

ITEM #: 32
DATE: 08-08-23
DEPT: FIRE

COUNCIL ACTION FORM

SUBJECT: PROPERTY MAINTENANCE CODE ADOPTION

BACKGROUND:

In Summer 2020, staff had several code enforcement cases they were struggling to achieve compliance with, which resulted in several communications from neighbors to the Council. At their meeting on August 25, 2020, Council requested a memo from staff regarding recommendations for potential additions or changes to the Property Maintenance Code that would provide staff with additional enforcement tools.

Staff reviewed the Municipal Code and found that sections enforced by the Community Codes Liaison (CCL) spanned nine different chapters within the Code resulting in contradictions and inconsistent language and enforcement processes. Additionally, staff reviewed ordinances from numerous other jurisdictions and found that most had one comprehensive property maintenance code that encompassed many of our existing codes and provided swift and effective compliance techniques.

On May 25, 2021, Staff presented the Council with a draft of a proposed property maintenance ordinance that consolidated current code requirements, added a few new sections based on previous complaints, added additional enforcement tools, and added an appeal process. Council requested that a workshop be scheduled to receive public input and that a website be established to gather input from those unable to attend a workshop.

A press release was issued after the Council meeting notifying citizens of the workshop on June 15, 2021, and providing a link to an online survey on the proposed ordinance. This was also emailed to neighborhood associations and other interested parties (landlords, realtors, etc.) for their input. The workshop and survey results provided an abundance of input from the community (20 citizens spoke at the workshop and about 250 provided survey responses). Council decided to work with staff to set another workshop or place items by category on a future agenda for discussion.

Staff compiled and studied the survey responses and public input. The findings were incorporated into a second draft of the ordinance. These findings were presented to Council at the workshop on June 20, 2023. Council reviewed 19 different code items and made a motion on whether to include each item in a draft ordinance.

The draft ordinance was presented to Council at the June 27 meeting. There was no public input received when the item was opened for public comment. Council moved to place the item on the July 18 meeting agenda for first reading.

During the July 18 meeting, before opening the public hearing, Council made motions to change several items in the proposed ordinance based on feedback they had received from citizens after the June 27 meeting. These changes have been incorporated into (Attachment A) which shows the proposed ordinance with the changes tracked and highlighted in yellow. Here are the following changes recommended by Council:

- 1.) Change the fine for the Municipal Infraction Citation from \$500 to \$50 for a first violation and subsequent violations from \$750 to \$100.
- 2.) Change 30.5 to narrow the definition of “Nuisances” to the list of specific examples provided in the code.
- 3.) Remove the right-of-way language in item 12 so that all dangerous trees can be addressed instead of only those affecting the right of way.
- 4.) Change item 13 to read ‘Noxious weeds or any other plant deemed hazardous to persons or property by the City’ instead of prohibiting weeds over 12 inches in height. This also removes the definition of ‘weed’ in 30.4. The Council should note that “Noxious Weeds” are defined in Iowa Code Chapter 317.
- 5.) Remove aesthetic language from item 17 as follows:
 - a. Change subsection (a) regarding roofing materials to “made up of materials appropriate to the application” instead of “consistent materials and consistent coloration.”
 - b. Remove “in good condition” relating to exterior trim and siding in subsection (c)
 - c. Change subsection (d) regarding exterior walls to “made of materials appropriate to the application” instead of “a consistent material, such that patches or repairs consisting of dissimilar materials or colors compared to the prevailing surface material of the exterior walls are not present.”
 - d. Remove from subsection (h) regarding exterior wall surfaces: “not in a condition of deterioration, are of uniform coloration and are not patched with dissimilar materials....No flaking of chipped paint of outer loose material dominates or detracts from the exterior appearance of the structure.”
 - e. Change subsection (i) to “All fencing shall be of materials appropriate to the application” instead of “All fencing shall be of consistent materials and coloration.”

- 6.) Delete from 30.1 “The purpose of this chapter is to protect the health, welfare and safety of the citizens of the City of Ames and to preserve the value of property owned by these citizens by establishing minimum property maintenance standards; to provide for the removal of nuisances as defined in this chapter; and for the enforcement and penalties for violation hereof.”

Insert in place “The purpose of this chapter is to protect the health, welfare and safety of the citizens of the City of Ames. The minimum property standards herein will: help preserve and remain fit for occupancy the existing housing stock by prohibiting conditions that may compromise the integrity of structures; maintain neighborhood camaraderie by establishing consistent standards for the upkeep of exterior property areas; expedite the enforcement process and keep compliance costs low for property owners; and ensure equitable treatment for all property owners by establishing an appeal board.”

Additionally, staff has changed specific references to the City Forester to refer to “the City,” as there are several qualified individuals in the Parks and Recreation and Public Works Departments that can offer expertise in this area, if needed.

A clean version (Attachment B) shows the proposed ordinance with all of the changes.

ALTERNATIVES:

1. Approve on first reading the proposed property maintenance code, as amended by the City Council on July 18, 2023.
2. Direct staff to revise the proposed maintenance code.
3. Do not approve the proposed maintenance code.

CITY MANAGER’S RECOMMENDED ACTION:

Staff has diligently worked to incorporate the abundance of citizen feedback into a code that balances the needs of the community. It is believed that the proposed ordinance will better ensure the integrity of properties within the City’s neighborhoods. It establishes a minimum standard of property maintenance and consolidates the standards that are currently scattered throughout Municipal Code into one location.

Finally, it should be emphasized that as the provisions of this property maintenance code are implemented, it is staff’s approach to first work with property owners to achieve compliance, rather than using tools such as citations and fines. It is therefore the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING AND REPLACING CHAPTER 30, AMENDING SECTION 13.406(11), AND REPEALING SECTIONS 5.901, 11.8, 17.12, AND 17.34 THEREOF, FOR THE PURPOSE OF ESTABLISHING MINIMUM PROPERTY STANDARDS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing and replacing Chapter 30, amending section 13.406(11), and repealing sections 5.901, 11.8, 17.12, and 17.34, as follows:

“CHAPTER 30 PUBLIC NUISANCES

30.1. Purpose.

The purpose of this chapter is to protect the health, welfare and safety of the citizens of the City of Ames. The minimum property maintenance standards adopted herein will: help preserve and remain fit for occupancy the existing housing stock by prohibiting conditions that may compromise the integrity of structures; maintain neighborhood camaraderie by establishing consistent standards for the upkeep of exterior property areas; expedite the enforcement process and keep compliance costs low for property owners; and ensure equitable treatment for all property owners by establishing an appeal board.

30.2 Scope.

The provisions of this chapter shall apply to all properties within the City of Ames and constitute minimum requirements and standards for premises, structures, and vehicles.

Sec. 30.3. Public nuisances prohibited; authority to abate.

The creation or maintenance of a nuisance on any property in the City of Ames is unlawful and is prohibited. The City Manager or Manager’s designee is authorized to abate nuisances either by issuance of a municipal infraction punishable by a penalty of \$500 for a person’s first violation thereof, and a penalty of \$750 \$100 for each repeat violation and/or by administrative abatement procedures set forth in this article, or a combination thereof.

Sec. 30.4. Definitions.

For the purposes of this chapter, the following words, terms and phrases shall have the meanings set forth herein:

Garbage. Every waste accumulation of animal, fruit or vegetable matter, liquid or otherwise, that attends the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetables, and including tin cans or similar food containers. Dead animals are not included in the term garbage.

Graffiti. Any marking, inscription, drawing, picture, letter, number, symbol or other defacement or other written communication, etched, scratched, or made with spray paint, paint, ink, chalk, dye, or similar substances, or in any manner, on any public or private property, including, but not limited to, streets, sidewalks, buildings, walls, bridges, fences, or other structures which was made without the consent of the property owner.

Hazardous Waste. Any substance as defined in section 455B.411(3)(a), the rules of the Iowa Department of Natural Resources.

Inoperable. Not capable of being used or operated as a motor vehicle.

Junk. Items including, but not limited to, building materials not part of an active building project authorized by a current city building permit, vehicle parts, miscellaneous steel, plastic, rubber or metal parts, tires, packing boxes, wooden pallets, discarded lumber (not including neatly stacked and cut fire wood), plastic tarps, or any other discarded or miscellaneous item or items.

Junked Vehicle. Any vehicle, trailer or semitrailer which because of any one of the following characteristics, constitutes a threat to the public health, welfare and/or safety:

- (a) That has been rendered inoperable because of a missing or broken windshield or window glass, fender, door, bumper, hood, steering wheel, driver's seat, trunk, fuel tank, two or more wheels, engine, drive shaft, differential, battery, generator or alternator or other component part of an electrical system, any component or structural part, or lack of current registration;
- (b) That has become the habitat of rats, mice, snakes or any other vermin or insects;
- (c) That is being used for storage purposes
- (d) That its condition constitutes a threat to the public health or safety of the public;
- (e) That contains gasoline or any flammable fuel and is inoperable.

Noxious Substances. Substances, solid or fluid, which are offensive, detrimental to health, hurtful or dangerous, including any dead animal portion thereof, together with human or animal excrement.

Noxious Weeds. Primary and secondary classes of weeds as defined by Iowa Code Section 317.1A.

Outdoor Area. All exterior areas of a property, including porches, partially enclosed sheds, lean-tos or other structures not totally enclosed by structural walls, roof and properly functioning doors. A porch is not considered to be an outdoor area if it is completely enclosed by fully intact glass or fully intact screens.

Refuse. All other miscellaneous waste materials except "yard waste" not specifically defined as garbage.

Semitrailer. Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

Sidewalk. A hard surface of any width designated for non-motorized travel

Stagnant Water. Standing water that is trapped and does not circulate, excluding bird baths, koi ponds, landscape water features, and approved stormwater retention areas.

Trailer. Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.

Trash Disposal Container. A closed, water-tight, hard receptacle that cannot be ripped open by animals. Containers that shed rain when their lids are completely closed shall satisfy the requirement for a water-tight receptacle.

Turf Grasses. Narrow-leaved grass species that form a uniform, long-lived ground cover that can tolerate traffic and mowing heights of two inches or below.

Vehicle. An automobile, truck, motorcycle, or other trackless self-propelled vehicle designed primarily to transport persons or property over public streets and highways.

Weed. A plant that is not intentionally planted and is usually of vigorous growth. It may cause economic loss to neighboring properties.

Weed Official. Person designated by the City Manager to enforce noxious weeds.

Yard Waste. Debris such as grass clippings, leaves, garden waste, brush and trees. It does not include tree stumps.

Sec. 30.5. Nuisance defined; certain acts, conditions declared as nuisances.

Whatever is injurious to the senses or an obstruction to the free use of property so as essentially to interfere with the comfortable enjoyment of life or property by the public or community shall be deemed a nuisance. Nuisances shall include, but shall not be limited to, the following:

- (1) The use of any building or other place for the exercise of any trade, employment or manufacture which, by occasioning noxious exhalations, offensive smells or other annoyances, becomes injurious and dangerous to the health, comfort or property of individuals or the public.
- (2) Refuse, garbage, or junk that is not contained in a trash disposal container; noxious substances; or hazardous wastes remaining in any outdoor place for more than 72 hours.
- (3) Yard Waste stored on the exterior of a property in anything other than a trash disposal container for longer than seven days. Yard waste may be retained for longer than seven days if composting is being completed. Composting shall comply with the state regulations contained in Chapter 105 of the Iowa Administrative Code.
 - (a) Composting piles may include: yard waste including leaves, grass clippings, straw and hay, sawdust, and finely chopped shredded tree and shrub prunings; kitchen scraps including fruit and vegetable trimmings (including rhubarb leaves), coffee grounds, and eggshells; shredded newspapers; wood ashes (no more than one cup per bushel of compost).
 - (b) Composting piles cannot include: human or animal feces; diseased plant material or weeds that have gone to seed; kitchen scraps that include animal meat, bones or fat; and all other materials not listed in subsection (a) above.
- (4) Stagnant water on any property for more than 48 hours, including any open container or material kept in such a condition that water can accumulate and stagnate therein, creating a breeding ground or habitat for insects or rodents.
- (5) The obstructing or encumbering, by fences, buildings, structures, signs or otherwise, of the public streets and rights-of-ways.
- (6) Snow, ice, mud, gravel, grass clippings, leaves or other accumulations remaining on a sidewalk longer than 10 daylight hours after the cessation of the storm or cause of the accumulation.
- (7) Depositing ice or snow from private property, sidewalks, or driveways onto the traveled way of a public street after the street has been cleared so as to obstruct gutters or impede the passage of vehicles upon the street or alley or to create a hazardous condition therein.
- (8) Vegetation located in the City right-of-way exceeding 12 inches in height within one foot of the traveled portion of the street. Streets designated as no parking may have vegetation exceeding 12 inches in height within one foot of the traveled portion of the street. Plantings that cause safety issues would be subject to removal, regardless of height, at the City's discretion. Non-vegetative materials such as trellises or chicken wire are prohibited in the right-of-way. Exceptions: those areas approved by the City as stormwater or native vegetation preservation areas.
- (9) Vegetation located on private property hanging over public streets with less than 16 feet of clearance above the public street or vegetation located on private property that hangs over or into public sidewalks with less than 10 feet of clearance above the sidewalk.
- (10) Vines, brush or other vegetation, including dead bushes, dead woody plants, overgrown or unkempt bushes, that restrict egress from or ingress to a building through doors or below grade egress windows.
- (11) Turf grasses exceeding 12 inches in height.
- (12) Trees in such a state of deterioration, as determined by the City, that any part of such tree presents an immediate threat to the safety of persons or property in the right of way.
- (13) Weeds over 12 inches tall and any n Noxious weeds or any other plant deemed hazardous to persons or property by the City.
- (14) Any excavation, hole, or other depression in the ground in or on any lot or parcel of land in the city of a depth of more than three feet below the surrounding grade, other than as part of the active construction of a building or other structure on the lot which will ultimately close in and completely cover such excavation, hole or depression. Upon a finding by the enforcement officer that the owner of the lot or parcel of land has violated the provisions of this subsection, the lot owner shall be required to fill in any such excavation, hole or depression and grade the same to a topographic elevation equal to or level with the surrounding adjacent

grade. Exceptions: egress window wells, fire pits, or excavations completely secured by a fence or similar method.

- (15) Upholstered or finished furniture intended for indoor usage such as couches, beds, mattresses, desks, chairs, shelving or wooden tables, other household furnishings or equipment including carpeting, appliances and other typical household items intended for indoor usage, placed or used outdoors.
- (16) Unoccupied buildings or unoccupied portions of buildings which are unsecured. Accessory structures on properties where the primary structure is occupied are not considered unoccupied buildings.
- (17) Any structure, including detached accessory structures, on any commercial, residential, agricultural or industrial property that is not free from significant structural defects. The term "free from significant structural defect" means:
 - (a) The roof and roofing material are of such a nature and condition that they do not permit water, snow or ice to penetrate the structure. Roofing materials shall be in good condition and made up of materials appropriate to the application. ~~consistent materials and consistent coloration throughout the roof area.~~
 - (b) Drainage gutters and downspouts, if present, are securely attached to the structure and in proper functioning order.
 - (c) All exterior trim and exterior exposed surfaces, including siding materials, are sound, ~~in good condition~~ and securely attached to the structure.
 - (d) Exterior walls are free of holes and made of materials ~~appropriate to the application. a consistent material, such that patches or repairs consisting of dissimilar materials or colors compared to the prevailing surface material of the exterior walls are not present.~~
 - (e) The foundation of the structure is sound, capable of supporting the structure and not deteriorated to the point that failure is judged to be inevitable, but not necessarily imminent. The foundation shall be plumb and free from cracks, breaks and holes to prevent the entry of animals.
 - (f) Windows and doors are intact, containing no holes, squarely hung with properly operating latches or locks to be securely closed, and where the windows have intact glass or normal window material that allows the entry of light with no holes in said window surface areas. No plastic wrap material, tarps, plywood, or similar temporary materials shall be used to substitute for doorways or windows.
 - (g) All exterior components serving doors and windows, including, but not limited to, steps, porches, ramps, landings, handrails, and guardrails are of a secure and safe design, be made of standard building materials and be intact, with no protruding or loose boards or surface materials causing a hazard.
 - (h) Exterior wall surfaces are properly painted and/or maintained with appropriate exterior wall materials, including wood, vinyl, steel or metal siding materials, stucco or exterior insulation finish system (EIFS) materials, brick or similar masonry materials, that are in all cases intact, ~~not in a condition of deterioration, are of uniform coloration and are not patched with dissimilar materials.~~ Plastic wrap material shall not be considered an acceptable siding material. ~~No flaking or chipped paint or other loose material dominates or detracts from the exterior appearance of the structure.~~
 - (i) All fencing, including gates, are in good condition, free from damage, breaks, holes or missing structural members so as not to create a hazard for adjacent properties. ~~All fencing shall be of materials appropriate to the application. consistent materials and coloration.~~
 - (j) All exterior wires on the exterior of the structure are fastened to the structure
- (18) Graffiti which is visible to the public view and has not been removed within seven (7) days of notification by the enforcement officer.
- (19) Conditions that create a fire hazard, as determined by the Fire Chief or the Fire Chief's designee, or are in violation of Ames Municipal Code Chapter 8 Fire Code.
- (20) Luminaires not in compliance with Ames Municipal Code Sec. 29.411 Outdoor Lighting Code.
- (21) Junked vehicles stored outdoors on private property for more than 48 hours.

Exceptions:

- (a) Junked vehicles stored within a garage or other enclosed structure or which are kept concealed and enclosed behind an opaque wall at least six feet in height, or completely covered by a tight-fitting opaque cloth vehicle cover or tight-fitting cloth tarpaulin
 - (b) Junked vehicles stored upon the premises of a duly authorized salvage yard or junk yard and meeting the requirements of the Ames Municipal Code.
- (22) Travel trailers, recreational vehicles, boats, boat trailers and trailers parked in the front yard. Parking of travel trailers, recreational vehicles, boats, boat trailers and trailers is permitted behind the front yard so long as they are not being used for habitation or business purposes and they are parked on an approved parking surface.
- (23) Obstructions in the visibility triangle not in compliance with Ames Municipal Code Sec. 29.408(5) Visibility at Intersections.

Sec. 30.6. Responsibility for abatement; abatement defined.

- (1) The owner, agent, lessee, occupant or other person in charge of any building or premises where any of the actions forbidden by this chapter exist, or whence any of such actions have originated, or any person responsible for the existence, origin or continuance of any of such actions, shall correct, remove or abate such action without delay.
- (2) Abatement may include, but not be limited to, repair, removal, cleaning, exterminating, cutting, mowing, grading, draining, securing, repairing a building or structure, barricading or fencing, removing dangerous portions of buildings or structures, and demolition of dangerous structures or abandoned buildings.

Sec. 30.7. Abatement by city after notice; procedure; payment of costs.

- (1) In case of the failure of any person to correct, remove or abate a nuisance on written notice issued by the enforcement officer, served in the manner of an original notice, or by certified mail to the last known address of the owner, agent, lessee, occupant or other person in charge of the building or premises where the nuisance exists, and designating the time allowed for such removal, correction or abatement, the time thus allowed depending on the urgency of the case, then and at once upon such failure the enforcement officer shall have the recourse to the remedies provided by law to secure entry and cause the nuisance to be removed, corrected or abated.
- (2) Emergency abatement procedure. When the enforcement officer determines that a nuisance exists on a property and constitutes an imminent and compelling danger to health, safety, or welfare of persons or property, the enforcement officer is authorized to abate or have abated the nuisance without prior notice and opportunity of hearing. A notice of costs of abatement will be sent to the property owner within 14 days of the abatement procedure. The cost of any such emergency abatement procedure may be assessed against the property for collection in the same manner as property taxes as set forth in State Code Section 364.12(3)(h).
- (3) Costs of abatement. Abatement costs shall include, but shall not be limited to, the cost of removing or eliminating the nuisance, the cost of investigation, such as title searches, inspection and testing, the costs of notification, filing costs and other related administrative costs and any other costs or expenses incurred by the city in the abatement of the nuisance.

Sec. 30.8. Means of Appeal.

- (1) Application for Appeal.
Any person ordered to abate a nuisance as provided in Section 30.6 may have a hearing before the Public Nuisance Appeals Board to determine if a nuisance exists. A request for a hearing must be made in writing and delivered to the Building Official on or before the date stated in the notice of abatement issued by the City, or it shall be conclusively presumed that a nuisance exists and that it must be abated as ordered. In the case of emergency abatement, a hearing may be requested within 14 days of the mailing date of the notice of costs of abatement.

Within 14 days after the conclusion of the hearing, the Board Chairperson shall render a written decision as to whether a nuisance exists. If it is found by the Board that a nuisance exists, it shall include in the written decision what steps must be taken to abate the nuisance and the time within which such steps must be taken.

- (2) Appointment and Membership of the Board.
 - (a) The Public Nuisance Appeals Board shall consist of seven members who represent the citizens of the City of Ames and who are not employees of the City of Ames. The Board shall be appointed and shall serve terms in accordance with established procedures.
 - (b) Board members shall be appointed by the Mayor with approval of the City Council. The term of office shall be for three (3) years, except for the terms of office for the Board when initially established. For the Board when initially established, the Mayor may prescribe a shorter than a full term of appointment in order to stagger terms. No member who has served two (2) full consecutive terms is eligible for reappointment.
 - (c) Membership shall consist of seven (7) members, one from each of the four (4) wards, and three (3) from the City at large.
- (3) Chairperson.

The Board shall annually select one of its members to serve as Chairperson. The Board shall also select one of its members to serve as Vice Chairperson to act as Chairperson in the absence of the Chairperson.
- (4) Disqualification of Member.

A member shall not hear an appeal in which that member or an immediate family member has a personal, professional or financial interest.
- (5) Secretary.

The Building Official shall designate a qualified person to serve as Secretary to the Board. The Secretary shall file a detailed record of all proceedings with the City Clerk's Office.
- (6) Compensation of Members.

Members shall receive no compensation.
- (7) Meeting of the Board.

The Board shall meet upon notice from the Building Official within 20 days of the filing of an appeal, or at stated periodic meetings. An appellant may waive a timely hearing by filing a written waiver explaining the cause for seeking a delay.
- (8) Procedure.

The Board shall adopt and make available to the public, procedures under which hearings will be conducted.
- (9) Board Decision.

The Board has authority to affirm or reverse the decision of the Enforcement Officer or to grant additional time for abatement.
- (10) Stay of Enforcement.

Appeals of a notice and order (other than an Imminent Danger notice) shall stay the enforcement of the notice and order until the appeal is heard by the Board.
- (11) Filing Fees.

Property owners are entitled to file one appeal per nuisance violation, at no fee. Subsequent appeals shall be assessed the same cost as listed in Appendix L of the Ames Municipal Code for appeals to the Housing Code Board of Appeals.

CHAPTER 30 JUNKED VEHICLES, TRAILERS AND SEMITRAILERS; AND OUTDOOR STORAGE OF MOTOR VEHICLES

Sec. 30.1. PURPOSE OF CHAPTER.

The purpose of this chapter is to protect the health, welfare and safety of the citizens of the City of Ames and to preserve the value of property owned by these citizens by the prevention of the storage of junked vehicles, trailers and semitrailers within the corporate limits of the city, except in places authorized; to provide for the removal of vehicles in violation of the provisions of this chapter; and for the enforcement and penalties for violation hereof.

Sec. 30.2. DEFINITIONS.

For the purposes of this chapter, the following words, terms and phrases shall have the meanings set forth:

- (1) "Enclosed structure" means any structure or portion thereof built for the enclosure of property, containing a roof and having exterior walls of the structure or portion thereof constructed in such a manner as to obscure from any street or adjacent property and contents thereof and being of a permanent nature.
- (2) "Junked" means any vehicle, trailer or semitrailer stored for 48 hours within the corporate limits of Ames, Iowa, whether currently licensed or not, which because of any one of the following characteristics constitutes a threat to the public health, welfare, and/or safety:
 - (a) Any vehicle, trailer, or semitrailer which is rendered inoperable because of a missing or broken windshield or window glass, fender, door, bumper, hood, steering wheel, driver's seat, trunk, fuel tank, two or more wheels, engine, drive shaft, differential, battery, generator or alternator or other component part of an electrical system, or any component or structural part;
 - (b) Any vehicle, trailer or semitrailer which has become the habitat of rats, mice, snakes or any other vermin or insects;
 - (c) Any vehicle, trailer or semitrailer which contains stored gasoline or other fuel, paper, cardboard, wood or other combustible materials, garbage, refuse, solid waste, debris, etc.;
 - (d) Any vehicle, trailer or semitrailer used for storage purposes or harborage, cage or dwelling for animals of any kind;
 - (e) Any other vehicle, trailer or semitrailer which because of its defective or obsolete condition in any other way constitutes a threat to the public health or safety of the citizens of Ames, Iowa;
 - (f) Any vehicle which contains gasoline or any flammable fuel and is inoperable.
- (3) "Nuisance" means whatever is injurious to health, indecent, or offensive to the senses, or an obstruction to the free use of property, so as essentially to interfere with the comfortable enjoyment of life or property.
- (4) "Inoperable" means not capable of being used or operated.
- (5) "Stored" means a vehicle, trailer or semitrailer left upon private property for 48 hours.
- (6) "Semitrailer" means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.
- (7) "Trailer" means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.
- (8) "Vehicle" means an automobile, truck, motorcycle, or other trackless self-propelled vehicle designed primarily to transport persons or property over public streets and highways.

Sec. 30.3. STORAGE OF JUNKED VEHICLES, TRAILERS OR SEMITRAILERS.

It is hereby declared that the storage of any junked vehicles, trailers or semitrailers on private property within the corporate limits of Ames, Iowa, for 48 hours, is unlawful, unless exempt by Section 30.9 of this chapter, and constitutes a threat to the health, welfare and safety of the citizens thereof, and is declared to be a nuisance. Sec.

30.4. LIABILITY FOR VIOLATION.

The registered owner of any vehicle, trailer or semitrailer shall be prima facie liable for any violations of this chapter. In the absence of any known or ascertainable owner, the occupant, lessee or owner of the property upon which said vehicle, trailer or semitrailer is stored shall be prima facie liable for the violation.

Sec. 30.5. NOTICE OF VIOLATION.

Upon discovery of any junked vehicle, trailer, or semitrailer stored upon private property within the corporate limits of the city, the city manager or designee shall:

- (1) Cause written notice to be sent by certified mail to the last known registered owner of the vehicle, trailer or semitrailer and the owner or the owner's agent of the property upon which said vehicle is located;
- (2) Cause written notice to be affixed to the vehicle, trailer or semitrailer;
- (3) The notice shall describe, if ascertainable, the year, make, model and location of the vehicle, trailer or semitrailer and shall state that:

- ~~(a) The vehicle, trailer or semitrailer is declared junked under the provisions of Chapter 30 of the Municipal Code of the City of Ames, Iowa;~~
- ~~(b) The owner of said vehicle, trailer or semitrailer or in the absence of any known or ascertainable owner, the owner of the property upon which said vehicle, trailer or semitrailer is stored, must remove or repair the vehicle, trailer or semitrailer or otherwise comply with the provisions of Chapter 30 of the Municipal Code of the City of Ames, Iowa, within ten (10) days of notification, or said vehicle, trailer or semitrailer may be towed;~~
- ~~(c) Failure to comply with the provisions of said Chapter 30 constitutes a municipal infraction;~~
- ~~(d) Any person holding an ownership interest in this property may file a written request for a hearing before the city manager or designee within ten (10) days of the date of this notice. Sec. 30.6. PROCEDURE FOR HEARING. The hearing shall be held as soon as practicable after the filing of the request and the persons to whom notices are directed shall be advised of the time and place of said hearing at least three days in advance thereof. At any such hearing, the city manager or designee and the persons to whom the notices have been directed may introduce such witnesses and evidence as either party deems necessary. If the existence of the violation is affirmed by the city manager or designee, the parties adversely affected by this hearing shall have no longer than seven days from the date of final order to comply with said order.~~

~~Sec. 30.7. REMOVAL OR REPAIR OF VEHICLES, TRAILERS OR SEMITRAILERS.~~

- ~~(1) The owners of a junked vehicle, trailer or semitrailer which violates the provisions of this chapter, or in the absence of any known or ascertainable owner, the owner of the property upon which said vehicle, trailer or semitrailer is stored, shall, within ten (10) days following the effective date of notice from the city manager or designee, remove the vehicle, trailer or semitrailer to an auto salvage yard, junk yard or demolisher duly licensed by the city, or repair the defect which caused said vehicle, trailer or semitrailer to violate the provisions of this chapter, or to otherwise comply with this chapter.~~
- ~~(2) If the owner of record of a junked vehicle, trailer or semitrailer, or in the absence of any known or ascertainable owner, the owner of the property on which said vehicle, trailer or semitrailer is stored, fails to comply with the terms of this section, the city manager or designee may declare the vehicle, trailer or semitrailer to be junked and shall direct the removal of said vehicle, trailer or semitrailer.~~
- ~~(3) Disposal of vehicles, trailer, or semitrailers. All junked vehicles, trailers or semitrailers which are towed by the city pursuant to this chapter shall be impounded until lawfully claimed and all towing, storage and administrative fees paid or shall be disposed of pursuant to the provisions of Section 321.89 and 321.90 of the 1983 Code of Iowa.~~

~~Sec. 30.8. PENALTIES FOR OFFENSES PERTAINING TO JUNKED VEHICLES AND OUTDOOR STORAGE OF MOTOR VEHICLES.~~

~~A violation of any provision of Chapter 30, Junked Vehicles, Trailers, and Semi trailers; and Outdoor Storage of Motor Vehicles, shall be a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.~~

~~Sec. 30.9. EXEMPTIONS.~~

~~The provisions of this chapter shall not apply to:~~

- ~~(1) Vehicles, trailers or semitrailers stored within a garage or other enclosed structure or which are kept concealed and enclosed behind an opaque wall at least six feet in height, or completely covered by a tight fitting opaque cloth vehicle cover or tight fitting cloth tarpaulin;~~
- ~~(2) Vehicles, trailers or semitrailers stored upon the premises of a duly authorized salvage yard or junk yard and meeting the requirement of the Ames Municipal Code.~~

~~Sec. 30.10. OUTDOOR STORAGE OF MOTOR VEHICLES.~~

~~In as much as it is found that the storage of motor vehicles, which are not deemed to be junked, out of doors can detract from the beneficial use and enjoyment of neighboring properties, certain special regulations are established as follows:~~

- ~~(1) No person shall keep, store or display one or more motor vehicles out of doors on property zoned for residential use, or permit the parking out of doors of a motor vehicle on residentially zoned property under their ownership, possession or control for more than fifteen (15) days without movement and use of said vehicle as an operating motor vehicle.~~

- ~~(2) No person shall store or display one or more motor vehicles out of doors on property zoned for commercial use, or permit the parking out of doors of a motor vehicle on commercially zoned property under their ownership, possession or control for more than one year without movement and use of said vehicle as an operating motor vehicle.~~
- ~~(3) The provision of subsection (2) notwithstanding the keeping, parking or storage, out of doors, of any wrecked or demolished motor vehicle, or motor vehicle stripped for parts, at the same commercially zoned site for more than one hundred eighty days is prohibited.~~
- ~~(4) The following shall be exempt from the regulations of this section:
 - ~~(a) vehicles kept in a garage or other enclosed structure or which are kept concealed and enclosed behind an opaque wall at least six feet in height, or completely covered by a tight fitting opaque cloth vehicle cover or tight fitting cloth tarpaulin.~~
 - ~~(b) vehicles kept in commercial automobile salvage yards lawfully established and existing prior to January 1, 1982.~~
 - ~~(c) A "motor home", pickup truck with camper top, converted bus or van, or similar recreational vehicle, which is currently licensed for operation on the public highways.~~
 - ~~(d) a motor vehicle currently licensed for operation on the public highways and lawfully parked off the streets while the owner or other person in lawful possession and control thereof, if a resident of this city, is out of the city for more than fifteen (15) days but not more than one hundred eighty days.~~
 - ~~(e) Vehicles which are immobilized pursuant to an immobilization order of the District Court.~~~~

Sec. 30.11. SEVERABILITY.

If any section, provision, or part of this chapter shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the chapter as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.

...

Sec. 13.406. EXTERIOR PROPERTY AREAS

...

(11) Motor vehicles.

Motor vehicles must be parked, stored, and maintained in accord with ~~Ames City of Ames Municipal Code Chapter 30 Public Nuisances 31, Junked Vehicles Outdoor Storage.~~

...

~~DIVISION IX Noxious Weeds~~

Sec. 5.901. WEED ORDINANCE.

~~(1) Words and Terms Defined~~

- ~~(a) Noxious Weeds: Primary and secondary classes of weeds as defined by Iowa Code Section 317.1A.~~
- ~~(b) Weed Official: Person designated by the city manager to enforce this section.~~

~~(2) Nuisance Declared; Penalty~~

- ~~(a) It shall be a public nuisance for any owner or person in the possession or control of any land to allow any noxious weeds to grow thereon.~~
- ~~(b) Duty To Cut Noxious Weeds: Each owner and each person in the possession or control of any land shall cut or otherwise destroy, in whatever manner prescribed by the weed official, all noxious weeds thereon and shall keep said lands free of such growth.~~
- ~~(c) Interference With Weed Official: No persons shall interfere with the weed official or any appointed assistant while engaged in the enforcement of this chapter.~~

...

~~Sec. 11.8. OUTDOOR STORAGE OF HOUSEHOLD APPLIANCES AND FIXTURES.~~

~~Any person who abandons or otherwise leaves unattended any refrigerator, icebox, washing machine, dishwasher, kitchen range, clothes dryer, freezer, commode, urinal, bathroom sink, kitchen sink, or other large household appliance, bathroom fixture, kitchen fixture, or similar container, outside of buildings, or any person who allows such refrigerator, ice box, washing machine, dishwasher, kitchen range, clothes dryer, freezer, commode, urinal, bathroom sink, kitchen sink, bathroom fixture, kitchen fixture, or other large household appliance, or similar container, to remain outside of buildings or premises in the person's possession or control, abandoned or unattended, commits a violation of this section.~~

...

~~Sec. 17.12. ABANDONED OR UNATTENDED REFRIGERATORS. Any person who abandons or otherwise leaves unattended any refrigerator, ice box, or similar container, with doors that may become locked, outside of buildings and accessible to children, or any person who allows any such refrigerator, ice box, or similar container, to remain outside of buildings on premises in the person's possession or control, abandoned or unattended and so accessible to children, commits a municipal infraction punishable by a penalty of \$50 for a person's first violation and \$100 for each repeat violation.~~

...

~~Sec. 17.34. RESIDENTIAL PROPERTY MAINTENANCE REGULATIONS~~

- ~~(1) Standards: It shall be a violation of this section for any landowner or person leasing, occupying or having control of any real property used for residential purposes, to keep, maintain, deposit or perform or permit on such property the outdoor use, outdoor storage or outdoor placement of household appliances, household furniture, or household furnishings, unless such items are designed for outdoor use and are used on the premises for purposes of the household. The term "outdoor" includes a porch. However, the use, storage or placement of household appliances, household furniture or household furnishings on a porch is not prohibited if the porch is completely enclosed by fully intact glass or fully intact screens. A porch is a platform completely covered by a roof located at and attached to or abutting against the entrance to a building. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.~~
- ~~(2) Costs of Abatement: Pursuant to subsection 364.22(9) Code of Iowa, when judgment has been entered for a violation of this section, a court order shall be sought to authorize the City to abate or correct the violation and order that the City's costs for such abatement or correction of the violation be entered as a personal judgment against the defendant, or assessed against the property, or both.~~
- ~~(3) Violation of this section shall be a municipal infraction punishable by a penalty of \$50 for a person's first violation, \$100 for a person's second violation, and \$250 for a person's third and each succeeding violation."~~

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in the ordinance.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2023.

Renee Hall, City Clerk

John A. Haila, Mayor

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING AND REPLACING CHAPTER 30, AMENDING SECTION 13.406(11), AND REPEALING SECTIONS 5.901, 11.8, 17.12, AND 17.34 THEREOF, FOR THE PURPOSE OF ESTABLISHING MINIMUM PROPERTY STANDARDS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing and replacing Chapter 30, amending section 13.406(11), and repealing sections 5.901, 11.8, 17.12, and 17.34, as follows:

“CHAPTER 30 PUBLIC NUISANCES

30.1. Purpose.

The purpose of this chapter is to protect the health, welfare and safety of the citizens of the City of Ames. The minimum property maintenance standards adopted herein will: help preserve and remain fit for occupancy the existing housing stock by prohibiting conditions that may compromise the integrity of structures; maintain neighborhood camaraderie by establishing consistent standards for the upkeep of exterior property areas; expedite the enforcement process and keep compliance costs low for property owners; and ensure equitable treatment for all property owners by establishing an appeal board.

30.2 Scope.

The provisions of this chapter shall apply to all properties within the City of Ames and constitute minimum requirements and standards for premises, structures, and vehicles.

Sec. 30.3. Public nuisances prohibited; authority to abate.

The creation or maintenance of a nuisance on any property in the City of Ames is unlawful and is prohibited. The City Manager or Manager’s designee is authorized to abate nuisances either by issuance of a municipal infraction punishable by a penalty of \$50 for a person’s first violation thereof, and a penalty of \$100 for each repeat violation and/or by administrative abatement procedures set forth in this article, or a combination thereof.

Sec. 30.4. Definitions.

For the purposes of this chapter, the following words, terms and phrases shall have the meanings set forth herein:

Garbage. Every waste accumulation of animal, fruit or vegetable matter, liquid or otherwise, that attends the preparation, use, cooking, dealing in or storing of meat, fish, fowl, fruit or vegetables, and including tin cans or similar food containers. Dead animals are not included in the term garbage.

Graffiti. Any marking, inscription, drawing, picture, letter, number, symbol or other defacement or other written communication, etched, scratched, or made with spray paint, paint, ink, chalk, dye, or similar substances, or in any manner, on any public or private property, including, but not limited to, streets, sidewalks, buildings, walls, bridges, fences, or other structures which was made without the consent of the property owner.

Hazardous Waste. Any substance as defined in section 455B.411(3)(a), the rules of the Iowa Department of Natural Resources.

Inoperable. Not capable of being used or operated as a motor vehicle.

Junk. Items including, but not limited to, building materials not part of an active building project authorized by a current city building permit, vehicle parts, miscellaneous steel, plastic, rubber or metal parts, tires, packing boxes, wooden pallets, discarded lumber (not including neatly stacked and cut fire wood), plastic tarps, or any other discarded or miscellaneous item or items.

Junked Vehicle. Any vehicle, trailer or semitrailer which because of any one of the following characteristics, constitutes a threat to the public health, welfare and/or safety:

- (a) That has been rendered inoperable because of a missing or broken windshield or window glass, fender, door, bumper, hood, steering wheel, driver's seat, trunk, fuel tank, two or more wheels, engine, drive shaft, differential, battery, generator or alternator or other component part of an electrical system, any component or structural part, or lack of current registration;
- (b) That has become the habitat of rats, mice, snakes or any other vermin or insects;
- (c) That is being used for storage purposes
- (d) That its condition constitutes a threat to the public health or safety of the public;
- (e) That contains gasoline or any flammable fuel and is inoperable.

Noxious Substances. Substances, solid or fluid, which are offensive, detrimental to health, hurtful or dangerous, including any dead animal portion thereof, together with human or animal excrement.

Noxious Weeds. Primary and secondary classes of weeds as defined by Iowa Code Section 317.1A.

Outdoor Area. All exterior areas of a property, including porches, partially enclosed sheds, lean-tos or other structures not totally enclosed by structural walls, roof and properly functioning doors. A porch is not considered to be an outdoor area if it is completely enclosed by fully intact glass or fully intact screens.

Refuse. All other miscellaneous waste materials except "yard waste" not specifically defined as garbage.

Semitrailer. Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

Sidewalk. A hard surface of any width designated for non-motorized travel

Stagnant Water. Standing water that is trapped and does not circulate, excluding bird baths, koi ponds, landscape water features, and approved stormwater retention areas.

Trailer. Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.

Trash Disposal Container. A closed, water-tight, hard receptacle that cannot be ripped open by animals. Containers that shed rain when their lids are completely closed shall satisfy the requirement for a water-tight receptacle.

Turf Grasses. Narrow-leaved grass species that form a uniform, long-lived ground cover that can tolerate traffic and mowing heights of two inches or below.

Vehicle. An automobile, truck, motorcycle, or other trackless self-propelled vehicle designed primarily to transport persons or property over public streets and highways.

Weed Official. Person designated by the City Manager to enforce noxious weeds.

Yard Waste. Debris such as grass clippings, leaves, garden waste, brush and trees. It does not include tree stumps.

Sec. 30.5. Nuisance defined; certain acts, conditions declared as nuisances.

Nuisances shall include the following:

- (1) The use of any building or other place for the exercise of any trade, employment or manufacture which, by occasioning noxious exhalations, offensive smells or other annoyances, becomes injurious and dangerous to the health, comfort or property of individuals or the public.
- (2) Refuse, garbage, or junk that is not contained in a trash disposal container; noxious substances; or hazardous wastes remaining in any outdoor place for more than 72 hours.

- (3) Yard Waste stored on the exterior of a property in anything other than a trash disposal container for longer than seven days. Yard waste may be retained for longer than seven days if composting is being completed. Composting shall comply with the state regulations contained in Chapter 105 of the Iowa Administrative Code.
 - (a) Composting piles may include: yard waste including leaves, grass clippings, straw and hay, sawdust, and finely chopped shredded tree and shrub prunings; kitchen scraps including fruit and vegetable trimmings (including rhubarb leaves), coffee grounds, and eggshells; shredded newspapers; wood ashes (no more than one cup per bushel of compost).
 - (b) Composting piles cannot include: human or animal feces; diseased plant material or weeds that have gone to seed; kitchen scraps that include animal meat, bones or fat; and all other materials not listed in subsection (a) above.
- (4) Stagnant water on any property for more than 48 hours, including any open container or material kept in such a condition that water can accumulate and stagnate therein, creating a breeding ground or habitat for insects or rodents.
- (5) The obstructing or encumbering, by fences, buildings, structures, signs or otherwise, of the public streets and rights-of-ways.
- (6) Snow, ice, mud, gravel, grass clippings, leaves or other accumulations remaining on a sidewalk longer than 10 daylight hours after the cessation of the storm or cause of the accumulation.
- (7) Depositing ice or snow from private property, sidewalks, or driveways onto the traveled way of a public street after the street has been cleared so as to obstruct gutters or impede the passage of vehicles upon the street or alley or to create a hazardous condition therein.
- (8) Vegetation located in the City right-of-way exceeding 12 inches in height within one foot of the traveled portion of the street. Streets designated as no parking may have vegetation exceeding 12 inches in height within one foot of the traveled portion of the street. Plantings that cause safety issues would be subject to removal, regardless of height, at the City's discretion. Non-vegetative materials such as trellises or chicken wire are prohibited in the right-of-way. Exceptions: those areas approved by the City as stormwater or native vegetation preservation areas.
- (9) Vegetation located on private property hanging over public streets with less than 16 feet of clearance above the public street or vegetation located on private property that hangs over or into public sidewalks with less than 10 feet of clearance above the sidewalk.
- (10) Vines, brush or other vegetation, including dead bushes, dead woody plants, overgrown or unkempt bushes, that restrict egress from or ingress to a building through doors or below grade egress windows.
- (11) Turf grasses exceeding 12 inches in height.
- (12) Trees in such a state of deterioration, as determined by the City, that any part of such tree presents an immediate threat to the safety of persons or property.
- (13) Noxious weeds or any other plant deemed hazardous to persons or property by the City.
- (14) Any excavation, hole, or other depression in the ground in or on any lot or parcel of land in the city of a depth of more than three feet below the surrounding grade, other than as part of the active construction of a building or other structure on the lot which will ultimately close in and completely cover such excavation, hole or depression. Upon a finding by the enforcement officer that the owner of the lot or parcel of land has violated the provisions of this subsection, the lot owner shall be required to fill in any such excavation, hole or depression and grade the same to a topographic elevation equal to or level with the surrounding adjacent grade. Exceptions: egress window wells, fire pits, or excavations completely secured by a fence or similar method.
- (15) Upholstered or finished furniture intended for indoor usage such as couches, beds, mattresses, desks, chairs, shelving or wooden tables, other household furnishings or equipment including carpeting, appliances and other typical household items intended for indoor usage, placed or used outdoors.

- (16) Unoccupied buildings or unoccupied portions of buildings which are unsecured. Accessory structures on properties where the primary structure is occupied are not considered unoccupied buildings.
- (17) Any structure, including detached accessory structures, on any commercial, residential, agricultural or industrial property that is not free from significant structural defects. The term "free from significant structural defect" means:
- (a) The roof and roofing material are of such a nature and condition that they do not permit water, snow or ice to penetrate the structure. Roofing materials shall be in good condition and made up of materials appropriate to the application.
 - (b) Drainage gutters and downspouts, if present, are securely attached to the structure and in proper functioning order.
 - (c) All exterior trim and exterior exposed surfaces, including siding materials, are sound and securely attached to the structure.
 - (d) Exterior walls are free of holes and made of materials appropriate to the application.
 - (e) The foundation of the structure is sound, capable of supporting the structure and not deteriorated to the point that failure is judged to be inevitable, but not necessarily imminent. The foundation shall be plumb and free from cracks, breaks and holes to prevent the entry of animals.
 - (f) Windows and doors are intact, containing no holes, squarely hung with properly operating latches or locks to be securely closed, and where the windows have intact glass or normal window material that allows the entry of light with no holes in said window surface areas. No plastic wrap material, tarps, plywood, or similar temporary materials shall be used to substitute for doorways or windows.
 - (g) All exterior components serving doors and windows, including, but not limited to, steps, porches, ramps, landings, handrails, and guardrails are of a secure and safe design, be made of standard building materials and be intact, with no protruding or loose boards or surface materials causing a hazard.
 - (h) Exterior wall surfaces are properly painted and/or maintained with appropriate exterior wall materials, including wood, vinyl, steel or metal siding materials, stucco or exterior insulation finish system (EIFS) materials, brick or similar masonry materials, that are in all cases intact. Plastic wrap material shall not be considered an acceptable siding material.
 - (i) All fencing, including gates, are in good condition, free from damage, breaks, holes or missing structural members so as not to create a hazard for adjacent properties. All fencing shall be of materials appropriate to the application.
 - (j) All exterior wires on the exterior of the structure are fastened to the structure.
- (18) Graffiti which is visible to the public view and has not been removed within seven (7) days of notification by the enforcement officer.
- (19) Conditions that create a fire hazard, as determined by the Fire Chief or the Fire Chief's designee, or are in violation of Ames Municipal Code Chapter 8 Fire Code.
- (20) Luminaires not in compliance with Ames Municipal Code Sec. 29.411 Outdoor Lighting Code.
- (21) Junked vehicles stored outdoors on private property for more than 48 hours.
- Exceptions:
- (a) Junked vehicles stored within a garage or other enclosed structure or which are kept concealed and enclosed behind an opaque wall at least six feet in height, or completely covered by a tight-fitting opaque cloth vehicle cover or tight-fitting cloth tarpaulin
 - (b) Junked vehicles stored upon the premises of a duly authorized salvage yard or junk yard and meeting the requirements of the Ames Municipal Code.
- (22) Travel trailers, recreational vehicles, boats, boat trailers and trailers parked in the front yard. Parking of travel trailers, recreational vehicles, boats, boat trailers and trailers is permitted behind the front yard so long as

they are not being used for habitation or business purposes and they are parked on an approved parking surface.

- (23) Obstructions in the visibility triangle not in compliance with Ames Municipal Code Sec. 29.408(5) Visibility at Intersections.

Sec. 30.6. Responsibility for abatement; abatement defined.

- (1) The owner, agent, lessee, occupant or other person in charge of any building or premises where any of the actions forbidden by this chapter exist, or whence any of such actions have originated, or any person responsible for the existence, origin or continuance of any of such actions, shall correct, remove or abate such action without delay.
- (2) Abatement may include, but not be limited to, repair, removal, cleaning, exterminating, cutting, mowing, grading, draining, securing, repairing a building or structure, barricading or fencing, removing dangerous portions of buildings or structures, and demolition of dangerous structures or abandoned buildings.

Sec. 30.7. Abatement by city after notice; procedure; payment of costs.

- (1) In case of the failure of any person to correct, remove or abate a nuisance on written notice issued by the enforcement officer, served in the manner of an original notice, or by certified mail to the last known address of the owner, agent, lessee, occupant or other person in charge of the building or premises where the nuisance exists, and designating the time allowed for such removal, correction or abatement, the time thus allowed depending on the urgency of the case, then and at once upon such failure the enforcement officer shall have the recourse to the remedies provided by law to secure entry and cause the nuisance to be removed, corrected or abated.
- (2) Emergency abatement procedure. When the enforcement officer determines that a nuisance exists on a property and constitutes an imminent and compelling danger to health, safety, or welfare of persons or property, the enforcement officer is authorized to abate or have abated the nuisance without prior notice and opportunity of hearing. A notice of costs of abatement will be sent to the property owner within 14 days of the abatement procedure. The cost of any such emergency abatement procedure may be assessed against the property for collection in the same manner as property taxes as set forth in State Code Section 364.12(3)(h).
- (3) Costs of abatement. Abatement costs shall include, but shall not be limited to, the cost of removing or eliminating the nuisance, the cost of investigation, such as title searches, inspection and testing, the costs of notification, filing costs and other related administrative costs and any other costs or expenses incurred by the city in the abatement of the nuisance.

Sec. 30.8. Means of Appeal.

- (1) Application for Appeal.
Any person ordered to abate a nuisance as provided in Section 30.6 may have a hearing before the Public Nuisance Appeals Board to determine if a nuisance exists. A request for a hearing must be made in writing and delivered to the Building Official on or before the date stated in the notice of abatement issued by the City, or it shall be conclusively presumed that a nuisance exists and that it must be abated as ordered. In the case of emergency abatement, a hearing may be requested within 14 days of the mailing date of the notice of costs of abatement.

Within 14 days after the conclusion of the hearing, the Board Chairperson shall render a written decision as to whether a nuisance exists. If it is found by the Board that a nuisance exists, it shall include in the written decision what steps must be taken to abate the nuisance and the time within which such steps must be taken.

- (2) Appointment and Membership of the Board.
- (a) The Public Nuisance Appeals Board shall consist of seven members who represent the citizens of the City of Ames and who are not employees of the City of Ames. The Board shall be appointed and shall serve terms in accordance with established procedures.
- (b) Board members shall be appointed by the Mayor with approval of the City Council. The term of office shall be for three (3) years, except for the terms of office for the Board when initially established. For the Board when initially established, the Mayor may prescribe a shorter than a full term of appointment

- in order to stagger terms. No member who has served two (2) full consecutive terms is eligible for reappointment.
- (c) Membership shall consist of seven (7) members, one from each of the four (4) wards, and three (3) from the City at large.
- (3) Chairperson.
The Board shall annually select one of its members to serve as Chairperson. The Board shall also select one of its members to serve as Vice Chairperson to act as Chairperson in the absence of the Chairperson.
- (4) Disqualification of Member.
A member shall not hear an appeal in which that member or an immediate family member has a personal, professional or financial interest.
- (5) Secretary.
The Building Official shall designate a qualified person to serve as Secretary to the Board. The Secretary shall file a detailed record of all proceedings with the City Clerk's Office.
- (6) Compensation of Members.
Members shall receive no compensation.
- (7) Meeting of the Board.
The Board shall meet upon notice from the Building Official within 20 days of the filing of an appeal, or at stated periodic meetings. An appellant may waive a timely hearing by filing a written waiver explaining the cause for seeking a delay.
- (8) Procedure.
The Board shall adopt and make available to the public, procedures under which hearings will be conducted.
- (9) Board Decision.
The Board has authority to affirm or reverse the decision of the Enforcement Officer or to grant additional time for abatement.
- (10) Stay of Enforcement.
Appeals of a notice and order (other than an Imminent Danger notice) shall stay the enforcement of the notice and order until the appeal is heard by the Board.
- (11) Filing Fees.
Property owners are entitled to file one appeal per nuisance violation, at no fee. Subsequent appeals shall be assessed the same cost as listed in Appendix L of the Ames Municipal Code for appeals to the Housing Code Board of Appeals.

CHAPTER 30 JUNKED VEHICLES, TRAILERS AND SEMITRAILERS; AND OUTDOOR STORAGE OF MOTOR VEHICLES

Sec. 30.1. PURPOSE OF CHAPTER.

~~The purpose of this chapter is to protect the health, welfare and safety of the citizens of the City of Ames and to preserve the value of property owned by these citizens by the prevention of the storage of junked vehicles, trailers and semitrailers within the corporate limits of the city, except in places authorized; to provide for the removal of vehicles in violation of the provisions of this chapter; and for the enforcement and penalties for violation hereof.~~

Sec. 30.2. DEFINITIONS.

~~For the purposes of this chapter, the following words, terms and phrases shall have the meanings set forth:~~

- ~~(1) "Enclosed structure" means any structure or portion thereof built for the enclosure of property, containing a roof and having exterior walls of the structure or portion thereof constructed in such a manner as to obscure from any street or adjacent property and contents thereof and being of a permanent nature.~~
- ~~(2) "Junked" means any vehicle, trailer or semitrailer stored for 48 hours within the corporate limits of Ames,~~

Iowa, whether currently licensed or not, which because of any one of the following characteristics constitutes a threat to the public health, welfare, and/or safety;

- (a) ~~Any vehicle, trailer, or semitrailer which is rendered inoperable because of a missing or broken windshield or window glass, fender, door, bumper, hood, steering wheel, driver's seat, trunk, fuel tank, two or more wheels, engine, drive shaft, differential, battery, generator or alternator or other component part of an electrical system, or any component or structural part;~~
- (b) ~~Any vehicle, trailer or semitrailer which has become the habitat of rats, mice, snakes or any other vermin or insects;~~
- (c) ~~Any vehicle, trailer or semitrailer which contains stored gasoline or other fuel, paper, cardboard, wood or other combustible materials, garbage, refuse, solid waste, debris, etc.;~~
- (d) ~~Any vehicle, trailer or semitrailer used for storage purposes or harborage, cage or dwelling for animals of any kind;~~
- (e) ~~Any other vehicle, trailer or semitrailer which because of its defective or obsolete condition in any other way constitutes a threat to the public health or safety of the citizens of Ames, Iowa;~~
- (f) ~~Any vehicle which contains gasoline or any flammable fuel and is inoperable.~~
- (3) ~~"Nuisance" means whatever is injurious to health, indecent, or offensive to the senses, or an obstruction to the free use of property, so as essentially to interfere with the comfortable enjoyment of life or property.~~
- (4) ~~"Inoperable" means not capable of being used or operated.~~
- (5) ~~"Stored" means a vehicle, trailer or semitrailer left upon private property for 48 hours.~~
- (6) ~~"Semitrailer" means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.~~
- (7) ~~"Trailer" means every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that no part of its weight rests upon the towing vehicle.~~
- (8) ~~"Vehicle" means an automobile, truck, motorcycle, or other trackless self propelled vehicle designed primarily to transport persons or property over public streets and highways.~~

Sec. 30.3. STORAGE OF JUNKED VEHICLES, TRAILERS OR SEMITRAILERS.

It is hereby declared that the storage of any junked vehicles, trailers or semitrailers on private property within the corporate limits of Ames, Iowa, for 48 hours, is unlawful, unless exempt by Section 30.9 of this chapter, and constitutes a threat to the health, welfare and safety of the citizens thereof, and is declared to be a nuisance. Sec.

30.4. LIABILITY FOR VIOLATION.

The registered owner of any vehicle, trailer or semitrailer shall be prima facie liable for any violations of this chapter. In the absence of any known or ascertainable owner, the occupant, lessee or owner of the property upon which said vehicle, trailer or semitrailer is stored shall be prima facie liable for the violation.

Sec. 30.5. NOTICE OF VIOLATION.

Upon discovery of any junked vehicle, trailer, or semitrailer stored upon private property within the corporate limits of the city, the city manager or designee shall:

- (1) Cause written notice to be sent by certified mail to the last known registered owner of the vehicle, trailer or semitrailer and the owner or the owner's agent of the property upon which said vehicle is located;
- (2) Cause written notice to be affixed to the vehicle, trailer or semitrailer;
- (3) The notice shall describe, if ascertainable, the year, make, model and location of the vehicle, trailer or semitrailer and shall state that:
 - (a) ~~The vehicle, trailer or semitrailer is declared junked under the provisions of Chapter 30 of the Municipal Code of the City of Ames, Iowa;~~
 - (b) ~~The owner of said vehicle, trailer or semitrailer or in the absence of any known or ascertainable owner, the owner of the property upon which said vehicle, trailer or semitrailer is stored, must remove or repair the vehicle, trailer or semitrailer or otherwise comply with the provisions of Chapter 30 of the Municipal Code of the City of Ames, Iowa, within ten (10) days of notification, or said vehicle, trailer or semitrailer may be towed;~~
 - (c) ~~Failure to comply with the provisions of said Chapter 30 constitutes a municipal infraction;~~
 - (d) ~~Any person holding an ownership interest in this property may file a written request for a hearing before the city manager or designee within ten (10) days of the date of this notice. Sec. 30.6. PROCEDURE FOR HEARING. The hearing shall be held as soon as practicable after the filing of the request and the~~

persons to whom notices are directed shall be advised of the time and place of said hearing at least three days in advance thereof. At any such hearing, the city manager or designee and the persons to whom the notices have been directed may introduce such witnesses and evidence as either party deems necessary. If the existence of the violation is affirmed by the city manager or designee, the parties adversely affected by this hearing shall have no longer than seven days from the date of final order to comply with said order.

~~Sec. 30.7. REMOVAL OR REPAIR OF VEHICLES, TRAILERS OR SEMITRAILERS.~~

- ~~(1) The owners of a junked vehicle, trailer or semitrailer which violates the provisions of this chapter, or in the absence of any known or ascertainable owner, the owner of the property upon which said vehicle, trailer or semitrailer is stored, shall, within ten (10) days following the effective date of notice from the city manager or designee, remove the vehicle, trailer or semitrailer to an auto salvage yard, junk yard or demolisher duly licensed by the city, or repair the defect which caused said vehicle, trailer or semitrailer to violate the provisions of this chapter, or to otherwise comply with this chapter.~~
- ~~(2) If the owner of record of a junked vehicle, trailer or semitrailer, or in the absence of any known or ascertainable owner, the owner of the property on which said vehicle, trailer or semitrailer is stored, fails to comply with the terms of this section, the city manager or designee may declare the vehicle, trailer or semitrailer to be junked and shall direct the removal of said vehicle, trailer or semitrailer.~~
- ~~(3) Disposal of vehicles, trailer, or semitrailers. All junked vehicles, trailers or semitrailers which are towed by the city pursuant to this chapter shall be impounded until lawfully claimed and all towing, storage and administrative fees paid or shall be disposed of pursuant to the provisions of Section 321.89 and 321.90 of the 1983 Code of Iowa.~~

~~Sec. 30.8. PENALTIES FOR OFFENSES PERTAINING TO JUNKED VEHICLES AND OUTDOOR STORAGE OF MOTOR VEHICLES.~~

~~A violation of any provision of Chapter 30, Junked Vehicles, Trailers, and Semi-trailers; and Outdoor Storage of Motor Vehicles, shall be a municipal infraction punishable by a penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation.~~

~~Sec. 30.9. EXEMPTIONS.~~

~~The provisions of this chapter shall not apply to:~~

- ~~(1) Vehicles, trailers or semitrailers stored within a garage or other enclosed structure or which are kept concealed and enclosed behind an opaque wall at least six feet in height, or completely covered by a tight fitting opaque cloth vehicle cover or tight fitting cloth tarpaulin;~~
- ~~(2) Vehicles, trailers or semitrailers stored upon the premises of a duly authorized salvage yard or junk yard and meeting the requirement of the Ames Municipal Code.~~

~~Sec. 30.10. OUTDOOR STORAGE OF MOTOR VEHICLES.~~

~~In as much as it is found that the storage of motor vehicles, which are not deemed to be junked, out of doors can detract from the beneficial use and enjoyment of neighboring properties, certain special regulations are established as follows:~~

- ~~(1) No person shall keep, store or display one or more motor vehicles out of doors on property zoned for residential use, or permit the parking out of doors of a motor vehicle on residentially zoned property under their ownership, possession or control for more than fifteen (15) days without movement and use of said vehicle as an operating motor vehicle.~~
- ~~(2) No person shall store or display one or more motor vehicles out of doors on property zoned for commercial use, or permit the parking out of doors of a motor vehicle on commercially zoned property under their ownership, possession or control for more than one year without movement and use of said vehicle as an operating motor vehicle.~~
- ~~(3) The provision of subsection (2) notwithstanding the keeping, parking or storage, out of doors, of any wrecked or demolished motor vehicle, or motor vehicle stripped for parts, at the same commercially zoned site for more than one hundred eighty days is prohibited.~~
- ~~(4) The following shall be exempt from the regulations of this section:

 - ~~(a) vehicles kept in a garage or other enclosed structure or which are kept concealed and enclosed behind an opaque wall at least six feet in height, or completely covered by a tight fitting opaque cloth vehicle cover or tight fitting cloth tarpaulin.~~~~

- ~~(b) vehicles kept in commercial automobile salvage yards lawfully established and existing prior to January 1, 1982.~~
- ~~(c) A "motor home", pickup truck with camper top, converted bus or van, or similar recreational vehicle, which is currently licensed for operation on the public highways.~~
- ~~(d) a motor vehicle currently licensed for operation on the public highways and lawfully parked off the streets while the owner or other person in lawful possession and control thereof, if a resident of this city, is out of the city for more than fifteen (15) days but not more than one hundred eighty days.~~
- ~~(e) Vehicles which are immobilized pursuant to an immobilization order of the District Court.~~

Sec. 30.11. SEVERABILITY.

~~If any section, provision, or part of this chapter shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the chapter as a whole, or any section, provision or part thereof not adjudged invalid or unconstitutional.~~

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Sec. 13.406. EXTERIOR PROPERTY AREAS

...

(11) Motor vehicles.

~~Motor vehicles must be parked, stored, and maintained in accord with Ames City of Ames Municipal Code Chapter 30 Public Nuisances 31, Junked Vehicles Outdoor Storage.~~

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~~DIVISION IX Noxious Weeds~~

~~Sec. 5.901. WEED ORDINANCE.~~

~~(1) Words and Terms Defined~~

- ~~(a) Noxious Weeds: Primary and secondary classes of weeds as defined by Iowa Code Section 317.1A.~~
- ~~(b) Weed Official: Person designated by the city manager to enforce this section.~~

~~(2) Nuisance Declared; Penalty~~

- ~~(a) It shall be a public nuisance for any owner or person in the possession or control of any land to allow any noxious weeds to grow thereon.~~
- ~~(b) Duty To Cut Noxious Weeds: Each owner and each person in the possession or control of any land shall cut or otherwise destroy, in whatever manner prescribed by the weed official, all noxious weeds thereon and shall keep said lands free of such growth.~~
- ~~(c) Interference With Weed Official: No persons shall interfere with the weed official or any appointed assistant while engaged in the enforcement of this chapter.~~

...

~~Sec. 11.8. OUTDOOR STORAGE OF HOUSEHOLD APPLIANCES AND FIXTURES.~~

~~Any person who abandons or otherwise leaves unattended any refrigerator, icebox, washing machine, dishwasher, kitchen range, clothes dryer, freezer, commode, urinal, bathroom sink, kitchen sink, or other large household appliance, bathroom fixture, kitchen fixture, or similar container, outside of buildings, or any person who allows such refrigerator, ice box, washing machine, dishwasher, kitchen range, clothes dryer, freezer, commode, urinal, bathroom sink, kitchen sink, bathroom fixture, kitchen fixture, or other large household appliance, or similar container, to remain outside of buildings or premises in the person's possession or control, abandoned or unattended, commits a violation of this section.~~

...

~~Sec. 17.12. ABANDONED OR UNATTENDED REFRIGERATORS. Any person who abandons or otherwise leaves unattended any refrigerator, ice box, or similar container, with doors that may become locked, outside of buildings and accessible to children, or any person who allows any such refrigerator, ice box, or similar container, to remain outside of buildings on premises in the person's possession or control, abandoned or unattended and so accessible to children, commits a municipal infraction punishable by a penalty of \$50 for a person's first violation and \$100 for each repeat violation.~~

...

Sec. 17.34. RESIDENTIAL PROPERTY MAINTENANCE REGULATIONS

- ~~(1) Standards: It shall be a violation of this section for any landowner or person leasing, occupying or having control of any real property used for residential purposes, to keep, maintain, deposit or perform or permit on such property the outdoor use, outdoor storage or outdoor placement of household appliances, household furniture, or household furnishings, unless such items are designed for outdoor use and are used on the premises for purposes of the household. The term "outdoor" includes a porch. However, the use, storage or placement of household appliances, household furniture or household furnishings on a porch is not prohibited if the porch is completely enclosed by fully intact glass or fully intact screens. A porch is a platform completely covered by a roof located at and attached to or abutting against the entrance to a building. Screens are framed wire mesh or framed plastic mesh used to keep out insects and permit airflow.~~
- ~~(2) Costs of Abatement: Pursuant to subsection 364.22(9) Code of Iowa, when judgment has been entered for a violation of this section, a court order shall be sought to authorize the City to abate or correct the violation and order that the City's costs for such abatement or correction of the violation be entered as a personal judgment against the defendant, or assessed against the property, or both.~~
- ~~(3) Violation of this section shall be a municipal infraction punishable by a penalty of \$50 for a person's first violation, \$100 for a person's second violation, and \$250 for a person's third and each succeeding violation."~~

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out in the ordinance.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, 2023.

Renee Hall, City Clerk

John A. Haila, Mayor