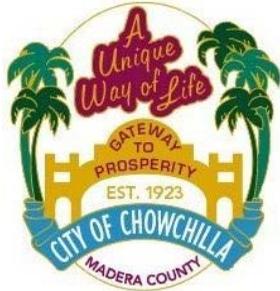




# Commercial Property Maintenance



Community Development Department  
Code and Zone Division

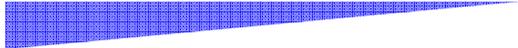
130 South Second St.  
Civic Center Plaza  
Chowchilla, CA 93610

Phone: 559-665-8615  
Fax: 559-665-7419

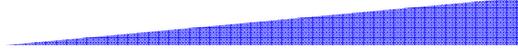
Website: [www.ci.chowchilla.ca.us](http://www.ci.chowchilla.ca.us)

Community Development  
Department

Code and Zone  
Enforcement Division



In an effort to assist the commercial/ business property owners within the City, the Community Development Department , Code and Zone Enforcement Division has prepared the information contained in this pamphlet to detail the City's Standards, which dictate the issuance of a notice of violation for an unlawful nuisance.



### WHAT IS AN UNLAWFUL NUISANCE?

Chapter 8 (Health and Safety) of the City of Chowchilla Municipal Code governs the standards of property maintenance within all commercially zoned districts of the City.

According to Section 8.020.030 (non-residential property - unlawful nuisance) of the Municipal Code, the definition of a nuisance is as follows:

- a. The accumulation of dirt, litter or debris;
- b. Buildings, which are abandoned, boarded up, partially constructed or are uncompleted buildings and applicable building permits have expired;
- c. Broken windows, doors, attic vents and under-floor vents;



d. Improperly maintained landscaping in open view to public from City streets, alleys and right-of-way;

e. Overgrown vegetation, which is unsightly in appearance and likely to harbor rats or vermin;



f. Dead, decayed or diseased trees, weeds and other vegetation;

g. Lumber, junk, trash, debris, or salvage materials maintained upon any premises in open view to any person in normal use of an adjacent public alley, public street or adjoining property;

h. Abandoned, discarded or unused furniture, stove, sinks, toilets, cabinets, or other household fixtures or equipment stored so as to be visible to a person under the same circumstances as sub-section "g" of this section;

i. Abandoned, wrecked, dismantled or inoperative trailer, campers, boats and motor vehicles which are accumulated or stored in yard areas;

j. Building exterior, walls fences, driveways or walkways which are cracked, broken, defective, deteriorated, in disrepair or defaced, scratches or other markings commonly referred to as "graffiti".

**Is it my responsibility to maintain the sidewalks in front of my business?**

In addition to the above stated conditions that constitute an unlawful nuisance for non-residential property, the Municipal Code also defines Building, Premises and Sidewalks in Section 8.02.050:

- a. It is unlawful for any owners to fail, refuse or neglect to keep the sidewalk in front of such owner's place of business in a clean condition;
- b. It is unlawful for any owner of any property in the City to maintain upon such premises any unsightly, partly completed or partly destroyed buildings, structures or improvements in the City which endanger or injure neighboring properties or the public health, safety or general welfare;
- c. It is unlawful for any owner of any lot, parcel, tract or piece of land, improved or unimproved, located in the City to maintain upon such premises or upon the sidewalk abutting to adjoining such lot, parcel, tract or piece of land, all loose earth, mounds of soil, dry grass, weeds, dead trees, tin cans, abandoned asphalt or concrete rubbish, refuse and waste material of any kind or other unsanitary substance, object or conditions which may endanger or injure neighboring property or the health,



safety or welfare of the residents of the vicinity of such property, lands, or lots, of which may obstruct such sidewalks and thereby endanger or injure persons traveling thereon.

Furthermore, it shall be the duty of the owner of any lot, parcel, tract or piece of land, improved or unimproved, in the City to keep such lot, parcel, or tract free from all earth, soil, grass, weeds, dead trees, tin cans, rubbish, refuse and waste material of all kinds, or other unsanitary substances or objects which may endanger or injure neighboring property or the health, safety or welfare of the residents of the vicinity of each property.



**Does the Municipal Code address Health and Safety Nuisance?**

Section 8.16 of the City Municipal Code specifically addresses Health and Safety Nuisances.

These types of nuisances are defined as:

Anything dangerous to human life or health or anything which renders the air, food, water, or other drink unwholesome or any building, structure, or part of cellar thereof which is crowded or is not provided with adequate means of egress or is not sufficiently

supported, ventilated, sewers, drained, cleaned or lighted, is declared to be a nuisance. No person shall support, continue or retain the same and any person violating this section shall be liable for the expense of the abatement and remedy of such nuisance.

**Does the City have a policy for the abatement of non-residential nuisances?**

The current policy as directed by City Council is for the Community Development Department, Code and Zone Enforcement Division to respond to non-residential nuisances on a complaint basis only. However, if a violation is noticed that represents an eminent health and safety hazard, immediate proceedings will be undertaken by staff.



**How do I get more information about City programs?**

The City has many different programs. If you would like more information or have insight or suggestions for these programs please contact the Community Development Department at the Chowchilla Civic Center at (559) 665-8615.

Your cooperation and active participation in these programs is greatly appreciated by the City.

For inquiries on the City Municipal Code provisions and/or Code and Zone Enforcement procedures, please contact the Community Development Department at the Civic Center at (559) 665-8615.

