand on the premises or within any building or structure located on the premises.

4. Exterior areas shall be maintained in a manner that will not have a serious blighting influence upon surrounding properties.

(3) Powers and Duties of Building Inspector. The Building Inspector shall enforce the provisions of this ordinance and is hereby authorized and directed to make inspections in response to a complaint that an alleged violation of this ordinance exists; or when he has good reason to believe that a violation is being committed."


**Section III.** The penalty and enforcement provisions of Sections 2.15 of Chapter Two (2) of the General Ordinances of the Village of River Hills are hereby made applicable to any violations of this ordinance.

**Section IV.** If any subsection, section or portions of this article or the sections of this ordinance as enacted hereunder is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and such holdings shall not effect the validity of the remaining portions hereof.

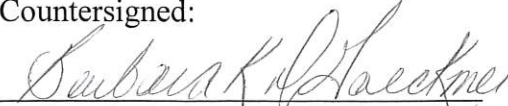
**Section V.** All ordinances or parts of ordinances conflicting with the provisions of this ordinance are to such extent repealed.

**Section VI.** This ordinance shall be in full force and effect after its passage and publication as provided by law.

**PASSED AND ADOPTED** by the Village Board of the Village of River Hills this 23<sup>rd</sup> day of March, 2011.

  
Robert C. Brunner, Village President

Countersigned:

  
Barbara K.D. Goeckner, Village Clerk