

AN ORDINANCE
TO BE ENTITLED

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF SAVANNAH (2003), PART 8, PLANNING AND REGULATION OF DEVELOPMENT, CHAPTER 1, BUILDING REGULATIONS, ARTICLE A, BUILDING IN GENERAL, SECTION 8-1004, EXTERIOR PROPERTY AREAS, TO REPEAL CONFLICTING ORDINANCES; FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled, and pursuant to lawful authority thereof:

SECTION 1: That Part 8, Planning and Regulation of Development, Chapter 1, Building Regulations, Article A., Building in General, Section 8-1004 shall be amended as follows:

ENACT

Section 8-1004. Exterior Property Maintenance

Definitions

- (a) Accessory Building – as defined in Section 8-1003.
- (b) Accessory Structure - A detached building or structure which is subordinate to the principal building/facility on a lot and used for a purpose customarily incidental to the principal use, including but not limited to garages, greenhouses, swimming pools, tennis courts, cable satellite antenna or other noncommercial radio transmitting/receiving antenna. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory structures.
- (c) Animal Excrement - waste matter discharged from the body of animals.
- (d) Clothesline - a rope, cord, wire, or similar device on which laundry is hung to dry.
- (e) Debris - something broken down or destroyed such as fallen trees or fallen tree limbs whole trees, tree stumps, tree branches, tree trunks, and other leafy material, or materials or objects not a part of land existing at random or in a disorderly manner and constituting a health or safety hazard.
- (f) Front Yard – as defined in Section 8-1003.
- (g) Garbage – The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.
- (h) Grass - vegetation consisting of typically short plants with long, narrow leaves, growing wild or cultivated on lawns and pasture, and as a fodder crop.
- (i) Litter - Manmade or man-used solid waste material, such as paper, garbage, cardboard boxes, cans, leaves, limbs, cigarette butts or other trash, which is not placed or stored properly in an approved trash container or bag.
- (j) Object - Any item of personal property; other than a vehicle, boat, trailer, or children's toys in good repair; junk materials, machinery and equipment, appliances or other household items including indoor furniture, lumber and building materials, sand, fill rock and stone, downed trees and fallen tree limbs or other material(s) not forming part of the natural landscape or a structure.
- (k) Person - Any natural person; owner or occupant of a property, corporation, LLC, partnership, authority created by statute, association, other entity, or combination of any of.

(l) Porch - an exterior appendage to a building, forming a covered approach or vestibule to a doorway.

(m) Rear Yard – as defined in Section 8-1003.

(n) Rubbish – Combustible and noncombustible waste materials, except garbage; 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, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

(o) Screened – as defined in Section 8-1003.

(p) Side Yard – as defined in Section 8-1003.

(q) To place - To establish the presence of an object on a piece of property which:

(1) Is not affixed to the real property and is capable of being moved or removed and

(2) Is present for a period of five consecutive days on a piece of property, regardless whether the location of the object has moved.

(r) Undeveloped Lot - a legally established and existing parcel of land, with boundaries determinable from official records, which does not have a building or structure located thereon. Includes, but not be limited to; Marsh and forest where the canopy and understory remain intact; Wooded areas that are altered only by installation of firebreaks; Dirt roads no longer in use and serving no practical function; Dirt footpaths fewer than six feet in width; Sand dunes and beach, including associated crossovers; and Fresh water wetlands.

(s) Unsafe Tree – a Tree where the condition of the tree presents a foreseeable danger of inflicting damage that cannot be alleviated by treatment or pruning. A tree may be dangerous because it is likely to injure people or damage vehicles, structures, or development, such as sidewalks or utilities

(t) Vacant Lot - any property, lot or parcel that has or had an existing on site building or structure that is either abandoned, vacant or unleased. A vacant lot shall not include lots for which construction on the lot is proceeding diligently towards completion, or for which a building permit has been issued and has not yet expired. A vacant lot also shall not include any lot being lawfully utilized for small scale agricultural purposes.

(u) Vegetation - plant life or total plant cover

(v) Weeds – all noxious weeds, grasses, annual plants and vegetation, other than trees or shrubs. This term shall not include cultivated flowers and gardens.

1. Occupants or owners to keep premises free of litter, garbage, rubbish, debris, objects, and animal excrement.

(a) It shall be unlawful for the owner or occupant of a premises to have or to place any of the following on the premises to the extent and in a manner that could endanger the public health, safety, and/or welfare or could adversely affect and/or impair the economic value of an adjacent property.

(1) Any accumulation of litter, debris, rubbish, garbage or animal excrement on any portion of the property, on any porch, or underneath or inside any structure or accessory structure.

(2) Any object or objects, as defined, on the front yard or on the front porch.

(3) Any object or objects, as defined, on the side or rear yards, or on side or rear porches, or underneath or inside any structure or accessory structure that is visible from the street, lane or neighboring property unless screened as to not be visible from the street, lane, or neighboring property.

(4) Any accessory building on the front yard or any accessory building in the side or rear yard which is dilapidated or in a state of disrepair.

(5) Any broken, discarded or abandoned refrigerator, freezer, water heater, dishwasher, range, oven, trash compactor, washing machine, clothes dryer or similar appliance located in the front, rear or side yard, including porches and unsecured garages, of any premises used as a residence regardless of zoning, or on any vacant lot.

(6) Any clothesline in the front yard, or on front or side porches.

(b) The provisions of this section shall not apply to material which is being used in connection with construction activity taking place on the premises, providing the construction activity is being diligently pursued and complies with applicable ordinances and codes.

2. Vegetation, grass, or weeds in excess of a height of 10 inches; debris, any dangerous or unsafe tree, stagnant water, and all other objectionable, unsightly or unsanitary matter.

(a) Whenever there exists on any lot, tract, parcel of land or premises in the city any vegetation, grass, or weeds in excess of a height of 10 inches; debris, any dangerous or unsafe tree, stagnant water, rubbish, garbage, debris, including but not limited to household furnishings, and all other objectionable, unsightly or unsanitary matter which, in the opinion of the code officer, might endanger the public health or safety, the code officer shall notify the owner or occupant of the property to cut or remove such items within 15 days.

(b) Portions of natural forest and land used for agricultural purposes within 150 feet of any building are required to maintain a ten foot wide strip at the property line abutting such building, property or improved right of way.

(c) If the property owner or occupant receiving notice under this section fails to have vegetation, grass, or weeds in excess of a height of 10 inches; debris, any dangerous or unsafe tree, stagnant water, and all other objectionable, unsightly or unsanitary matter cut or removed from his property within 15 days after required notice, the expenses or charges of removal shall include inspection, advertising, labor and equipment costs.

Section 8-1006—8-1030. - Reserved.

SECTION 2: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

ADOPTED AND APPROVED: _____, 2018.

MAYOR

ATTEST:

CLERK OF COUNCIL