



West Chester
— OHIO —

PROPERTY MAINTENANCE CODE

2025



West Chester Township
Butler County, Ohio
Adopted April 8, 2025

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Chapter 1 | Administration

100 GENERAL

100.01 Title. These regulations shall be known as the *Property Maintenance Code of West Chester Township, Butler County, Ohio*, hereinafter referred to as the “Property Maintenance Code” or “this code”.

100.02 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment, and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators, and occupants; the occupancy of existing structures and premises, and for administration, enforcement, and penalties.

100.03 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety, and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to, and changes of occupancy in existing buildings shall comply with all applicable Codes and Standards.

100.04 Severability. If a section, subsection, sentence, clause, or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

101 APPLICABILITY

101.01 General. The provisions of this code shall apply to all matters affecting or relating to structures and premises, as set forth in Section 100. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

101.02 Maintenance. Equipment, systems, devices, and safeguards required by this code or a previous regulation or code under which the structure or premises were constructed, altered, or repaired shall be maintained in good working order. No owner, operator, or occupant shall cause any service, facility, equipment, or utility that is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for the removal or abrogation of fire protection or safety systems and devices in existing structures. Except as otherwise specified herein, the owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, and premises.

- 101.03 Application of Other Codes.** Repairs, additions, or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of all applicable Codes and Standards. Nothing in this code shall be construed to cancel, modify, or set aside any provision of any existing Codes.
- 101.04 Existing Remedies.** The provisions in this code shall not be construed to abolish or impair existing remedies of West Chester Township or its officers or agencies relating to the removal or demolition of any structure that is dangerous, insecure, unsafe, or unsanitary.
- 101.05 Workmanship.** Repairs, maintenance work, alterations, or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed substantially in accordance with the manufacturer's installation instructions.
- 101.06 Historic Buildings.** The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety, and welfare.
- 101.07 Referenced Codes and Standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code to the extent permitted by law shall apply.

102 PROPERTY MAINTENANCE INSPECTION

- 102.01 General.** The Community Development Department or its successor shall be responsible for the enforcement and application of this code. The Community Development Director or respective successor if the department name is changed shall be the official-in-charge.
- 102.02 Inspectors.** The Community Development Director shall appoint inspectors in such numbers as it deems necessary to perform the duties required by this code. These inspectors shall report to the Community Development Director.

103 DUTIES AND POWERS OF THE CODE OFFICIAL

- 103.01 General.** The Community Development Director and the inspectors assigned to the Community Development Department shall enforce the provisions of this code.
- 103.02 Interpretation Authority.** The Community Development Director shall have authority to interpret and implement the provisions of this code; to secure the intent thereof, and to designate requirements applicable because of local climatic or other conditions.

- 103.03 Inspections.** The Community Development Director and/or inspectors assigned to the Community Development Department shall make all of the required inspections or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections by agencies outside of the West Chester Township Community Development Department shall be in writing and be certified by an officer of such an approved agency or by the responsible individual. The Community Development Director is authorized to engage experts as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the West Chester Township Administrator.
- 103.04 Identification.** The Community Development Director and inspectors assigned to the Community Development Department shall carry proper identification when inspecting structures or premises in the performance of their duties under this code.
- 103.05 Notices and orders.** The Community Development Director and inspectors assigned shall issue all necessary notices or orders to ensure compliance with this code.
- 103.06 Department Records.** The Community Development Director shall keep official records of all business and activities of the Community Development Department which relate to this code. Such records shall be retained in the official records in such manner and for as long as it is required by West Chester Township's retention policy.

104 NOTICE OF VIOLATION

- 104.01 Civil Offense.** It shall be a civil offense for a person, firm, or corporation to be in conflict with or in violation of any of the provisions of this code.
- 104.02 Notice of Violation.** The Community Development Director and/or inspectors shall serve a Notice of Violation (hereinafter referred to as "Notice" or "Notice of Violation") on all persons, firms, or corporations found to conflict with or be in violation of any of the provisions of this code.
- 104.03 Form of Notice of Violation.** Whenever the Community Development Director and/or inspectors determine that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in accordance with all the following:
- (A) The Notice must be in writing; and
 - (B) The Notice shall be sent to the person, firm, or corporation listed by the Butler County Auditor's Office as owner of the property at issue; and
 - (C) The Notice must include a description of the property at issue which description is sufficient for identification purposes; and
 - (D) The Notice must include a statement of the violation or violations determined to exist on the property with specific references to the section or sections of this code alleged to have been violated; and

- (E) The Notice must include a deadline by which time the person receiving the Notice shall be required to take the necessary corrective action required to bring the property into compliance with the provisions of this code.

104.04 Method of Service. The Notice of Violation shall be deemed to be properly served if a copy thereof is:

- (A) Delivered personally; or
- (B) Sent by certified or first-class mail addressed to the owner of the property at issue at the address of the property; or
- (C) Sent by certified or first-class mail addressed to the owner of the property at issue at the address listed as the owner's tax mailing address by the Butler County Auditor; or
- (D) Sent by certified or first-class mail addressed to the owner of the property at issue at the owner's last known address; or
- (E) Posted in a conspicuous place on or about the property at issue if another method of delivery of the Notice is returned showing that the Notice was not delivered.

104.05 Extension of Compliance Deadline. For good cause shown, the Community Development Director may, at their sole discretion, extend the deadline previously stated in the Notice of Violation for corrective action to bring a property into compliance. In the event such an extension is granted, the Community Development Director shall notify the owner of the property at issue of the extension in the same form and pursuant to the same method of service required by Sections [104.03](#) and [104.04](#) of this code. Any such notice of extension shall specifically state the revised deadline by which time the person receiving the extension shall be required to take the necessary corrective action required to bring the property into compliance with the provisions of this code.

105 MUNICIPAL COURT PROCEEDINGS

105.01 Referral to Municipal Court. If the person, firm, or corporation issued a Civil Citation either expressly or implicitly denies the violation charged in the Citation within 14 days after service of the Civil Citation, the West Chester Township Fiscal Officer or Community Development Director shall notify the Area III Court of the denial so that a hearing can be set.

105.02 Municipal Court Hearings. Municipal Court hearings are conducted according to the Rules of Civil Procedure and the court determines whether the violation is proven by the Township by a preponderance of the evidence. If the court determines that the violation has been proven, it will order the violator to pay the fine.

105.03 Payment of Fine After Determination of Guilt. Persons, firms, or corporations found to have violated the provisions of this code charged in the Civil Citation must pay the fines assessed by the court within ten days after the judgment. Failure to pay the fine within this time period will result in the placement of a lien on the property at issue and/or the collection of the amount due in any manner authorized by law.

106 APPEAL PROCESS

106.01 Appeal. Persons, firms, or corporations wishing to appeal an adverse determination by the Butler County Area III Court may file an appeal with the Ohio Twelfth District Court of Appeals within 30 days after the judgment.

107 ABATEMENT AND OTHER LAWFUL REMEDIES

107.01 Emergency Measures. Nothing in the provisions of this code shall prohibit the Community Development Director from taking any action authorized by law, without regard to the provisions of this code and regardless of whether the legal procedures herein described have been instituted, when, in their opinion, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has failed and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment.

Chapter 2 | General Requirements

200 GENERAL

200.01 Scope. The provisions of this code shall govern the minimum conditions and the responsibilities of persons for the maintenance of structures, equipment, and exterior property for all properties within the Township.

200.02 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition, and which do not comply with the requirements of this code. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary, and safe condition that part of the premises which they occupy and control.

200.03 Vacant Structures and Land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect public health or safety.

201 EXTERIOR PROPERTY AREAS

201.01 Accessory Structures. All accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair, including, but not limited to, painting, replacement of broken or damaged boards or panels, replacement of missing or damaged components, and removal of any vegetation growing within, through or against such fence or structure that compromises the integrity of said fence, wall, or structure.

201.02 Defacement of Property. No person shall willfully or wantonly damage, mutilate, or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving, or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

201.03 Furniture. No furniture intended, designed, or constructed primarily for indoor use may be stored outside, unless it is in a completely enclosed porch or patio room.

201.04 Light Fixtures, Exterior. Exterior lighting fixtures located over steps, paths, walkways, courts, drives, and parking lots shall be neatly maintained in operable condition and lighted for sufficient periods of time before and after business hours to provide for pedestrian and employee safety and property aimed so as not to shine on adjacent property per the West Chester Township Zoning Resolution. Lighting shall follow the requirements of any approved lighting plan and or the West Chester Township Zoning Resolution as may be applicable regarding illumination levels and color temperature limits.

201.05 Off-Street Parking. On residential tracts less than 40,000 sq. ft. in the “A-1” Agriculture District, and all tracts in residential districts, all open off-street parking areas shall be graded and surfaced with bituminous concrete (asphalt), Portland cement concrete, brick, cobble-stone or similar hard surface, except a space required for recreational or camping equipment as described herein. Tracts with nonconforming gravel driveways may have gravel parking areas, but in no case shall a landscaped area (i.e., neither paved nor graveled) be used as an open off-street parking area.

201.06 Recreational and Utility Vehicles and Equipment. Recreational Vehicles and Trailers, Boats, Camping Equipment, and Utility Trailer Storage, hereinafter referred to as Recreational and Utility Vehicles and Equipment, are permitted subject to the regulations established in Section 3.06 (P) of the Township Zoning Resolution and the following:

- (A) All Recreational and Utility Vehicles and Equipment shall be kept in operable condition and in good repair.
- (B) The ground area under and immediately surrounding where such Recreational and Utility Vehicles and Equipment are stored shall be maintained free of weeds, overgrowth, debris, and mud. If the ground area on which the vehicles or equipment is stored cannot be maintained free of mud then the vehicles and equipment must be placed on a gravel or hard surface of pavers, concrete, or asphalt.

201.07 Sanitation. All exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

201.08 Storage. Except as provided for in other regulations of the Township, all outdoor storage of any kind shall be prohibited.

201.09 Swimming Pools. Swimming pools shall be properly maintained and treated to prevent the growth of algae and shall contain such operating circulation systems as to prevent stagnation of water or the creation of an environment hospitable to the growth of mosquitos and other similar larvae. This provision is not intended to prevent the normal and customary enclosure of a pool during winter months. Pools shall be free of visible tears, missing or broken components, rust, and other similar deterioration. Pools shall have and properly maintain any required fencing and locks as required per the zoning certificate and/or West Chester Township Zoning Resolution.

201.10 Traffic Markings. All traffic markings such as directional arrows, lane division lines, parking space lines, stop signs, etc., shall be maintained so as to be clearly visible and easily recognized.

201.11 Vegetation Cutting Required. All grass, weeds, or rank vegetation shall be periodically cut and in no case shall exceed a height of 10 inches. This provision shall not apply to agricultural crops and fields being actively maintained for the production of hay and other agricultural products or lots in an agricultural or floodplain district in excess of five acres in area or lots within a public park or other area designated by a government jurisdiction as a wildlife or nature preserve, except that the area surrounding structures on such lots shall be cut and maintained. Undeveloped lots of one or more acres are exempt from this section.

201.12 Yards. All yards, courts, and lots shall be kept free of overgrown grasses, debris, and other materials which may cause a fire, health, safety hazard, or general unsightliness. Yards shall be maintained free of barren or open areas of soil that may cause erosion or generation of dust. Yards shall be maintained with a vegetative cover of grass, rock, or other ornamental plants except for a well-maintained and orderly garden actively used for the growth of food or other ornamental plants, forested areas with naturally occurring barren areas beneath trees, and similar areas.

202 EXTERIOR STRUCTURE

202.01 General. The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to pose a threat to the public health, safety, or welfare.

202.02 Protective Treatment. All exterior surfaces, including but not limited to, doors, door and window frames, awnings, cornices, porches, trim, balconies, signs, decks, and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces re-painted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather-resistant and watertight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

202.03 Basement Hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain, and surface drainage water.

202.04 Building Security. Doors, windows, or hatchways for dwelling units shall be provided with devices designed to provide security for the occupants and property within.

202.05 Chimneys and Towers. All chimneys, cooling towers, smokestacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair free of cracks, holes, or missing portions. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

- 202.06 Decorative Features.** All cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.
- 202.07 Doors.** All exterior doors, door assemblies, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units, and guestrooms shall tightly secure the door.
- 202.08 Exterior Walls.** All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface-coated where required to prevent deterioration.
- 202.09 Foundation Walls.** All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of water, rodents, and other pests.
- 202.10 Gutters.** Rain gutters, downspouts, leaders, or other means of water diversion shall be provided to collect/conduct and discharge all water from the roof and maintained so as not to leak or cause dampness in the walls, ceiling, or basements or adversely affect adjacent properties. Gutters and downspouts shall be situated in a manner such that they do not discharge directly onto an adjacent property unless part of a stormwater system approved by Butler County.
- 202.11 Handrails and Guards.** Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.
- 202.12 Overhang Extensions.** All overhang extensions including but not limited to canopies, marquees, signs, awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.
- 202.13 Roofs and Drainage.** The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions.
- 202.14 Signs.** Prohibited signs or signs that are related to a business that no longer operates on the premises on which the sign is located, with the exception of approved off-premises outdoor advertising, shall be removed by the property owner.
- 202.15 Stairways, Decks, Porches, and Balconies.** Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

202.16 Structural Members. All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

202.17 Window, Skylight, Doors, and Frames. Windows shall be fully supplied with window glass or an approved substitute that is glazed and is without open cracks or holes, shall have sashes in good condition that fit within frames, are capable of being easily opened, held in position by hardware, and maintained to exclude adverse weather elements from entering the structure.

203 RUBBISH AND GARBAGE

203.01 Accumulation of Rubbish or Garbage. All exterior property and premises, of every structure, carport, deck, and patio shall be free from any accumulation of rubbish or garbage.

203.02 Disposal of Rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

- (A) **Rubbish Storage Containers.** The owner of the occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish. Such containers shall not be stored or placed outside unless placed at the side or rear of a home in the case of residential properties, except for a 24-hour period prior to and following the designated trash collection day for the property, during which time such containers or bags and other items for disposal may be placed in a neat and orderly manner at the curb or edge of the property for pickup. This provision does not apply to designated common waste bins located at an apartment complex or other similar facility.
- (B) **Appliances.** Appliances such as refrigerators, air conditioners and similar equipment not in operation shall not be discarded or abandoned on premises.
- (C) **Furniture.** Discarded furniture cannot be stored outside of an enclosed structure for more than 10 days.

203.03 Disposal of Garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage container.

- (A) **Containers.** The operator of all establishments producing garbage shall provide, and always cause to be utilized, approved leak proof containers provided with close-fitting covers for the storage of such materials until re-moved from the premises for disposal.

Chapter 3 | Definitions

300 DEFINITIONS

300.01 Approved. Approved by the code official.

300.02 Building Code: The most current edition of the State of Ohio Building Code, or such other code as may be officially designated by the Butler County Commissioners for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of all buildings and structures.

300.03 Basement. That portion of a building that is partly or completely below grade.

300.04 Community Development Director. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

300.05 Courtesy Notice. A letter, pamphlet, or other informational item informing a property owner of a concern on their property and a timeframe to come into compliance. This notice is given with the intent to inform and educate property owners of the code and general or specific issues but is not considered a formal violation notice. This notice is not mandatory and is provided only at the discretion of the Director or Inspector.

300.06 Deterioration. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

300.07 Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

300.08 Easement. An interest in land or property reserved for present or future use by a person or agency other than legal fee owner(s) of the property. The easement shall be permitted to be for use under, on, or above a property.

300.09 Exterior Property. The open space on the premises and on adjoining property under the control of owners or operators of such premises. Exterior Property shall include such open areas as carports and other storage areas open and visible to passersby.

300.10 Garbage. Animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

300.11 Imminent Danger. A condition which could cause serious or life-threatening injury or death at any time.

300.12 Inoperable. An inoperable vehicle has an expired or missing license plate, has broken windows, more than one flat tire, or missing parts needed for the car to run. Vehicles shall be deemed to be inoperable when they meet any of the following criteria:

- (A) Not capable of moving in forward or reverse under its own power and or not capable of being legally operated on a public roadway, or waterway in the case of boats and other watercraft; or
- (B) Any vehicle or motor vehicle which cannot be legally operated on public streets or highways by reason of lacking the equipment required by State Motor Vehicle Code and /or other laws of the State of Ohio; or
- (C) Any vehicle or motor vehicle which is not currently licensed, or for which the vehicle registration has expired, or which is not capable of being licensed for operation upon the public streets and highways under the provisions of the State Motor Vehicle Code, or other applicable provisions of the laws of the State of Ohio.

300.13 Inspectors. Persons authorized by the Community Development Director. Inspectors are charged with initial administration and enforcement of this code, under the direction and supervision of the Community Development Director.

300.14 Junk Or Unlicensed Vehicle. A vehicle, including but not limited to collector's vehicles, cars, trucks, buses, trailers, and boats, shall be deemed a junk or inoperable vehicle whenever all of the following occur and as may be amended pursuant to [ORC 505.173](#):

- 1. Three model years old, or older;
- 2. Apparently inoperable;
- 3. Extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission.

300.15 Neglect. The lack of proper maintenance for a building or structure.

300.16 Noxious Weed. Any plant or plant product that can directly or indirectly injure or cause damage to crops (including nursery stock or plant products), livestock, poultry, or other interest of agriculture, irrigation, navigation, the natural resources of the United States, the public health, or the environment.

300.17 Occupancy. The purpose for which a building or portion thereof is utilized or occupied.

300.18 Occupant. Any individual living or sleeping in a building or having possession of a space within a building.

300.19 Openable Area. That part of a window, skylight, or other opening which is available for unobstructed ventilation, and which opens directly to the outdoors.

300.20 Operator. Any person who has charge, care, or control of a structure or premises which is let or offered for occupancy.

300.21 Owner. Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the state or county as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

300.22 Person. An individual, corporation, partnership or any group acting as a unit.

300.23 Premises. A lot, plot or parcel of land, easement, or public way, including any structures thereon.

300.24 Public Way. Any street, alley, or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated, or otherwise permanently available to the public for public use.

300.25 Recreational And Utility Vehicles And Equipment. Vehicular, portable structures or objects designed and constructed to be used as temporary dwellings for travel, recreational and vacation uses, and utility uses, including:

- (A) **Boat and Boat Trailers.** Boats, floats, and rafts, plus the customary equipment to transport same on streets and highways.
- (B) **Motor Homes.** Self-propelled recreational vehicles constructed with permanently installed facilities for cold storage, cooking, and consuming of food and for sleeping.
- (C) **Travel Trailers.** Non-self-propelled recreational vehicles not exceeding an overall length of 35 feet, exclusive of bumper and tongue or coupling, and including tent-type fold-out camping trailers as defined in Section [4517.01 \(R\)](#) of the Revised Code of the State of Ohio as amended.
- (D) **Truck Campers.** Non-self-propelled recreational vehicles, without wheels for road use, and designed to be placed upon and attached to a motor vehicle.
- (E) **Utility Trailers.** Any non-self-propelled vehicle so designed, constructed, reconstructed, or added to by means of accessories in such manner as will permit the unit to be used to transport materials or goods.

300.26 Rubbish. Combustible and noncombustible waste materials except garbage; the term shall include but not be limited too, the residue from burning of wood, coal, coke, and other combustible materials; paper, rags, cartons, boxes, wood, excelsior, rubber, plastic, leather, tree branches, yard trimmings, tin cans, bottles, metals, mineral matter glass, crockery and dust and other similar materials. The term shall also include inoperable and broken appliances, electronics, discarded or broken furniture and household equipment, and other general trash and debris.

- 300.27 Sign.** A name, identification, description, display, or illustration that is affixed to or painted upon or represented directly or indirectly upon a building, structure, or piece of land; or affixed to the glass on the outside or inside of a window so as to be seen from the outside of a building and which directs attention to an object, product, place, activity, person, institution, organization, or business.
- 300.28 Structure.** That which is built or constructed on premises or a portion thereof.
- 300.29 Swale.** A low-lying or depressed area designed to direct water runoff across a property to an appropriate outlet.
- 300.30 Swimming Pool.** Any structure intended for swimming or recreational bathing that is designed to hold or capable of holding water to a depth of more than 24 inches. The water level depth is the level that water could reach before it spills out. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.
- 300.31 Tenant.** A person, corporation, partnership, or group: whether or not the legal owner of record, occupying a building or portion thereof as a unit.
- 300.32 Ventilation.** The natural or mechanical process of supplying conditioned or unconditioned air to, or removing air from, any space.
- 300.33 Weeds And Rank Vegetation.** Any plants or shrubs exceeding 10 inches in height, which are excessively vigorous in growth, malodorous and/or flagrant, or tends to choke out plants that are more desirable and which does not include agricultural crops such as hay and pasture or vegetation planted for some useful or ornamental purpose.
- 300.34 Workmanlike.** Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.
- 300.35 Yard.** An open space on the same lot with a structure.