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Neighborhood Improvement Services

Proposed Modifications to NIS Enforced Ordinances

May 19, 2016

Neighborhood Improvement Services is Responsible for the Enforcement of :

- Minimum Housing Code
- Nonresidential Code
- Unsafe Buildings Code
- Periodic Inspection and Registration of Rental Dwellings
- Removal of Trash and Undergrowth From Property
- Removal and Disposition of Abandoned Vehicles, Hazardous Vehicles and Junked Motor Vehicles
- NC State Statute – Abatement of Public Health Nuisances

These codes and ordinances set and govern safety and sanitation standards for structures and environmental spaces, as well as promote livability.

Modification Process:

- Review of ordinances against current State Statutes
- Comparison of proposed modifications to other NC municipalities
- Code Enforcement staff input
- Partnership with City Attorney's Office
- 2 community input sessions
- Input from multiple individual stake holders

Ordinances Under Consideration for Modification

- Chapter 10, Article VIII, Periodic Inspection and Registration of Rental Dwellings and Registration Fees
- Chapter 26, Article VI, Removal of Trash and Undergrowth From Property
- Chapter 26, Article V, Division 2, Removal and Disposition of Abandoned Vehicles, Hazardous Vehicles and Junked Motor Vehicles

Proposed Modifications

Chapter 10, Article VIII, Periodic Inspection and Registration of Rental Dwellings

- Delete “Residential Rental Property Registration” section in its entirety
- Delete related fee schedule

Considerations:

- Scope or registration restricted by State Statute
- Application – Not implemented, inefficient use of resources
- Code compliance – Minimally effective in driving compliance

Proposed Modifications

Chapter 26, Article V, Division 2, Removal and Disposition of Abandoned Vehicles, Hazardous Vehicles and Junked Motor Vehicles

- Amend the definition of “junked motor vehicle” to include vehicles with apparent value up to $500 (from $100)

Considerations:

- New value aligns with N.C. State Statute

Proposed Modifications

Chapter 26, Article VI, Removal of Trash and Undergrowth From Property

- Modify various sections for clarity and strengthening of code
- Additions to address community concerns
  - Appliances stored outdoors
  - Rags and other cloth items in front yard or porch
  - Front yard vegetable gardens
- Modify for process improvement and efficiency
  - Posting as primary notification
  - Allow cancellation of nuisance abatement liens

Proposed Modifications

Removal of Trash and Undergrowth From Property

Considerations / Community Input:

- Reduce allowable grass height to 10”
- Appliances outdoors, cloth items hung in front yard or porch
- Mowing and cleanup of grassy strip and other ROW areas adjacent to private property
- Notification Service to property owners with code violations

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ROW Issues
Negatively Impacting the City

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