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Sec. 34-151. Purpose of article.

It is the purpose of this article to prevent, reduce or eliminate blight or potential blight in the city by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the city.

Sec. 34-152. Cause of blight or blighting factors.

It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the city owned, leased, rented or occupied by such person.

- (1) In any area zoned for residential purposes, the storage upon any property of junk automobiles, except in a completely enclosed building. For the purpose of this division, the term "junk automobiles" shall include any motor vehicle which is not licensed for use upon the highways of the state for a period in excess of 30 days and shall also include whether so licensed or not any motor vehicle which is inoperative for any reason for any period in excess of 30 days.
- (2) In any area zoned for residential purposes, the storage upon any property of building materials unless there is in force a valid building permit issued by the city for construction upon the property and the materials are intended for use in connection with such construction. Building materials shall include, but shall not be limited to, lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, or any other materials used in constructing any structure.
- (3) In any area zoned for residential purposes, the storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed 30 days. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other cast-off material of any kind whether or not the same could be put to any reasonable use.
- (4) In any area the existence of any structure or part of a structure which because of fire, wind or other natural disaster, or physical deterioration is no longer habitable, as a dwelling, nor useful for any other purpose for which it may have been intended.
- (5) In any area zoned for residential purposes, the existence of any vacant dwelling,

- garage, or other outbuilding which is not kept securely locked, windows kept glazed or neatly boarded up and otherwise protected to prevent entrance thereto by vandals.
- (6) In any area the existence of any partially completed structure unless the structure is in the course of construction in accordance with a valid and subsisting building permit issued by the city and unless the construction is completed with a reasonable time.

Sec. 34-153. Nonresidential causes of blight.

The causes of blight or blighting factors set forth in [section 34-152](#) as applicable to areas zoned for residential purposes are hereby determined to be causes of blight or blighting factors and subject to the prohibitions of this division if located in areas zoned for other than residential purposes, unless such uses of property are incidental to and necessary for the carrying out of any business or occupation lawfully being carried on upon the property in question.

Sec. 34-154. Enforcement.

The owner, if possible, and the occupant of any property upon which any of the causes of blight or blighting factors set forth in [section 34-152](#) are found to exist shall be notified in writing to remove or eliminate such causes of blight or blighting factors from the property within ten days after service of the notice upon him. The notice may be served personally or by registered mail, return receipt requested. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate the causes of blight or blighting factors are in progress.