

TOWN OF FAIRVIEW

NUISANCE ORDINANCE

Amended April 11, 2023

WHEREAS, pursuant to G.S. §160A-174, the Town of Fairview may by ordinance define, regulate, prohibit, or abate acts, omissions, or conditions detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the Town; and may define and abate nuisances.

ABATEMENT OF UNSANITARY AND UNSAFE CONDITIONS

- (A) For the purpose of this section, the term **NUISANCE** shall mean or refer to any condition or any use of property or any act or omission affecting the condition or use of property which threatens or is likely to threaten the safety of the public, adversely affects the general health, security or welfare of others, or, is detrimental to the rights of others to the full use of their own property and their own comfort, and emotional stability because of decreased property values and the unsightliness and decreased livability of neighborhoods.
- (B) The existence of any of the following conditions as determined by the Land Use Administrator on any lot or parcel of land in the town upon receiving in person/written/email complaint. The following enumerated and described conditions, or any combination thereof, are hereby found, deemed, and declared to constitute a detriment, danger and hazard to the health, safety, morals and general welfare of the inhabitants of the town. They are hereby found, deemed and declared to be public nuisances wherever the conditions may exist within the corporate limits as now or hereafter established. The creation, maintenance or failure to abate any nuisances is hereby declared unlawful.
- (1) Any weeds or other vegetation (excluding farm products) having an overall height of more than 18 inches above the surrounding ground provided that the following shall not be considered to be a part of this condition: trees and ornamental shrubs, cultured plants; natural vegetation on undeveloped property that is not a threat to the character of surrounding properties, and flowers and growing and producing vegetable plants. Every owner, tenant, occupant, or person having control of property or lot fronting upon any street, sidewalk or roadway in the town shall maintain the property in conformity with the requirements of this section and the following conditions are prohibited:
 - (2) Any accumulation of trash, garbage, food waste and other trash which is the result of the absence of, or overflowing of, or improperly closed trash or garbage containers, that attracts or is likely to attract mice and rats, flies and mosquitoes or other pests.
 - (3) An open or unsecured storage or collection place for chemicals, acids, oils, gasoline, flammable or combustible materials or flammable or combustible liquids, poisonous materials or other similar harmful or dangerous substances, gasses or vapors.
 - (4) An open place, collection, storage place or concentration of combustible items such as mattresses, boxes, paper, automobile tires and tubes, garbage, trash, refuse, brush, old clothes, rags, or any other combustible materials collection.

Nuisance Ordinance

- (5) An open storage place for old worn out, broken or discarded machinery, car parts, junk, tire rims, furniture, stoves, refrigerators, appliances, cans and containers, household goods, plumbing or electrical fixtures, old rusty metal, fencing materials or other similar materials.
- (6) Any accumulation of garbage, rubbish, trash, or junk causing or threatening to cause a fire hazard or causing or threatening to cause the accumulation of stagnant water, or causing or threatening to cause the inhabitation therein of rats, mice, snakes, mosquitoes, or vermin prejudicial to the public health.
- (7) Any accumulation of animal or vegetable matter that is offensive by virtue of odors or vapors or by the inhabitation therein of rats, mice, snakes, or vermin of any kind which is or may be dangerous or prejudicial to the public health.
- (8) The open storage of any discarded ice box, furniture, refrigerator, stove, glass, building materials, building rubbish or similar items. The use of carports, open porches, decks, open garages and other outdoor areas that are visible from the street as a storage or collection place for boxes, appliances, furniture (not typical outdoor or yard furniture), tools, equipment, junk, garbage, old worn out broken or discarded machinery and equipment, cans, containers, household goods or other similar condition that increase the likelihood of a fire, may conceal dangerous conditions, may be a breeding place or habitat for mice, rats or other pests, or create an unattractive condition or visually blighted property.
- (9) A collection place for lumber, bricks, blocks, nails, building hardware, roofing materials, scaffolding, masonry materials, electrical supplies or materials, plumbing supplies or materials, heating and air conditioning supplies or materials or any other type of old or unusable building supplies (especially those with nails, staples or sharp objects and edges) unless these conditions are temporary in nature and caused by a current construction project in progress pursuant to a lawfully issued building permit.
- (10) Any building or other structure which has been burned, partially burned or otherwise partially destroyed and which is unsightly or hazardous to the safety of any person, is a continuing fire hazard or which is structurally unsound to the extent that the Code Administrator or his or her designee can reasonably determine that there is a likelihood of personal or property injury to any person or property entering the premises.
- (11) The placement, storage or use of upholstered sofas, couches, chairs or other indoor type furniture, appliances, seats removed from motor vehicles or other furniture not intended for outdoor use by the manufacturer, use on any open porch, carport, stoop, deck, veranda, terrace, patio or other outdoor area that is visible from nearby streets and sidewalks.
- (12) A collection place, pool or pond of stagnant or foul water or persistent dampness caused by overflowing septic tanks, manmade dams, open ditches, overflowing pipes, foundation trenches or other impoundments of any kind.
- (13) Barns or farm animal pens, pastures or enclosures for farm animals which are not kept sanitary and clean or otherwise become a collection place for animal waste and which because of the conditions associated therewith attract rats, mice, flies or other pests or emit foul odors that can be detected or noticed on adjacent properties or are otherwise not kept in a sanitary condition. (Excluding Bona Fide Farms)

Nuisance Ordinance

- (14) Dog lots, pens, pet enclosures of all kinds, outdoor areas where dogs or other pets are chained or kept or areas where dogs and cats are permitted to roam which become a collection place for dog, cat or pet waste and excrement and which attract flies or other pests, emit foul odors which can be detected or noticed on adjacent property or are not kept in a sanitary condition.
- (15) A collection place for sewage and sewage drainage or the seepage from septic tanks, broken or malfunctioning plumbing and sewer pipes or any other seepage of dangerous, hazardous or poisonous liquids.
- (16) A collection place for tree limbs, dried brush, dead vegetation, stumps or other decayed wood and materials or other similar rubbish.
- (17) Any discharge into or polluting of any stream, creek, river or other body of water or the discharge of any dangerous substance or any other material likely to harm the water or any vegetation, fish or wildlife in or along the water or the storage of such harmful materials and substances in a manner so that it is likely that streams, creeks, rivers or other bodies of water will become polluted or adversely affected in any manner.
- (18) Any condition which blocks, hinders, or obstructs in any way the natural flow of branches, streams, creeks, surface waters, ditches, or drains, to the extent that the premises is not free from standing water.
- (19) Any conditions or use of property, which results in the emission of pollutants and particles into the atmosphere or causes noxious odors, vapors and stenches to be discharged into the air.
- (20) All fences shall be maintained in good condition, including but not limited to paint, stain, and repair of damaged portions, rusted metal, holes, loose components, and sagging fence portions.
- (21) *Nuisance vehicle.* A vehicle on public or private property that is determined and declared to be a health or safety hazard, a public nuisance, and unlawful, including a vehicle found to be:
 - (a) A breeding ground or harbor for mosquitoes, other insects, rats or other pests; or
 - (b) A point of heavy growth of weeds or other noxious vegetation which exceeds eight inches in height;
 - (c) In a condition allowing the collection of pools or ponds of water; or
 - (d) A concentration of quantities of gasoline, oil, or other flammable or explosive materials as evidenced by odor; or
 - (e) An area of confinement which cannot be operated from the inside, such as, but not limited to, trunks or hoods;
 - (f) So situated or located that there is a danger of it falling or turning over; or
 - (g) A collection of garbage, food waste, animal waste, or any other rotten or putrescent matter of any kind; or

Nuisance Ordinance

- (h) One which has sharp parts thereof which are jagged or contain sharp edges of metal or glass; or
 - (i) Any other vehicle specifically declared a health and safety hazard and a public nuisance by the Land Use Administrator/or designee.
- (22) Any condition detrimental to the public health which violates the rules and regulations of the Union County Health Departments.
- (C) (1) When any condition in violation of this section is found to exist, the Land Use Administrator or persons as may be designated by the Town Council shall give notice to the owner of the premises to abate or remove such conditions within ten days. The notice shall be in writing, shall include a description of the premises sufficient for identification and shall set forth the violation and state that, if the violation is not corrected within ten days, the Town may proceed to correct the same as authorized by this section. Service of the notice shall be by any one of the following methods.
- (a) By delivery to any owner personally or by leaving the notice at the usual place of abode of the owner with a person who is over the age of 16 years and a member of the family of the owner.
 - (b) By depositing the notice in the U.S. Post Office addressed to the owner at his last known address with regular mail postage prepaid thereon.
 - (c) By posting and keeping posted, for ten days, a copy of the notice, in placard form, in a conspicuous place on the premises on which the violation exists, when notice cannot be served by method (a) and (b) above.
- (2) The town may notify a chronic violator of the town's public nuisance ordinance that, if the violator's property is found to be in violation of this ordinance, the town shall, without further notice in the calendar year in which notice is given, take action to remedy the violation. The expense of such action shall become a lien upon the property and shall be collected as unpaid taxes. The notice shall be sent by registered or certified mail. When service is attempted by registered or certified mail, a copy of the notice may also be sent by regular mail. Service shall be deemed sufficient if the registered or certified mail is unclaimed or refused, but the regular mail is not returned by the post office within 10 days after the mailing. If service by regular mail is used, a copy of the notice shall be posted in a conspicuous place on the premises affected. A chronic violator is a person who owns property whereupon, in the previous calendar year, the town gave notice of violation at least three times under any provision of the public nuisance ordinance.
- (D) If the owner of any property fails to comply with a notice given pursuant to this section, within ten days after the service of the notice, the town may have the condition described in the notice abated, removed or otherwise corrected and all expenses incurred thereby shall be chargeable to and paid by the owner of the property and shall be collected as taxes and levies are collected. All expenses shall constitute a lien against the property on which the work was done.
- (E) The procedure set forth in this section shall be in addition to any other remedies that may now or hereafter exist under law for the abatement of public nuisances.

PENALTY

In addition to the remedies provided for herein, an act constituting a violation of the provisions of this Ordinance or a failure to comply with any of its requirements shall subject the offender to a civil penalty of \$50.00, which includes administrative fees. Each day any single violation continues shall be a separate violation. Penalties accrue from the date initially imposed in the Notice of Civil Citation and will continue without further notice, each day the offense continues, until the prohibited activity is corrected, ceased or abated. A violation of this Ordinance shall not constitute a misdemeanor pursuant to N.C.G.S. 14-4. If the offender fails to correct this violation by the prescribed deadline after being notified of said violation, the penalty may be recovered in a civil action in the nature of a debt.

RIGHT OF ENTRY

For the purposes of enforcing the provisions of this article, the town Land Use Administrator or persons as may be designated by the Town Council may at all reasonable times enter in and upon any premises within his jurisdiction.

If any provision of this Ordinance is adjudged invalid or if the application thereof to any person or in any circumstance is adjudged invalid; such invalidity shall not affect the validity of this ordinance as a whole or of any part, subpart, sentence, or clause thereof not adjudged invalid.

This Ordinance is adopted the 12th day of April, 2010 and shall become effective the

12th day of April, 2010

Town Clerk

Mayor

Ordinance Amended September 13, 2010
Ordinance Amended November 12, 2018
Ordinance Amended May 11, 2021
Ordinance Amended April 12, 2022
Ordinance Amended April 11, 2023