

Ordinance Number 15-215

**AN ORDINANCE TO AMEND, ORDINANCE 02-57, ORDINANCE 07-104 AND
TITLE 13-101 AND TITLE 13-102 OF THE TOWN'S MUNICIPAL CODE, BY ADDING
NEW REGULATIONS FOR PROPERTY MAINTENANCE WITHIN
THE TOWN OF CORNERSVILLE**

WHEREAS, there is a need to establish stricter property guidelines for the Town of Cornersville

**NOW THEREFORE BE IT ENACTED BY THE BOARD OF MAYOR AND ALDERMEN
OF THE TOWN OF CORNERSVILLE, TENNESSEE AS FOLLOWS:**

Section 1: **Definitions:** (A) An abandoned motor vehicle is one which does not have lawfully affixed thereto any unexpired license plate or plates and is in the state of disrepair, wrecked, dismantled, partially dismantled, discarded and is incapable of being moved under its own power.

(B) Motor vehicle is any vehicle which is designed to be self-propelled and to travel along the ground, and shall include but not limited to automobiles, buses, motorbikes, motorcycles, motor scooters, all-terrain vehicles (ATV's), trucks, tractors, go-carts, campers and trailers.

(C) Refuse, junk and waste shall include, but not limited to, abandoned motor vehicles or parts thereof, machinery or parts thereof, appliances or parts thereof, glass building materials, building rubbish old rope, rags, paper, bottles, iron or other base metals, all articles discarded or no longer used as a manufactured article composed of any one or more of the materials mentioned herein, or any residential or commercial refuse, byproduct, waste or remains.

(D) Vegetation is considered trees, plants, shrubs or parts thereof, which overhang any sidewalk or street or which are growing thereon in such manner as to obstruct or impair the free and full use of the sidewalk or street by the public or by its growth obscures or limits a driver's view of the road ahead, traffic control devices, approaching vehicles, pedestrians and bicycles.

Section 2: **Stagnant Water:** It shall be unlawful for any person knowingly to allow any pool of stagnant water to accumulate and stand on his / her property without treating it to effectively prevent the breeding of mosquitoes.

Section 3: **Weeds and Grass:** Every owner or tenant of property shall periodically cut the grass, weeds and other vegetation on his / her property, and it shall be unlawful for any person to fail to comply with an order by the Town Administrator to cut such vegetation when it has reached a height of over one (1) foot.

Section 4: **Overgrown and Dirty Lots:** It shall be unlawful for any owner of record of real property to create, maintain, or permit to be maintained on such property the growth of trees, vines, grass, underbrush and/or the accumulation of debris, trash litter, or garbage of any combination of the preceding elements so as to endanger the health, safety, or welfare of other citizens or to encourage the infestation of rats and other harmful animals.

Section 5: **Health and Sanitation Nuisances:** It shall be unlawful for any person to permit any premises owned, occupied, or controlled by him / her to become or remain in a filthy condition, or permit the use or connection therewith, or to allow the accumulation or creation of unwholesome and offensive odor or the breeding of flies, rodents, or other vermin on the premises to the menace of the public health or the annoyance of people residing within the vicinity.

Section 6: **Care of Premises:** It shall be unlawful for the owner or occupant of a building, structure, or property to utilize the property for the open storage of any abandoned motor vehicle, freezer, refrigerator, stove, glass and building materials, building rubbish or similar items.

Section 7: **Rights-of-Way:** It is unlawful for any person to allow the accumulation of any waste, waste paper, cans, litter, garbage, trash, rubble or vegetation of any kind on the public right-of-way of any street or alley immediately adjacent to and abutting that person's property. The owner and/or occupant of property shall also keep rights-of-way upon which the private property abuts mowed and consistent with the guidelines of Section 2.

Section 8: **Exceptions:** This ordinance shall not apply to the display of new or used vehicles by a car dealership or to the temporary storage of vehicles being repaired by a body shop or repair garage. This ordinance shall not apply to any motor vehicle retained by the owner for antique collection purposes which is licensed and registered as such vehicle. This ordinance shall not apply to the orderly stacking of lumber and materials at lumber yards or building supply businesses or to the temporary storage of building supplies on the site of commercial or residential building projects. No exceptions shall invite plundering, or endanger the health and safety of others, or create a fire hazard, or materially depreciate the value of the real property of others.

Section 9: **"Public officer" designated; powers.** There is hereby designated and appointed a "public officer," to be of the Town, to exercise the powers prescribed by the Board of Mayor and Aldermen, which powers shall be supplemental to all others held by the Town Administrator.

Section 10: **Notice To Remove.** Whenever a violation of this ordinance shall come to the attention of the Cornersville Town Administrator, he / she shall serve notice to the owner of the property where the violation exists. Sufficient service of notice may consist of posting such notice in a conspicuous place upon the premises affected and/or by certified mail with receipt, mailed to such owners and lienholders at their last known address, place of residence, or place of business. The owner of the property where the violation exists will have seven (7) days from receipt of this notice to come into compliance with this ordinance and prevent such violations from reoccurring.

This ordinance shall become effective immediately upon its passage the public welfare requiring it.

Passed this 3 day of September, 2015

Scotty Beale
Town Recorder

Town Attorney