

ORDINANCE 2025-02-21# REGULATING PROPERTY MAINTAINANCE IN THE VILLAGE OF LATTY, OHIO

BE IT ORDERED, by the Council or the Village of Latty, Paulding County, Ohio

A clean, wholesome, attractive environment is declared to be of importance to the health, safety, and welfare of village citizens and the safeguarding of their material rights against unwarranted invasion. In addition such an environment is deemed essential to the maintenance and continued development of the economy of the Village.

UNKEMPT PROPERTIES

- 1) Tends to depreciate not only the property on which it is located, but also the value of other properties in the neighborhood and the Village
- 2) Can constitute both a public and private nuisance
- 3) Is a source of potential harm to children and others
- 4) Constitutes a blight on the landscape and generally destroys the aesthetic qualities of the Village
- 5) Tends to result in uncontrolled grass and the collection of debris
- 6) Tends to be a breeding ground for insects, rodents and other harmful creatures

DEFINITIONS:

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

1) DEPOSIT:

- A) To throw, drop, discard, or place.

2) FRONT YARD:

- A) A yard extending across the full width of the lot, lying between the front property line or the right-of-way, and the furthestmost projection of the principle building or group of buildings.

3) JUNK:

- A) Any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some other use.

4) LITTER:

- A) Trash, garbage, waste, rubbish, ashes, cans, bottles, wire, paper, cartons, boxes, automobile parts, machine parts, furniture, indoor furniture exposed to the elements, glass, dead animals, animal offal, vegetable refuse, miscellaneous junk, recyclables, or anything else of an unsightly or unsanitary nature.

5) LITTER RECEPTACLE:

- A) A dumpster, trash can, trash bin, garbage can, garbage and/or trash bag, recyclable bin/container, or similar container in which litter is deposited for removal.

6) NOTICE:

- A) A written statement stating the manner in which a provision of this section is being violated, the description and/or location of the premises, the name of the owners and tenants (if any) of such premises and the period of time within such premises are to be cleared of such violations. Such notice shall be signed by the Village Council and Mayor. After the initial notice any recurring violation during the calendar year of the initial notice shall be deemed a repeat offense and subject to immediate clearing of the premises of the violation. The notice shall be served upon the occupant by certified mail, or by conspicuously posting a copy upon the door of the premises, or in a conspicuous manner upon any vacant lot, or by personal delivery by the Mayor or a member of Village Council.

7) OWNER:

- A) The person, firm, or corporation in whose name the premises are listed in the records of deeds in the Paulding County Recorder's office.

8) RECREATIONAL VEHICLE:

- A) Any vehicle driven or pulled that is intended for recreational activities. This includes but is not limited to demolition derby vehicles, mudding vehicles, motorized or non-motorized camping vehicles, tractors, electric bicycles, golf carts and other off-road vehicles.

9) RUBBISH:

- A) Used wire, bottles, broken glass, crockery, tin, cast or wooden ware, boxes, rags, dead weeds, stumps, tree trunks, brush and any other organic material, paper circulars, handbills, boots, shoes, ashes, garbage (rejected food including every waste accumulation of animal, food and vegetable matter used or intended for food or that attends the preparation, use, cooking, dealing in, or storing of meat, fish, fowl, fruit, or vegetables, sewage wastes), toys, bicycles, human or animal aids or containment items, broken lawn care or lawn decoration items.

**STATEMENTS OF ORDINANCE 2025-02-21# REGULATING PROPERTY MAINTAINANCE
LOCATED IN THE VILLAGE OF LATTY, OHIO**

21.01) Noxious Weeds & Turf Grasses

- A) It is hereby found and determined that noxious weeds that are spreading or are about to spread mature seeds and noxious weeds and turf grasses that are ten (10) or more inches in height constitute a health hazard and public nuisance. No owner, occupant or other person, having charge of any lot of land within the Village, shall permit conditions hereby declared to constitute a nuisance to exist on such property.
- B) No person, including, but not limited to, a person hired by the property owner, shall, regardless of intent, throw, drop, discard, place or deposit grass or grass clippings, or cause grass or grass clippings to be thrown, discarded, placed or deposited, on any public property, specifically including streets and highways, not owned by him or her, or in the waters of the Village.
- C) Abatement: The Village Council shall designate one or more person, entity or Village employees to abate conditions constituting a nuisance under the standards established by Ordinance 2025-02-21#, subsection 1-A. Employees so designated are authorized to enter on any lot or parcel of land on which conditions constituting such

nuisance as defined by are observed to exist for the purpose of abating such nuisance. Written notice describing the nuisance condition and requiring that it be abated by proper mowing of the premises within five (5) days shall be personally delivered by the Village Council or Mayor to the owner, occupant or other person having charge of the premises if present. If no competent adult having charge of the premises is present, the notice shall be conspicuously posted on the premises. The notice shall be given in writing on forms prescribed by the Village Council or Mayor and shall describe the nuisance condition, the abatement action required and the date by which the condition must be abated to avoid abatement by the Village.

21.02) Litter, Rubbish and Junk

- A) Upon finding by the Village Council, Mayor or representative that litter has been placed on lands in the village, and has not been removed, and constitutes a detriment to public health, the Village Council or Mayor shall cause a written notice to be served upon the owner and, if different, upon the lessee, agent or tenant having charge of the littered land, notifying him or her that litter is on the land, and that it must be collected and removed within fourteen (14) days after the service of such notice.
- B) As used in this chapter, LITTER includes any garbage, waste, peelings of vegetables or fruits, rubbish, ashes, cans, bottles, wire, paper, cartons, boxes, parts of automobiles, wagons, furniture, glass, oil of an unsightly or unsanitary nature, or anything else of an unsightly or unsanitary nature

21.03) Abatement

- A) The Village Council shall designate one or more person, entity or Village employees to abate conditions constituting a nuisance under the standards established by 21.01 and 21.02. Employees so designated are authorized to enter on any lot or parcel of land on which conditions constituting such nuisance as defined by 21.01, 21.02 are observed to exist for the purpose of abating such nuisance. Written notice describing the nuisance condition and requiring that it be abated by proper mowing or clearing of the premises within five (5) days shall be personally delivered by a member of the Village Council or Mayor to the owner, occupant or other person having charge of the premises if present. If no competent adult having charge of the premises is present, the notice shall be conspicuously posted on the premises. The notice shall be given in writing on forms prescribed by the Village Council and shall describe the nuisance condition, the

abatement action required and the date by which the condition must be abated to avoid abatement by the Village.

21.04) Application

- A) This chapter does not apply to land being used under a municipal building or construction permit or license.

21.05) Inspection

- A) The premises subject to a notice issued in accordance with 21.01 or 21.02 shall be inspected during customary business hours on the sixth, seventh or eighth calendar day following the date on which the notice was delivered or posted. If the premises are then found to constitute a nuisance under the standards of 21.01 or 21.02, the employee designated to abate the nuisance or Village employees working under the Village Council or Mayor's direction shall proceed to cut and/or remove plants/debris as necessary to bring the premises into compliance with the standards of 21.01 and 21.02.

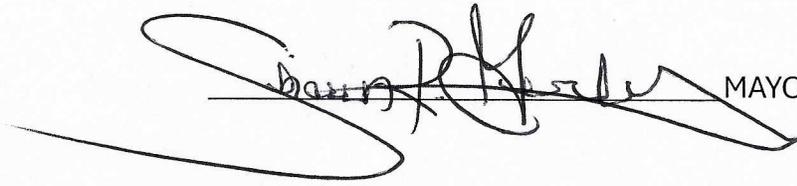
21.06) Fee

- A) In the event action is taken by the Village in accordance with 21.05 to abate a condition declared to be a nuisance or detriment to public health in accordance with this chapter, the owner, occupant or other person or business entity having charge of the premises shall be assessed a minimum fee of \$200 plus any actual costs incurred to repair equipment damaged in the course of performance of the work. In addition, a record shall be kept of the number of worker-hours required to abate the nuisance or detriment to public health, and in the event more than one (1) worker hour is required, an additional charge shall be added to the minimum service fee hereby established. The additional charge shall be computed at the rate of \$200 per worker hour for all time required in excess of one worker hour. For purposes of this computation, time spent traveling to and from the premises shall be included and the total time shall be calculated in half hour increments.

21.07) Penalty

- A) All costs and expenses associated with work performed by the Village to bring the premises into compliance with the standards of 21.02 and 21.03 will be invoiced to the owner of the property, and if not paid within thirty (30) days of date of invoice, shall be certified to the Paulding County Auditor and assessed against the premises upon which the labor was performed and collected as other taxes are collected.

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF December, 2025.

 MAYOR

ATTEST:

Gabrielle Hook

CLERK