

TOWN OF HOWLAND

RESIDENTIAL PROPERTY AND GROUNDS MAINTENANCE ORDINANCE

General Provisions

Purpose

The purpose of this ordinance is to ensure that residential properties within the Town of Howland are kept free and clear of household trash, refuse and debris that is unsightly and/or may create any unsafe/unsanitary conditions that could act as a breeding place for vermin and/or a source for neighborhood litter. Further, the purpose is to protect public health, public safety, property values and to prevent nuisance conditions.

Scope

The grounds of any residential property that are visible from the abutting State or Town Right of Way whether occupied or vacant shall be kept in good repair and free of unsafe or unsanitary conditions. Such conditions may include accumulations of trash, garbage, refuse, junk scrap metals, mattresses, box springs, indoor furniture, scrap building materials, inoperable machinery or vehicles. Materials intended for the private use of the property owner may be stored on the property as long as such material is screened from the public and abutting properties with a minimum six foot high fence constructed so material is not visible to the public and is not in violation with state laws. Private use does not include resale. Property owners and tenants are jointly responsible for ensuring that such conditions do not exist.

Properties that appear to be junkyards, but do not qualify in magnitude to be regulated as a junkyard need to have items removed. The definition from the Town of Howland Ordinance to Regulate Automobile Graveyards/Junkyards Section 3.1 is as follows:

JUNKYARD: Automobile graveyard means a yard, field or other outdoor area used to store three (3) or more unregistered or uninspected motor vehicles, as defined in Title 29-A, section 101, subsection 42 or parts of the vehicle. "Automobile graveyard" includes an area used for automobile dismantling, salvage and recycling operations.

Enforcement

The Code Enforcement Officer (CEO) or Town Manager (TM) shall notify the violator with written notice of said violation. The notice shall explain the nature of the violation and require corrective action within thirty (30) days from the date of the notice. Failure to correct the violation within the date specified on the notice, will be subject the owner/tenant to a \$25 fine per day thereafter until the violation is corrected. CEO will invoke State Rule 80K as appropriate.