

Current Town ordinance compared to proposed Minimum Housing Standards



Minimum Housing Standards Purpose

This code shall be construed to secure its expressed intent, which is to protect, preserve, and promote the physical and mental health and social well-being of the people, to prevent and control the incidence of communicable diseases, to reduce environmental hazards to health, to regulate privately and publicly owned buildings, structures or improvements for the purpose of maintaining adequate sanitation and public health, and to protect the safety of the people and to promote the general welfare. It is further declared that the purpose of this code is to eliminate blight, to promote maintenance of property, and to thereby ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures, improvements and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

Means of appeal

Section 156.01-h Means of appeal

Appeal to Town Council. Any person aggrieved by a determination of the Code Enforcement Official to the effect that a notice of violation or order served in accordance with §155.322 of this section code, or should, due to hardship, be modified or entitled to a variance from enforcement, or that a reasonable extension of time for the compliance should be granted upon the grounds of a demonstrated case of hardship and evidence of an actual undertaking to correct the violation, together with a legitimate intent to comply within a reasonable time period, may appeal to the Town Council for rescission of the notice or order, or for a modification, variance, or extension of time for compliance.

Exterior premises areas

Current 93.68 unsightly property

Proposed Section 156.03-b-1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The owner or occupant shall keep that part of the exterior property, which such occupant occupies or controls in a clean and sanitary condition.

Exterior premises areas

Current 93.21 mow grass and weeds 8" High??

Proposed Section 156.03-b-3 Weeds All premises shall be maintained free of weeds, grass, and rank vegetation in accordance with Town Code §§ 93.20-93.23, Removal of Weeds, Debris, and Other Such Rank Vegetation. This section shall not include cultivated flowers and gardens, unless these improvements are within right-of-way, platted or dedicated easements or at a location on the premises that they cause, create, or result in or represent the potential to cause, create or result in a detriment. This section shall not include vegetated Stormwater Quality Best Management Practices.

Exterior premises areas



Exterior Premises areas

Accessory structures

No regulations in current ordinance

Proposed section 156.03-b-6 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and repaired as to not be dangerous, unsafe, unsanitary or otherwise unfit for human use; or **shall not be an invitation to children and endanger the lives of such children**, or which because of its condition has become a fire hazard and shall not be installed or located such that they cause, create or result in or represent the potential to cause, create or result in a detriment.

Exterior Premises areas Accessory structures

No regulations in current ordinance

Proposed section 156.03-b-5 Rodent and Pest

Harborage. All exterior property shall be kept free from rodent and pest harborage and infestation. Where rodents or pests are found, approved processes shall promptly exterminate them, which will not be injurious to human health. After extermination, proper precautions shall be taken to eliminate rodent or pest harborage and prevent re-infestation.

Exterior Premises areas

Accessory structures



Exterior Structure

No regulations in current ordinance

Proposed section 156.03-c -1 Exterior structure

General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Exterior Structure

No regulations in current ordinance

Proposed section 156.03-c -2 Exterior structure

Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion. Oxidation stains shall be removed. All exterior surfaces shall be of uniform colors and materials to ensure compatibility with adjoining properties.

Exterior Structure



Rubbish and Garbage

No regulations in current ordinance

Proposed section 156.03-d-(1) Rubbish and Garbage

Accumulation of rubbish or garbage. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Prohibited property conditions include those conditions defined by the Town Code Chapter 93 Nuisances.

Rubbish and Garbage



Exterior Premises areas

Accessory structures

No regulations in current ordinance

Proposed section 156.03-b-6 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and repaired as to not be dangerous, unsafe, unsanitary or otherwise unfit for human use; or **shall not be an invitation to children and endanger the lives of such children**, or which because of its condition has become a fire hazard and shall not be installed or located such that they cause, create or result in or represent the potential to cause, create or result in a detriment.

Swimming pools, spas and hot tubs

No regulations in current ordinance

Proposed section 156.03-f-1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition and in good repair.

No regulations in current ordinance

Proposed section 156.03-f-2 Enclosures. Private swimming pools, hot tubs and spas containing water shall be in compliance with Indiana State law including 675 IAC 20-4-27 as amended.

Exterior Premises areas

Accessory structures and Swimming pools, spas and hot tubs



156.07 Fire Safety Requirements

No regulations in current ordinance

Proposed Fire safety requirements 156.07-a - (3)

Flammable matter. Highly flammable or explosive matter, such as paints, volatile oils and cleaning fluids, or combustible refuse, such as waste paper, boxes and rags, shall not be accumulated or stored on residential premises except in reasonable quantities consistent with normal usage as determined by the Town Fire Department.

156.07 Fire Safety Requirements

