

AMENDMENT TO ARTICLE V. – BLIGHT ORDINANCE

ARTICLE V. – BLIGHT

Sec. 22-106. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Blighted off-street parking area means any area used for off-street parking where the surface of such parking area has become deteriorated through negligence or use.

Blighted structure means any structure which because of fire, wind or other natural destruction or damage, or because of physical disrepair or deterioration of any nature is no longer habitable as a dwelling nor useful for any such other purpose for which it may have been intended.

Building materials means the storage of any building materials unless there is in full force and effect a valid permit issued by the city for construction upon the premises and the materials are intended for use in connection with such construction and shall include, but shall not be limited to, any lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts and equipment, shingles, mortar, concrete or cement, fence posts and fencing materials of either metal or wood, or other materials used for the construction of buildings, structures or fences; except that this term shall not include such building materials which are stored on the premises of any properly licensed business establishment located as required by the zoning ordinance of the city, if the building materials are kept as an incident to such business or are part of its inventory.

Incompleted structures means any building, dwelling, garage or other structure which is in the course of construction, but which is not completed as required by any building code or zoning ordinance applicable thereto, except that this term shall not apply to any such incompleted structure which is in the course of construction in accordance with a valid and existing building permit issued by the city, if construction is accomplished in accordance with the terms thereof.

Junk means any accumulation of worn out or discarded materials, trash, rubbish or other refuse of any kind which is readily visible from any contiguous property, and which is stored for any period in excess of ten days. The term shall include, but shall not be limited to, parts of machinery or motor vehicles, unused stoves or other appliances, remnants of wood, metal or any other materials whether or not the same could be put to any reasonable use.

Junk automobile means any motor vehicle which is required to be licensed by the state, which is not so licensed for use upon the highways of the state for a period in excess of 30 days, and shall also mean any such motor vehicle, whether or not so licensed, which is inoperative for any reason for a period in excess of 30 days.

Owner means any individual or entity that owns or is entitled to control of real property, including a legal title holder, land contract seller, landlord, trustee, secured party entitled to

possession of real property, receiver, or property manager, or an agent acting on behalf of any of them.

Vacant structure means any building, dwelling, garage or other structure, which is unoccupied or unused for the purposes for which it was intended, for a period in excess of 90 days. Except that this term shall not apply to any structure which is kept securely locked, with the windows properly glazed or boarded up, or otherwise protected so as to prevent unauthorized entry thereto.

AMENDMENT/ADDITION TO ARTICLE V. – BLIGHT ORDINANCE

Sec. 22-112 - Registration of Property Owner

Owners who are required to register their properties shall do so by submitting a copy of a driver's license and completing an application provided by the city. The application information may be provided by an agent for an owner provided the agent's written authorization from the owner is provided with the application, and shall contain the following information:

- (1) The name of the owner of the property.
- (2) A mailing address of the owner of the property where mail may be sent that will be acknowledged as received by the owner. A Post Office Box (P.O. Box) is not acceptable. If certified mail/return receipt requested is sent to the address and the mail is returned marked "refused" or "unclaimed" or if ordinary mail sent to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.
- (3) The name of an individual or legal entity responsible for the care and control of the property. Such individual may be the owner, if the owner is an individual, or may be someone other than the owner with whom he/she has contracted.
- (4) A current address, telephone number, facsimile number, and email address where communications may be sent that will be acknowledged as received by the individual responsible for the care and control of the property. If certified mail return receipt requested is sent to the address and the mail is returned marked refused or unclaimed, or if ordinary mail sent to the address is returned for whatever reason, then such occurrence shall be prima facie proof that the owner has failed to comply with this requirement.