



**AN ORDINANCE BY THE COUNCIL OF THE VILLAGE
OF WILLIAMSBURG ADOPTING A HOUSING CODE.**

Section 1. EXISTING USES CONTINUED

Except as otherwise herein provided, nothing in this Code shall require removal, alteration, or abandonment of, nor prevent continued occupancy or use of, an existing building unless such building shall be or become unsafe according to Section 2, or unless such building is in violation of orders or conditions or approval existing at the time of the adoption of this ordinance.

Section 2. MAINTENANCE

A. MAINTENANCE REQUIRED

All buildings and structures, all parts thereof and all building services equipment shall be maintained in a safe, sanitary and non-hazardous manner. All means of egress, devices, safeguards and equipment shall be kept in good working order. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained so as to prevent and/or repair deterioration, so that the appearance thereof shall reflect a level of maintenance so as to prevent and/or repair deterioration, so that the appearance thereof shall reflect a level of maintenance in conformity with the Williamsburg Codified Ordinances and so as to insure that the property itself may be preserved safely, and that hazards to public health and safety are avoided.

B. REVIEW AND RECOMMENDATIONS BY COMMISSION

To assist in the enforcement of the provisions of Section 2 of this ordinance, The Zoning Administrator or his/her representative will investigate all suspected violations and complaints. Upon discovering that a violation exists, the Zoning Administrator or his/her representative shall take appropriate steps to cause corrective actions to be taken as required to avoid hazards to public health and safety and/or protect adjoining or neighboring properties from safety, fire and structural hazards.

C. MAINTENANCE REQUIRED

1. Maintenance of Structure

Each owner and/or occupant shall keep all exterior components of every structure in good repair, including but not limited to walls, roofs, chimneys, cornices, gutters, downspouts, drains, porches, steps, landings, fire escapes, exterior stairs, windows, shutters, doors, storefronts, signs, marquees, and awnings.

(a). All surfaces shall be covered with a protective coating, including paint, shingles, plastic/aluminum/asbestos or vinyl siding or other material which preserves the structure and does not contribute to deterioration.

(b). All surfaces shall be maintained free of deterioration, including but not limited to, broken glass, loose or missing shingles or siding, crumbling brick, stone, and mortar, and peeling, scaling or deteriorated paint.

(c). Overhanging structures, including canopies, marquees, signs, awning, exterior stairways, fire escapes, and other structures with overhanging extensions shall be maintained in good repair, be securely anchored to the structure, and protected from rust and other signs of decay by application of a weather protective material such as paint. Non-operative or broken electrical signs shall be repaired or removed. All obsolete signs and sign structures shall be removed.

(d). Except for display merchandise in nonresidential buildings, no storage or materials, goods, stock or inventory shall be permitted in building openings ordinarily exposed to public view unless such areas are screened from public view. All such screening shall be of clean material and will be maintained in a good state of repair.

2. Maintenance of Accessory Structures

Each accessory structure shall be subject to the maintenance Standards set forth in Section 2,C,1. Further each structure shall:

(a). Provide weatherproof usable space and shall not harbor rodents, termites or other vermin.

(b). All business, servicing or processing, except for off-street loading, shall be conducted within completely enclosed buildings.

(c). In nonresidential districts, storage shall be within enclosed buildings.

(d). In residential zones all outdoor storage for a continuous period exceeding fifteen (15) days shall be within enclosed buildings. However, the storage of functional items such as children's play structures, firewood, and operable vehicles and bicycles shall be exempt from this provision.

(e). Inoperable vehicles must be stored within an enclosed building.

3. Maintenance of Premises and Landscape Elements

(a). All premises and landscape elements shall be maintained in a safe and sanitary condition, including but not limited to steps, walks, driveways, fences, retaining walls, trees, shrubs, grass and weeds. If any such area or object constitutes a danger to health and safety, it shall be repaired, replace, or removed.

(b). All paved driveways and walks which exist within the public right-of-way shall be maintained in safe condition.

(c). All fences, retaining walls or similar structures shall be firmly anchored in the ground and maintained in good structural repair. Wooden elements or other elements subject to deterioration from weathering shall be maintained with chemicals or paint to preserve the element and to retard deterioration.

(d). Weed and grass shall be kept trimmed and from becoming overgrown in accord with the provisions of Section 93.41 Williamsburg Codified Ordinances.

(e). Trees and shrubs which have branches projecting into the public right-of-way, including public sidewalks, public places or public highway, shall be kept trimmed in accordance with the provisions of Section 93.50 of the Williamsburg Codified Ordinances.

(f). Trees and shrubs afflicted with a form of decay or vegetation sickness which can be transmitted to other trees or shrubs shall be removed or shall be treated or sprayed so as to eliminate the risk of such decay or vegetation sickness being transmitted to other trees. Dead trees in proximity to rights-of-ways, buildings, structures, or congregations of people which may endanger such objects shall be removed.

(g). All yards, courts or lots shall be kept free of accumulations of trash, garbage waste, rubbish, refuse, substances which may cause a fire hazard or may act as a breeding place for vermin or insects. Storage of miscellaneous items must be within enclosed structures.

(h). All portions of all premises shall be graded so that there is no pooling of water or recurrent entrance of water into any basement or cellar. All condensate and waste cooling water shall be discharged into the storm sewer system with approval of the Public Works Department.

D. MAINTENANCE AFTER CASUALTY DAMAGE

Within a period of thirty days after casualty damage to any premises the owner and/or operator shall have taken the following steps:

(1). Contracted for the repair and restoration of damage areas and removal of debris; and/or

(2). Contracted for the demolition and removal of any part of the premises not to be repaired and restored and for the removal of debris in connection therewith.

Section 3. PENALTY

Any person who shall violate any provisions of the Code or fail to comply with any of its requirements, or who shall erect, construct, alter, or repair, or do any work upon or in connection with, any buildings or structures in violation of a plan therefore or directive relating thereto approved or made by the Zoning Official and his or her representative, or of a permit or certificate issued under this Code, shall be punishable by a fine of not more than \$250.00 or by imprisonment for not more than thirty days, or by both such fine and imprisonment for each provision of law thus violated. Each day that any such violation or failure continues shall be deemed a separate offense.