
Sec. 7-1-50. Public nuisance defined.

The following are considered public nuisances:

- (1) All offenses known to the common law of the land and the state statutes as nuisances;
- (2) The use of any property or improvement which presents a substantial danger or hazard to the physical health or safety of the public, or any use in violation of a City ordinance or state statute;
- (3) The condition of any property or improvement which has not been maintained so as to prevent disrepair and to present a neat and orderly appearance;
- (4) Dry or dead grass, shrubs or trees, refuse or other material growing or left on property within the City which constitutes a fire hazard to property, improvements or other property, or which will in reasonable probability constitute a fire hazard when dry;
- (5) Any obstacle, landscaping or material installed or maintained in violation of City roadway standards contained in Chapter 11, Article III of this Code and as amended from time to time, except that existing permanent improvements constructed in accordance with applicable building and zoning regulations shall be permanently excepted;
- (6) Any swimming pool, pond or other body of water which is abandoned, unattended, unfiltered or not otherwise maintained, resulting in the water becoming polluted, or any standing or flowing water from a septic tank, cesspool or sewer service line.
- (7) Refuse, which by reason of its location and character is dangerous to public health, safety or welfare, unsightly or interferes with the enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community or which would materially hamper or interfere with the prevention or suppression of fire upon the premises.
- (8) The existence of any of the following conditions on property or improvements:
 - a. A detriment to public health, safety or general welfare.
 - b. A defect or condition of disrepair that diminishes the value of surrounding property or is otherwise detrimental to surrounding properties. This condition shall include, but shall not be limited to, keeping, disposing or scattering the following on or over the property:
 1. Junk, trash, litter, or debris;
 2. Abandoned, discarded or unusable objects or equipment such as furniture, appliances or mechanical components; or
 3. Any device, decoration, design or improvement which is unsightly by reason of its condition or its inappropriate location, which is no longer in its original or upright position, or which has deteriorated due to lack of maintenance.
 - c. Maintenance so out of harmony or conformity with the maintenance standards of adjacent property or improvements as to cause diminution of the enjoyment, use or property values of such adjacent property or improvements.
 - d. Improvements abandoned, boarded up or partially destroyed or left in a state of partial construction.
 - e. Property that exhibits lack of maintenance as follows:
 1. Plant materials have not been adequately irrigated and maintained and are dead or dying;

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2. Lawns have grown over six (6) inches or shrubs have not been trimmed and are overhanging sidewalks or public rights-of-way;
 3. Weeds have grown over six (6) inches and have not been removed; or
 4. Dead or diseased plants or trees have not been removed or replaced.
- f. Exterior of improvements that have not been maintained so as to present a neat and orderly appearance.
 - g. Fences that are not safe, structurally sound or uniform or compatible in color and structure, consistent with the City's design standards including without limitation: leaning fences, fences that are missing slats or blocks, have holes, breaks, rot, crumbling, cracking or peeling of paint or rust, graffiti or damaged material.
 - h. Trees not permitted by Article III of Chapter 7;
 - i. Tree topping in violation of Section 7-3-60; or
 - j. Tree stumps that extend above the surface of the ground in violation of Section 7-3-90.
 - k. Failure to maintain properties within the Wildland Urban Interface District in a manner consistent with the processes and standards identified in Chapter 19.