

Sec. 13-171. Insects, outdoor storage, trash, and yard maintenance.

- (a) All premises shall be maintained so as to discourage the harboring and breeding of insects, rodents and vermin. Failure to comply with this provision shall be a major violation. Insofar as the natural drainage will permit, yards and premises appurtenant to a dwelling unit shall be sloped or graded to provide for disposal of surface water and to prevent the accumulation of surface water in the yard or next to the building. Failure to comply with this provision shall be a minor violation.
- (b) It shall be unlawful for the owner or occupant of a residential building structure or property to utilize the premises of the residential property for the open outdoor storage of any blight-inducing materials such as abandoned motor vehicle or part thereof including tires, icebox, refrigerator, stove, or other appliances, planks, timbers, glass, or other building material, building rubbish, packing material, barrels, bottles, cans, boxes or similar items. Failure to comply with this subsection shall be a major violation.
- (c) No owner, tenant or occupant of a dwelling shall permit or allow furniture, mattresses, or other materials which are upholstered with water-permeable fabric to remain outside of a completely enclosed building or structure other than between the hours of 7:00 a.m. and 6:00 p.m. This subsection does not apply to furniture, mattresses or other such materials which are unused and placed at or near the curb as refuse for collection and disposal, or as items offered for sale at a yard or garage sale. Failure to comply with this subsection shall be a major violation.
- (d) Any other provision of this Code notwithstanding, the placement of any pools, furniture or furnishings, such as any chair, sofa, bed, table or other similar furnishings, on the roof of any building or structure at any time is strictly prohibited and shall be a major violation. This subsection does not apply to any building or structure that has been designed and approved for rooftop occupancy by the City of Gainesville Building Inspection Department.
- (e) It shall be the duty and responsibility of every owner and occupant to keep the premises of residential property clean, and to remove from the premises, upon notice from the code officer, the following:
- (1) All trash and garbage;
 - (2) Dead or hazardous trees that are standing or have fallen to the ground and that pose a hazard to neighboring properties, or which create a hazard to the safety or welfare of any occupant of the property (except the owner), or the inhabitants of the surrounding area, or any public property; and
 - (3) Dead tree limbs and vegetative debris that pose a hazard to neighboring properties, or which create a hazard to the safety or welfare of any occupant of the property (except the owner), or the inhabitants of the surrounding area, or any public property.
- Failure to comply with this subsection shall be a major violation.
- (f) Every dwelling unit shall have adequate garbage storage facilities which comply with city ordinances. Failure to comply with this subsection shall be a major violation.
- (g) Yards shall be maintained to prohibit vegetation over 12 inches high that is or may reasonably become infested by pests or may create a fire or safety hazard. This shall not be construed to prohibit the following:
- (1) Vegetation planted and maintained for landscape purposes or for erosion control;
 - (2) Vegetation located on a lot over five acres in area that is in a natural state, or vegetation that has not been mowed within the past five years;
 - (3) Vegetation located more than 200 feet from the boundary line of an improved property, street or public right-of-way;
 - (4) Controlled, managed and maintained low-maintenance natural landscaping; or
 - (5) The understory of hammocks that are protected through development regulations, conditions or agreements, and vegetation within wetlands, stormwater retention lake littoral zones, or within 150 feet of a regulated creek.

This subsection shall not apply to lands designated agriculture or conservation on the future land use map. Failure to comply with this subsection (e) is a major violation.