

PROPERTY MAINTENANCE CODE

The City of Delaware has adopted the International Property Maintenance Code as the standard for all property owners to follow.

This standard is intended to protect property values, investments and other interests of all property owners.

If a property falls into disrepair or is allowed to maintain exterior property maintenance issues such as junk, inoperable vehicles or tall grass and weeds, it has a negative impact on the whole neighborhood.

PROPERTY MAINTENANCE ADMINISTRATION

Our Property Maintenance Code is administered through the City of Delaware Planning and Community Development Department.

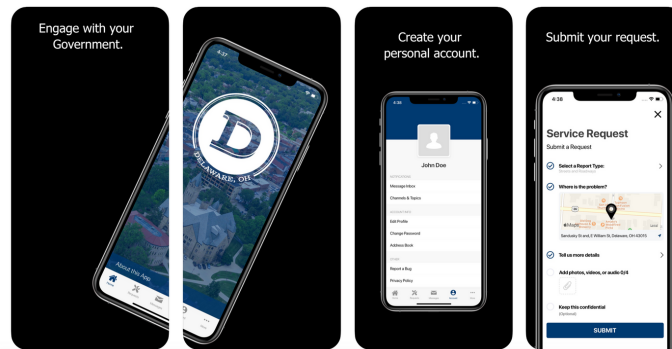
When a property is found to be in violation of the Property Maintenance Code the property owner will be notified by the City and a period of time given to correct the violation. In some cases, enforcement door hanger warnings and reminders may also be used.

Where violations are not corrected within the specified time period, action will be taken by the City to correct the offending matter, billing the owner and then placing a lien upon the property if unpaid. In extreme cases, the City may refer the matter to the courts for prosecution and fines, and the removal or repair of the offense.

NEIGHBORHOOD ENHANCEMENT IS EVERYONE'S BUSINESS

Maintaining livable neighborhoods requires the participation of all residents. City of Delaware codes are intended to benefit everyone while making our neighborhoods a better place to live. City codes are minimum standards designed to protect the health, safety and welfare of your neighborhood. Compliance with these standards can reduce vandalism, deter crime, maintain property values and prevent deterioration of your neighborhood.

Download Del-AWARE Today!



WHAT CAN YOU DO?

- Take pride in your neighborhood.
- Help your neighbors.
- Know the City codes.
- Keep your property violation-free ... set an example.
- Ask your neighbors to comply when you notice a violation

FOR MORE INFORMATION, CALL THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 740-203-1600, OR VISIT OUR WEBSITE AT WWW.DELAWAREOHIO.NET.

CITY HALL
1 SOUTH SANDUSKY STREET, DELAWARE, OHIO 43015

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CITY OF DELAWARE CODE ENFORCEMENT SERVICES



PROPERTY MAINTENANCE AND ZONING CODE REQUIREMENTS

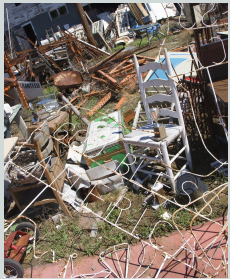
COMMON CODE VIOLATIONS

INOPERABLE VEHICLES



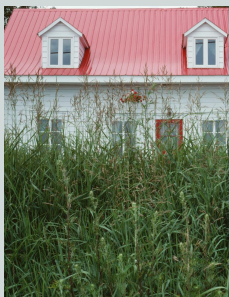
Any vehicle that is not able to be legally driven is considered inoperable and should be parked only in an enclosed structure designed for such use. No vehicle is permitted to be kept outside in any state of disassembly.

JUNK OR DEBRIS IN YARD



Exterior properties and premises are required to be maintained in a clean, safe, and sanitary condition. Brush, furniture, appliances, junk and other items should be kept out of the yard. Parking vehicles or trailers on the grass is not permitted. Only approved hard surfaces are allowed.

TALL GRASS AND WEEDS



Mow your yard. Properties are required to be maintained free from weeds or plant growth in excess of 12 inches. "Tall Grass and Weeds" is defined as grass, weeds, bushes, vines, poison ivy, poison oak, or any other foreign growth, other than trees, ornamental shrubbery, flowers and garden vegetables. Bushes or vegetation obstructing sidewalk use is a violation as well.

QUESTIONS AND ANSWERS ABOUT CODE ENFORCEMENT

WHAT DO I DO IF I RECEIVE A VIOLATION NOTICE?

The property owner should have the violation corrected within the timeframe specified. If you need clarification on the violation or the timeframe for correction please call 740-203-1600.

HOW DOES CODE ENFORCEMENT NOTIFY THE PROPERTY OWNER AND/OR OCCUPANT OF A CODE VIOLATION?

Step 1. A door hanger identifying the violation may be placed on the door of occupied property, though a formal violation can be issued.
Step 2. For both occupied and unoccupied properties, the owner is sent a certified letter regarding the violation.

WHAT HAPPENS IF I DON'T ADDRESS THE VIOLATION?

If the violation has not been addressed within the allotted time for correction, Code Enforcement can correct the violation and bill the property owner for the costs. If unpaid, a lien may be placed upon the property. Code Enforcement can also refer the matter to the courts for prosecution, fines and removal or repair of the offense.

DOES THE CITY ENFORCE CODES ON TEMPORARY SIGNS?

Yes. Posting signs in the right-of-way such as for private business, fundraisers and sales, is a violation. Signs that are found in the right-of-way will be removed.

Also, signs are not allowed in the curb lawn or planter strips. Signs are also prohibited on utility poles, trees, rocks and other natural features.

WHO DETERMINES AN UNSAFE STRUCTURE?

The City of Delaware Chief Building Official makes this determination.

WHEN IS GRASS CONSIDERED OVERGROWN?

If grass or weeds are 12 inches or taller, the property is considered overgrown.

WHAT CONSTITUTES A JUNK AND DEBRIS VIOLATION?

Junk is any item(s) that does not have outdoor use as its primary purpose. Debris is tree limbs and branches.

WHAT IS AN INOPERABLE VEHICLE?

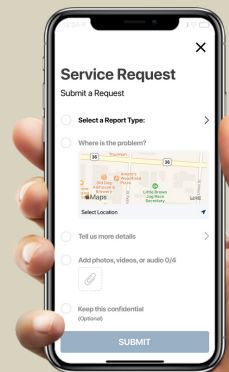
Any vehicle that is not able to be legally driven is considered inoperable.

HOW MANY CODE OFFICERS PATROL THE CITY?

There are two (one full time, one part time) Code Enforcement Officers at the City of Delaware.

HOW DO I REGISTER A COMPLAINT ABOUT A POSSIBLE CODE ENFORCEMENT VIOLATION?

A complaint may be registered by submitting an online service request through our Del-AWARE mobile app available on Android or Apple devices, or by phone at 740-203-1600, by email at planning@delawareohio.net.



740-203-1600