

PROPERTY MAINTENANCE ORDINANCE 37-2019
HIGHLIGHTS OF CHANGES AND UPDATES
Effective January 2020

[\[Click Here to View the Full Ordinance\]](#)

The intent of the Ordinance is to protect home values, address blighted property, and to promote compliance with property maintenance standards.

Highlighted sections for additions/changes are not all inclusive.

Definitions listed aid in explaining terms used within the Ordinance to promote understanding and provide a means to meet/measure compliance.

- **Back Yard**: The yard area that is located behind the rear most wall of a residential structure.
- **Clear Space**: Back yard space that is open yard, not including areas where buildings have been erected or driveway connection to any detached garage...
- **Privacy Fence**: At least 6 feet in height, comply with Owensboro Metropolitan Planning Commission (OMPC) requirements, uniform size and appearance; properly constructed, self-supporting using a system of posts, stringers and fasteners of adequate size to support, secure panels or fence material.
- **Hobby Vehicles**: Vehicles not registered, licensed or insured for on-road use. Includes vehicles that are considered historical,

collectible, rebuildable and vehicles used for off-road purposes such as watercraft, dune buggies, four-wheelers, riding lawn mowers, race cars, and trailers used to haul such vehicles.

- **Street Lawn**: The area between the sidewalk and back of the curb or if no sidewalk from the ROW line to the rear of the curb. Street lawn also includes to the edge of any alley behind/beside residential area if paved, gravel, or to the centerline of any grass alley.
- **Storage/Accessory Building**: Buildings, whether permitted or unpermitted by OMPC, in addition to the principle residential structure; have rigid watertight roofs, solid walls with doors/windows....be located behind the rear wall plane of the residence...minimum 6 feet separation....not have a total combined square footage that exceeds the ground floor footage of the principle structure.

HIGHLIGHTED CHANGES WITHIN THE ORDINANCE

- **Rental Property**: Owners shall provide contact information...if owner address is different from the PVA Office owner address listing.
- **Tall Grass and Weeds**: Based on repeated past violations, past citations or being an abandoned property, upon citation issuance and posting, the inspector may immediately contact a contractor to abate the violation.
- **\$100 Day Fine**: Upon inspection of a citation's "action required by date" and the citation remains uncorrected, another citation may be issued that imposes a \$100 per day fine per each violation listed until corrected.

- **Property in Violation Transferred or Sold:** Additional requirements that now include that a new owner must demolish the property within 120 days or post a \$10,000 rehabilitation bond, obtain a building permit within 90 days and be substantially complete with the renovation (exterior) within 12 months.
- **Residential Storage** or accumulation of allowed materials is restricted to 5% of privacy-fenced area, clear space, protected from elements.
- **Grass Clippings/Limbs:** Prohibits the blowing, placing of grass clippings, limbs or other material blocking gutters, inlets and ditches; prohibits limbs placed in street or blocking sidewalks.
- **Toters:** States that Sanitation toters/carts be removed from the curb within 24 hours of service and properly stored.
- **Graffiti:** Prohibits allowing graffiti to remain on structure.
- **Hobby Vehicles:** Places restriction on “hobby vehicles” stored outdoors on residential property; limit of 2, out of ordinary view and protected from elements.
- **Parking in Yard:** Prohibits parking upon any surface not intended for parking; driving across a sidewalk/curb not intended for vehicular access.