

ADOPTED: FEBRUARY 11, 2013

(Updated January 17, 2018)

**EXTERIOR PROPERTY MAINTENANCE CODE
FOR THE UNINCORPORATED PORTIONS OF
SHARON TOWNSHIP
FRANKLIN COUNTY, OHIO**

SHARON TOWNSHIP EXTERIOR PROPERTY MAINTENANCE CODE

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ARTICLE I

PURPOSE

1.01 PURPOSE

The purpose of the Sharon Township Exterior Property Maintenance code, enacted pursuant Ohio Revised Code Section 505.73, is to require the continued maintenance of structures and the premises of those structures. This protection is hereinafter provided by:

- A. Establishing standards for maintaining residential, commercial and industrial environmental quality to preserve and achieve the presentable appearance of existing structures and premises; avoiding blighting effects of the substandard maintenance of structures and premises and its negative impact on the value of surrounding properties; and eliminating hazardous conditions;
- B. Fixing the responsibilities of owners, operators and occupants of structures and their premises; and
- C. Providing for administration, enforcement and penalties.

1.02 SCOPE

The provisions of this code shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property, including all vacant structures and premises thereof, as well as vacant land. All the aforementioned shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health and safety or the value of surrounding properties.

1.03 RESPONSIBILITY

The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this code. Occupants of a dwelling unit are responsible for keeping that part of the dwelling unit which they occupy and/or control in a clean, sanitary and safe condition. The property maintenance responsibilities of non-owner occupants shall in no way relieve the property's owner(s) of ultimate responsibility for its condition.

**ARTICLE II
TITLE**

2.01 TITLE

This code shall be known as “The Exterior Property Maintenance Code for the Unincorporated Portions of Sharon Township, Franklin County, Ohio.”

**ARTICLE III
CONSTRUCTION OF LANGUAGE AND DEFINITIONS**

3.01 CONSTRUCTION OF LANGUAGE

For the purpose of this Exterior Property Maintenance Code, certain terms or words shall be interpreted as follows:

- A. Words used in the singular shall include the plural and the plural the singular;
- B. Words used in the present tense shall include the future tense;
- C. Words in the masculine gender shall include the feminine and neuter;
- D. The words “shall” and “will” are mandatory and not discretionary;
- E. The word “may” is permissive;
- F. The phrase “used for” shall be synonymous with the phrases “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for;”
- G. The word “person” may denote a firm, association, organization, partnership, trust, company or corporation, as well as an individual;
- H. The word “dwelling” is synonymous with the word “residence.”
- I. Whenever the words “dwelling unit,” “dwelling,” “residence,” “premises,” “building,” “rooming house,” “rooming unit,” housekeeping unit” or “story” are stated in this code, they shall be construed as though they were followed by the words “or any part thereof.”
- J. When “the code,” “this code” or similar phrases are used in this document, they shall be construed as referring to the Exterior Property Maintenance Code for the Unincorporated Portions of Sharon Township, Franklin County, Ohio.
- K. Unless otherwise specified, the words “Sharon Township” in this code shall always refer only to the unincorporated portions of the township.

3.02 DEFINITIONS

All words used in this code shall have their customary meanings, except those specifically defined in this section.

- A. Abandoned "Junk Motor Vehicle": Shall be as defined in Section 4513.63 of the **Ohio Revised Code**.
- B. Approved: Approved by the code enforcement officer(s).
- C. Accessory Structure: Shall be as defined in Section 3781.06(B)(11) of the **Ohio Revised Code**.
- D. Basement: That portion of a building which is partly or completely below grade.
- E. Blighted parcel: Shall be as defined in Section 3767.50(A)(1) of the **Ohio Revised Code**.
- F. Building: Any permanent or stationary structure having a roof supported by columns or walls.
- G. Building code: The most current edition of the State of Ohio building code, or such other code as may be officially designated by the Franklin County, Ohio, Commissioners for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of all buildings and structures.
- H. Code enforcement officer: Any official who is charged with the administration and enforcement of this code, or any representative authorized by the Sharon Township Board of Trustees.
- I. Deterioration: Means the condition or appearance of the exterior of the building, or part thereof, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, or other evidence of physical decay, neglect, or lack of maintenance.
- J. Easement: That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner of the property. The easement shall be permitted to be for use under, on or above a specified lot or lots.
- K. Exterior property areas: The open space on the premises and on adjoining property under the control of owners or operators of such premises.
- L. Extermination: The control and elimination of insects, rats, or other pests by eliminating their harborage places; by removing or making inaccessible materials which serve as their food; by poison spraying, fumigating, trapping or by any other legal pest elimination methods.
- M. Garbage: The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

- N. Graffiti: In addition to its usual and customary meaning of the defacement of walls or structures with messages or slogans, “Graffiti” shall also mean any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by any graffiti implement, to the extent that the graffiti was not authorized in advance by the owner or occupant of the property, or, despite advance authorization, is otherwise deemed a public nuisance by township authorities including, but not limited to, police officers and the code enforcement officer.
- O. Imminent danger: A condition which could cause serious or life-threatening injury or death at any time.
- P. Infestation: Means the presence of insects, rodents, vermin, or other pests on the premises which constitute a health hazard.
- Q. Junk motor vehicle: Shall be as defined in Section 505.173(E) of the **Ohio Revised Code**.
- R. Motor vehicle: Shall be as defined in Section 4501(B) of the **Ohio Revised Code**.
- S. Occupancy: Shall be as defined in Section 5722.01(G) of the **Ohio Revised Code**.
- T. Occupant: Any person living and sleeping in a dwelling unit, or having an actual possession of said dwelling unit, or any person who leases or rents a non-residential building, structure, or any portion thereof.
- U. Owner: Shall be as defined in Section 3767.50 of the **Ohio Revised Code**.
- V. Person: Includes any individual, corporation, association, partnership, trustee, lessee, agent, or assignee.
- W. Premises: A lot, plot, or parcel of land, easement or public way, including, but not limited to, any structures thereon.
- X. Public nuisance: Shall be as defined in Section 3767.41(2)(a) of the **Ohio Revised Code**.
- Y. Public property: Shall mean any street, highway, alley or public right-of-way, and any other publicly owned property or facility.
- Z. Refuse: Means all putrescible and non-putrescible solid wastes (except body waste) including, but not limited to, garbage, rubbish, ashes, dead animals, and industrial wastes; an accumulation of brush, broken glass, stumps, and roots that present a safety hazard and includes garbage, trash, and debris which present an unsanitary and / or safety hazard.

AA. Rubbish: Means non-putrescible solid waste consisting of both combustible and non-combustible waste materials, such as paper, wrappings, tin cans, yard clippings, leaves, wood, coal, coke and other combustible materials, glass, crockery, plastics, and similar materials. The term also includes car parts, motors, and abandoned household appliances, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, furniture, lawn mowers, abandoned appliances, tin cans, metals, mineral matter, glass, crockery, dust and other similar materials, as well as the residue from the burning of wood, coal, and other combustible materials.

BB. Structure: Anything constructed or erected which requires location on the ground or attachment to something having location on the ground.

CC. Workmanlike: Work done in a skillful and well-executed manner that is in good repair and structurally sound.

ARTICLE IV ADMINISTRATION AND ENFORCEMENT

4.01 APPLICATION OF EXTERIOR PROPERTY MAINTENANCE CODE

The provisions of the Exterior Property Maintenance Code shall apply to all premises and structures within Sharon Township used for human habitation or commercial purposes.

4.02 COMPLIANCE REQUIRED

Every portion of a building or premises used or intended to be used for residential, commercial, or industrial purposes, shall comply with the provisions of this Exterior Property Maintenance Code, irrespective of when such building has been constructed, altered or repaired, or premises occupied, except as hereinafter provided.

4.03 CONFLICT OF LAWS

In any case where a provision of this Exterior Property Maintenance Code is found to be in conflict with a provision of any zoning, building, fire, safety or health regulation or other regulation, the State of Ohio Building Code (residential or commercial) or the Franklin County Zoning code shall prevail.

4.04 EXISTING REMEDIES

Nothing in this Exterior Property Maintenance Code shall be deemed to abolish, impair, or prevent the execution of any existing remedies of Sharon Township or its officers or agents related to the abatement of a public nuisance.

4.05 SEPARABILITY

If any section, subsection, paragraph, sentence, clause or phrase of this Exterior Property Maintenance Code is declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Exterior Property Maintenance Code, which shall continue in full force and effect, and to this end the provisions of this Exterior Property Maintenance Code are hereby declared to be severable.

4.06 SAVING CLAUSE

This Exterior Property Maintenance Code shall not affect violations of any other resolution, ordinance, code or regulation existing prior to the effective date of this Exterior Property Maintenance Code, and any violation of such shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

4.07 ENFORCEMENT OFFICIALS AND LIABILITY

A. Enforcement Officers. The Township Trustees shall assign the duties of administering and enforcing this Code to the Enforcement Officer. The Enforcement Officer may call upon any department, division or contractor of the Township for whatever assistance may be necessary to abate a violation of this Code.

4.08 INSPECTIONS

The Enforcement Officer is authorized to make inspections of building exteriors and premises located within Sharon Township for purposes of enforcing the provisions of this Exterior Property Maintenance Code. For the purpose of making such inspections, and upon showing appropriate identification, the Enforcement Officer is hereby authorized to examine and survey at any reasonable hour all exterior areas of residential, commercial, industrial and other premises that are visible from the public roadway and/or alley, public access areas, or neighboring property.

4.09 NOTICE OF VIOLATION

It is the policy of Sharon Township to use fair and reasonable judgment in the administration of its enforcement actions. To this end, a Warning Citation may be issued for the first occurrence of a violation of this Code. The Warning Citation shall be worded so as to sufficiently identify the premises and the nature of the violation. If the premises owner or person being cited fails to correct the violation in the time allotted by an Enforcement Officer, then a Notice of Violation shall be issued.

In his discretion, an Enforcement Officer shall have the right to forego a Warning Citation and may proceed to issue a Notice of Violation. The issuance of a Warning Citation shall not be a prerequisite to the issuance of a Notice of Violation. There shall be no right of appeal from the issuance of a Warning Citation.

- A. Warning Citation: Whenever an enforcement officer determines that there is a violation of the provisions of this code, he may issue a warning citation of such violation to the person(s) responsible therefore. Such notice shall:
 - 1. Be in writing; and
 - 2. Include a description of the real estate sufficient for identification; and
 - 3. Include a statement of the reason(s) why it is being issued; and
 - 4. Include a correction order allowing a reasonable time for the repairs; and improvements required to bring the property into compliance with the provisions of This Code; and
 - 5. State that the violator must respond no later than ten days after issuance of the warning citation.

- B. Notice of Violation: Whenever an enforcement officer determines that there is a violation of the provisions of this code, and when the violator has either failed to respond to a warning citation within the time prescribed in Section 4.09(A)(5), or failed to correct the condition for which the warning citation was issued, the enforcement officer may issue a notice of such violation to the person(s) responsible therefore. Such notice shall:
 - 1. Be in writing; and
 - 2. Include a description of the real estate sufficient for identification; and
 - 3. Include a statement of the reason(s) why it is being issued; and
 - 4. Include a correction order allowing up to thirty (30) days for the repairs and improvements required to bring the property into compliance with the provisions of this code; and
 - 5. State the right of the violator to file an appeal of the notice with the Sharon Township Board of Trustees within ten (10) days of receipt of the notice.

- C. Service of Warning Citation and Notice of Violation: A warning citation or notice of violation shall be deemed to be properly served if one or more of the following methods are used:
 - 1. By personal delivery to the owner or occupant of the premises or by leaving the notice at the premises with a person of suitable age and discretion; or
 - 2. By certified mail deposited in the United States Post Office addressed to the person(s) responsible at their last known address, with return receipt requested. If a certified mail envelope is returned with endorsement showing that the envelope is unclaimed, then service shall be sent by ordinary mail and the mailing shall be evidenced by a certificate of

mailing which shall be filed by the enforcement officer. Service shall be deemed complete when the fact of mailing is entered of record, provided that the ordinary mail envelope is not returned by the postal authorities with an endorsement showing failure of delivery; or

3. By posting a copy of the notice form in a conspicuous place on the premises found in violation and publishing a legal notice on the official Sharon Township website. The legal notice shall identify the owner of the property, the last address, if known of the owner, the parcel identification, the location and nature of the violation; or
4. For a junk vehicle, as an addition or alternative to providing service as described above, the enforcement officer may provide service by affixing a notice of violation in a conspicuous place to the exterior of the vehicle.

4.10 CIVIL REMEDIES:

If the recipient of a Notice of Violation fails to comply with said Notice of Violation within the stated period of time, the Board of trustees may institute an action for injunction, mandamus, or abatement or any other appropriate action or proceeding to enjoin, correct, or abate such violation.

4.11 ABANDONMENT OF CONSTRUCTION PROJECT:

Any building or structure for which a building permit has been issued, and except for circumstances beyond the property owner's control (e.g. labor strikes, inclement weather, etc.), all construction work shall be diligently pursued to completion. Any construction project upon which no substantial work has been undertaken for a period of six (6) months shall be deemed abandoned. Upon any construction project being deemed abandoned, all buildings or structures not completed to the degree such buildings or structures have been indicated on the plans submitted in support of a building permit, and all building materials and construction equipment shall be removed from the site.

ARTICLE V
RESIDENTIAL EXTERIOR PROPERTY MAINTENANCE STANDARDS

5.01 APPLICATION OF MAINTENANCE STANDARDS

The following standards are applicable to all residential structures, dwelling units, residential portions of mixed use structures and all dwelling units located in commercial buildings.

5.02 STRUCTURAL SOUNDNESS AND MAINTENANCE OF DWELLINGS

Every foundation, exterior wall, and roof of every dwelling shall be so constructed and maintained and be kept in good repair and in safe condition so as to make all occupied rooms and other interior areas weather-tight, water-tight, rodent proof and so as to be fit for human habitation and so as to not adversely affect the neighborhood in which they are located. Good repair, maintenance and safe condition shall include but is not limited to the following:

- A. Foundations. Foundations shall support the building at all points and shall be free of all holes, breaks, cracks, and loose or rotting materials which admit rodents, water or dampness to the interior of the building or lessen the capability of the foundation to support the building.
- B. Basement. Basement windows, doors and/or cellar hatchways shall be so constructed and maintained as to prevent the entrance of rodents, rain and surface drainage into the dwelling.
- C. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the dwelling.
- D. Windows, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - 1. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames.
- E. Roof. Roof members, covering and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing or other suitable means. Roof drainage shall be adequate to prevent rain water from causing dampness in the interior portion of the building.
- F. Gutters. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties.

- G. Chimneys and towers. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- H. Porches, decks, balconies. Every porch, deck, and balcony shall be so constructed and maintained so as to be free of missing, defective, rotting or deteriorated foundations, supports, floors, other members, and steps thereto, and kept in reasonable condition and in good repair.
- I. Exterior stairways. All exterior stairways on all residential premises shall be in accordance with the following provisions:
 - 1. Stairways shall be maintained free of holes and cracks.
 - 2. Stairways shall be maintained free of rotted or deteriorated supports;
- J. Exterior Surfaces. Except for materials that have been designated or manufactured to remain untreated, all exterior wood, composition material or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering.
- K. Decorative Features. All cornices, entablatures, bell courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair.

5.03 PAINT AND COATING MATERIALS

All paints and other coatings shall be free of dangerous substances banned from general use by authorized federal, state, county, or local regulatory agencies for health and safety reasons.

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

5.04 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS

All buildings and the exterior of all premises shall be properly maintained to achieve a reasonable appearance and to avoid blighting effects and hazardous conditions.

- A. Exterior Space. The exterior open space around each dwelling shall be maintained and kept in a proper state of repair, or so improved so as to provide for:
 - 1. The immediate diversion of water away from buildings and proper drainage of the lot; and

2. Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, landscaping, lot use, or adjacent lots and structures; and
 3. Yard-walks, parking areas, and driveways of a concrete, asphalt, pavers or similar surface which are of sound construction and properly maintained; and
 4. Exterior steps which are of sound construction and properly maintained; and
 5. Maintained free from hazardous conditions.
- B. Noxious weeds, grasses, other vegetation. Enforcement of noxious weeds, grasses, or other vegetation is determined by ***Franklin County Public Health Regulations***.
- C. Maintenance. The exterior of all premises, and every structure thereon, including but not limited to walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, signs, windows, doors, awnings, and all surfaces thereof, shall be maintained so as to avoid any blighting effects on neighboring properties and shall be painted or protected where necessary for the purpose of preservation. All canopies, signs, awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, porches, balconies, and similar overhanging extensions, where exposed to public view shall be maintained in good, clean condition and shall not show evidence of ripping, tearing, or deterioration.
- D. Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and kept in a sound condition. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- E. Defacement of Property. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair within a reasonable time period as agreed upon between the property owner and township officials.
- F. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

All existing premises properly identified in accordance to the identification standards in effect at the passage of this Code shall be allowed to keep such identification until they are replaced, and then shall comply with this section.

- G. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in that same manner so that such approved fences, retaining walls, or similar structures shall always be in the state of good repair. If any fence, retaining wall, or similar structure is found not to be in the state of good repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been designed or manufactured to remain untreated, all fences shall be treated periodically with paint or chemicals so as to retard deterioration.
- H. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean condition and free of debris, trash, etc.
1. Responsibility for the proper storage and removal of rubbish, garbage and solid waste is determined by ***Franklin County Public Health regulations***.
 2. Containers for the collection of solid waste and/or any exposed loose items for collection, and recycling containers shall be placed at the curb or edge of paved roadway no sooner than 6:00 a.m. the day before collection day, and shall be removed from the curb or edge of paved roadway no later than 6:00 p.m. of the day following collection day.
- I. Sump Pump Drainage. The owner and/or resident/occupier of any residential or commercial property shall not discharge sump pump drainage into any sanitary system, including but not limited to, sanitary sewer system, sewage septic system, and aeration systems, unless the septic or aeration system is designed by the manufacturer, and approved by the Franklin County Health Department, to accept the discharge from a sump pump system.

The owner and/or resident/occupier of any residential or commercial property abutting a public way shall not allow a sump pump discharge line to drain on to the street or alley except as provided by the following sub-sections:

1. Except as hereafter provided, existing sump pump discharge lines that drain on to a public street or alley, may be allowed to continue draining to the street or alley contingent upon the Road Superintendent issuing a Permit to discharge on to a public street or alley if, in the opinion of the Road Superintendent:
 - a) The public storm sewer or collection line is not within a reasonable proximity to the property; and
 - b) The discharge does not create a traffic or pedestrian hazard; and
 - c) There is adequate surface drainage capacity available.
2. The Road Superintendent may revoke a Permit for a violation of this Section, for providing false or misleading information on the Application

Form, or for any other reason which, in the Road Superintendent's sole discretion adversely affects the health and safety of the citizens or becomes a public nuisance. The revocation shall be effective within ten days from the date notice is served on the owner personally or by certified mail, return receipt.

3. The township may at its sole discretion require that a property owner connect a sump pump drain to the public storm sewer, or to a collector line when provided, when it is adjacent to the property owner's property.

5.05 ACCESSORY STRUCTURES.

All accessory structures, including but not limited to, detached garages, sheds, and storage units, shall be maintained in good repair.

5.06 RODENT HARBORAGE.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by legally accepted processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

- 5.07 SWIMMING POOLS, HOT TUBS, SPAS.** Swimming pools will be maintained in a clean and sanitary condition and in good repair.

ARTICLE VI

COMMERCIAL EXTERIOR PROPERTY MAINTENANCE STANDARDS

6.01 GENERAL PROVISIONS

Every commercial structure and commercial unit shall meet all of the provisions and requirements of the official zoning code, building code, fire code and health ordinance applicable to the structure and its intended and present use. Where these codes require the provision of a particular facility or equipment, or where they set a structural or installation standard, such related parts of every commercial structure and commercial unit shall be maintained to the minimum standard provided for in the applicable section of this Code or to the minimum standard provided for in the above codes, whichever standard is higher.

The following commercial exterior property maintenance standards are applicable to all commercial structures, commercial units, and portions of mixed use structures which are devoted to commercial use, including all exterior and structural requirements, soundness and maintenance.

6.02 STRUCTURAL SOUNDNESS AND MAINTENANCE OF COMMERCIAL STRUCTURES

Every foundation, floor, wall, ceiling, and roof of every commercial structure shall be so constructed and maintained and be kept in good repair and in safe condition so as to make all occupied rooms and other interior areas weather-tight, water-tight, rodent proof and so as to be fit for human use and so as to not adversely affect the neighborhood in which they are located. Good repair, maintenance and safe condition shall include but is not limited to the following:

- A. Foundations. Foundations shall support the building at all points and shall be free of all holes, breaks, cracks, and loose or rotting materials which admit rodents, water or dampness to the interior of the building or lessen the capability of the foundation to support the building.
- B. Basement. Basement windows, doors and/or cellar hatchways shall be so constructed and maintained as to prevent the entrance of rodents, rain and surface drainage into the dwelling.
- C. Exterior Walls and Surfaces. Exterior walls and other exterior surface materials shall be free of holes, cracks, loose or rotting boards and timbers or any other condition which might admit rodents, rain or dampness to the interior of the dwelling.
- D. Windows, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
 - 1. Windows shall be fully supplied with window glass or an approved substitute which is glazed and is without open cracks or holes, shall have sashes in good condition which fit within frames.
- E. Roof. Roof members, covering and flashing shall be structurally sound and tight so as to prevent the entrance of moisture and be maintained by renewal, repair, waterproofing or other suitable means. Roof drainage shall be adequate to prevent rain water from causing dampness in the interior portion of the building.
- F. Gutters. Rain gutters, downspouts, leaders or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties.
- G. Chimneys and towers. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather coating materials, such as paint or similar surface treatment.
- H. Porches, decks, balconies. Every porch, deck, and balcony shall be so constructed and maintained so as to be free of missing, defective, rotting or deteriorated foundations, supports, floors, other members, and steps

thereto, so as to be safe to use and kept in reasonable condition and in good repair.

- I. Exterior stairways. All exterior stairways on all residential premises shall be in accordance with the following provisions:
 - 1. Stairways shall be maintained free of holes and cracks which constitute a safety hazard; and
 - 2. Stairways shall be maintained free of rotted or deteriorated supports;
- J. Exterior Surface. Except for materials that have been designed or manufactured to remain untreated, all exterior wood, composition material or metal surfaces shall be protected from the elements by paint or other protective covering. Surfaces shall be maintained so as to be kept clean and free of flaking, loose or peeling paint or covering.
- K. Decorative Features. All cornices, entablatures, bell courses, corbels, terracotta trim, wall facings, and similar decorative features shall be maintained in good repair.

6.03 PAINT AND COATING MATERIALS

All paint and other coating materials shall be free of dangerous substances banned from general use by authorized federal, state, county, or local regulatory agencies for health and safety reasons.

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

6.04 EXTERIOR PROPERTY AND STRUCTURE EXTERIORS

All buildings and the exterior of all premises shall be properly maintained to achieve a reasonable appearance and to avoid blighting effects and hazardous conditions.

- A. Exterior Space. The exterior open space around each structure shall be maintained or so improved so as to provide for:
 - 1. The immediate diversion of water away from buildings and proper drainage of the lot; and
 - 2. Grass, plantings or other suitable ground cover to prevent soil erosion which is or may become detrimental to the structures, lot use or adjacent lots and structures; and
 - 3. Yard-walks, parking areas, driveways and exterior steps which are of a permanently hard, dust free surface of sound construction and properly maintained; and
 - 4. Exterior steps which are of sound construction and properly maintained free of hazardous conditions; and

5. Maintained free from hazardous conditions.
- B. Noxious weeds, grasses, other vegetation. Enforcement of noxious weeds, grasses, or other vegetation is determined by ***Franklin County Public Health Regulations***.
- C. Maintenance. The exterior of all premises and every structure thereon including but not limited to walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, store fronts, signs, windows, doors, awnings, marquees, and all surfaces thereof, shall be maintained so as to avoid any blighting effects on neighboring properties and shall be painted or protected where necessary, for the purpose of preservation.
- D. Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- E. Defacement of Property. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair within a reasonable time period as agreed upon between the property owner and township officials.
- F. Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).

All existing premises properly identified in accordance to the identification standards in effect at the passage of this Code shall be allowed to keep such identification until they are replaced, and then shall comply with this section.

- G. Fences and Walls. All fences, retaining walls, or similar structures shall be anchored firmly in the ground, shall be constructed in a workmanlike manner and maintained in that same manner so that such approved fences, retaining walls, or similar structures shall always be in a state of good repair. If any fence, retaining wall, or similar structure is found not to be in a state of good repair, it shall be removed, replaced, or repaired as required. Except when constructed of materials that have been designed or manufactured to remain untreated, all fences shall be treated periodically with paint or chemicals so as to retard deterioration.

H. Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

I. Sump Pump Drainage. The owner and/or resident/occupier of any residential or commercial property shall not discharge sump pump drainage into any sanitary system, including but not limited to, sanitary sewer system, sewage septic system, and aeration systems, unless the septic or aeration system is designed by the manufacturer, and approved by the Franklin County Health Department, to accept the discharge from a sump pump system.

The owner and/or resident/occupier of any residential or commercial property abutting a public way shall not allow a sump pump discharge line to drain on to the street or alley except as provided by the following sub-sections:

1. Except as hereafter provided, existing sump pump discharge lines that drain on to a public street or alley, may be allowed to continue draining to the street or alley contingent upon the Road Superintendent issuing a Permit to discharge on to a public street or alley if, in the opinion of the Road Superintendent:
 - a) The public storm sewer or collection line is not within a reasonable proximity to the property; and
 - b) The discharge does not create a traffic or pedestrian hazard; and
 - c) There is adequate surface drainage capacity available.
2. The Road Superintendent may revoke a Permit for a violation of this Section, for providing false or misleading information on the Application Form, or for any other reason which, in the Road Superintendent's sole discretion adversely affects the health and safety of the citizens or becomes a public nuisance. The revocation shall be effective within ten days from the date notice is served on the owner personally or by certified mail, return receipt.
3. The township may at its sole discretion require that a property owner connect a sump pump drain to the public storm sewer, or to a collector line when provided, when it is adjacent to the property owner's property.

J. Exterior Light Fixtures. Exterior lighting fixtures over steps, paths, walkways, courts, drives and parking lots shall be neatly maintained in operable condition and lighted for sufficient periods of time before and after business hours to provide for pedestrian and employee safety and properly aimed so as not to shine on adjacent properties.

6.05 ACCESSORY STRUCTURES

- A. Accessory Structures. All structures accessory to commercial use, including signs and detached storage buildings, shall be maintained structurally sound, neatly maintained, and in good repair or shall be razed to grade level and debris removed from the premises.

6.06 RODENT HARBORAGE

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by legally accepted processes which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.