

Village of Concord

Ordinance # 173-A2014-1

Amendment to Village of Concord

Anti- Blight Ordinance #173

The Village of Concord ordains:

Q. Commercial Properties Blight Ordinances:

Commercial Properties: Are defined as any building found within the Village of Concord Limits where commercial activities do or will take place.

Commercial properties are subject to all sections of the existing blight ordinance as well as sections found in the Commercial Properties Blight Ordinance Sections.

Facade Maintenance:

Building facades, including windows, doors, glass, awnings, siding, rails, steps, fixtures, signs, etc. shall be maintained as follows:

1. All exterior wood surfaces, except for decay-resistant woods, shall be protected from deterioration and from the elements by paint or other protective treatment or covering. Exterior wood surfaces with paint that is peeling, flaking, cracked, blistered or chipped, resulting in bare, unprotected surfaces or the presence of mildew, shall be maintained and repainted to eliminate the deteriorated condition. All metal surfaces subject to corrosion or rust must be treated or coated to inhibit corrosion and rust, unless corrosion or rust is a design element.
2. All exterior building parts shall be maintained in a safe and secure condition. The exterior walls shall be free from holes and breaks to provide weather protection and be substantially free from dry rot and mildew, and shall be maintained in sound condition and good repair so as to prevent infestation. Exterior walls must be free of loose, crumbling or deteriorated plaster or rotted, split or buckled exterior wall coverings. All exterior surfaces, other than decay- resistant materials, shall be protected from the elements by painting or other protective covering according to manufacturer's specifications. All siding and masonry joints as well as those between the exterior wall and the perimeter of windows, doors, and skylights shall be maintained in a weather resistant and water tight condition. All exterior parts that show signs of deterioration, obsolescence or disrepair shall be removed, replaced or renovated.

Vacant Store Fronts:

1. All windows shall be clean, broken glass replaced and obstructions removed that are not part of a current window display or sign.
2. Store fronts with display windows that are visible by pedestrian traffic at street level and that are vacant for more than 14 calendar days shall provide either a window screen (see below) that obscures the view of vacant

space from pedestrians or a window display that shows arts and crafts (see below); merchandise from surrounding businesses; or objects/information of general interest.

3. Acceptable Window Screen: Blinds, Curtains, Shutters, Tint

4. Unacceptable Window Screen: Tarps, Plastic Sheeting, Cardboard, Paper

5. Arts & Crafts: Through a partnership with Concord Community Schools arts and crafts produced by students are available for loan.

Add to as Section R. of current Anti-Blight Ordinance:

R. Maintenance of Sidewalk Areas:

1. For the purposes of this section, maintenance of sidewalk area shall include, but not be limited to, removal of weeds and or debris, trimming of shrubs and/or ground cover and trimming shrubs within the area between the property line of the adjacent property and the street pavement line, including parking strips and curbs, so that the sidewalk area will remain in a condition that is not dangerous to property or to persons using the sidewalk in a reasonable manner and will be in a condition that will not interfere with the public convenience in the use of said sidewalk area.
2. Any tree, shrub, or other form of vegetation of any kind on the property or on the adjoining right-of-way, street, public easement, or alley that extends over or under the sidewalk space or roadway in a manner that may interfere with the reasonable use of the street, sidewalk, or alley for pedestrian or vehicular traffic of any kind or that may obstruct the view or light distribution of traffic-control devices or street lights.

Change Section A. of current Anti-Blight Ordinance

A. All properties as well as abutting public sidewalks, streets, easements, and alleys, shall be maintained to be free from any unreasonable accumulation of litter.

And Add:

8. All accumulated junk, trash, or litter on a property shall be cleared by 9:00 AM of each day from the previous day's use.

Add to Section F. of current Anti-Blight Ordinance:

While vacant structures may temporarily be secured by boarding up window and door openings having or maintaining boarded window or door openings on a vacant structure for sixty (60) days or more in any one-year period is prohibited. The materials used to board window or door openings shall be painted to match the primary color of the building or structure.

All other provisions of Ordinance # 173 not in conflict herewith shall remain in full force and effect.

This amendment shall become effective on June 7, 2014. All improvements are expected to be made within (60) days of the amendments becoming effective on June 7, 2014.

Members Present Meeks, Schafer, K. Bush, Jim Bush, Plumb, Jackson
And Jeremiah Bush

Members Absent None

Ayes Approved by All

Nays None

Published on May 7, 2014 in the County Press.

Nancy Salvatore

Nancy Salvatore, Village Clerk