

*530.10 Accumulation of debris; property maintenance.*

A. It shall be unlawful for any owner, occupant, tenant, lessee, or other person responsible for the condition of property to permit or maintain, or for any person to cause, an accumulation of rubbish, waste, trash, or debris, decaying vegetative matter, exposed salvageable material, or other manmade materials upon any lot, tract, or parcel of land where the effect of such accumulation is to cause or create:

1. A visual nuisance or other unsightly condition visible from adjoining public or private property;
2. An actual or potential haven or breeding place for snakes, rats, rodents, or other vermin of like or similar character;
3. An actual or potential breeding place for mosquitoes;
4. A fire hazard to adjacent properties;
5. An adverse effect on or impairment of the economic welfare of adjacent properties;
6. A hazard to traffic at road intersections or rights-of-way within the county; or
7. A nuisance as defined by law or other unsanitary condition.

For purposes of this section, "rubbish, waste, trash, or debris" shall mean and include without limitation garbage; rubbish; refuse from residential, commercial, or industrial activities; animal waste; scattered recyclable material, scattered personal items, including clothing and household goods; kitchen and table food waste or other waste that is attendant with or results from the storage, preparation, cooking, or handling of food material; paper; wood scraps; yard waste, tree or landscape debris and rotting fruit; cardboard; cloth; glass; rubber; plastic; carpet; discarded vehicle tires or other vehicle or watercraft fixtures or parts; household goods and appliances; tools and equipment that are broken, derelict, or otherwise in disrepair; and similar materials. Proof of adverse effect, impact, or impairment to economic welfare shall not require expert opinion testimony or a showing of any specific decrease in property value and may be given by fact-based opinion of affected property owners or occupants or any other person generally knowledgeable concerning property in the area.

B. Exemptions. This section shall not apply to generally accepted horticultural, agricultural, or environmental enhancement practices including, but not limited to, use of decaying vegetative matter for composing, mulching, or habitat creation.