

VILLAGE OF CULLOM ORDINANCES

CHAPTER 13

NUISANCES ON PRIVATE PROPERTY

Section I: (*Definition of nuisance*) For the purposes of this ordinance, the term 'nuisance' is defined to mean any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which such premises are located. This included, but is not limited to, the keeping or the depositing on, or the scattering over the premises of any of the following:

- a. Lumber, junk, trash or debris;
- b. Abandoned, discarded or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers;
- c. Any compost pile, which is of such a nature as to spread or harbor disease, emit unpleasant odors or harmful gas, or attract rodents, vermin or other disease carrying pests, animals or insects, provided that the presence of earthworms in a compost pile shall not constitute a nuisance.
- d. Keeping unsanitary matter on premises. It shall be unlawful for any person to keep, or permit another to keep, upon any premises deleterious or septic material, unless such material is retained in containers or vessels which deny access to human, flies, insects, rodents and animals.

Section II: (*Duty of maintenance of private property*) No person owning, leasing, occupying or having charge of any premises shall maintain or keep any nuisance thereon, nor shall any such person keep or maintain such premises in a manner causing substantial diminution in the value of the other property in the neighborhood in which such premises are located.

Section III: (*Enforcement of ordinances*) Enforcement of this ordinance may be accomplished by a Village Official by posting a violation notice with a seven (7) day period to remedy the nuisance or in any manner authorized by law, and in addition, any

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person who by reason of another's violation of any provision of this ordinance, suffers special damage to himself different from that suffered by other property owners throughout the Village generally, may bring an action to enjoin or otherwise abate an existing violation.

Section IV: (*Penalty*) Any person, firm or corporation violating any provision of this ordinance shall be fined not less than five hundred dollars nor more than five thousand dollars for each offense and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues.