

Condemning of substandard structures

The City's code enforcement officer has the authority to condemn and order demolition of substandard structures. The procedure is as follows:

- notification by a citizen of substandard structures
- inspection by City's code enforcement officer to validate substandard status
- if found to be substandard, owner of the structure is notified to abate the problem within a prescribed time frame
- abatement may be repairing the structure or demolition of the structure

Junk and Debris

Old junk, trash, appliances, tires, rubbish, furniture or anything else stored outside can be dangerous and hazardous. It just doesn't look good, either.

Clean it up, throw it out or store it properly. Otherwise, you might find yourself with a fine.

High Grass and Weeds

Any property that has grass or weeds taller than an average of 10 inches is declared a nuisance. High grass and weeds give unwanted critters a place to hide and multiply and also are a fire hazard.

Keep that yard trimmed, or you could face a fine, as well as a mowing bill from the City.

Junk Vehicles and Vehicle Parts

A vehicle that does not run is illegal if it is visible to the public and does not have current license and inspection and is either wrecked or dismantled.

Junk vehicles can be towed by the City - never to be returned - and earn you a fine.

Substandard Structures

In the City limits, houses and other buildings must meet certain standards as set by the minimum building standards. Buildings that are falling apart are dangerous.

Any building or home that is open and vacant is a violation of City code. If you own a property that is unoccupied, be sure to keep it closed and secure.

Keep buildings up to code or you could be fined.

Zoning Issues

Residentially zoned properties are for residences only - not for businesses, junkyards, outside storage, illegal fences, auto repair shops, etc. Illegal uses of zoned areas can result in a \$2,000 fine.

Stagnant Water

Dirty standing water gives mosquitoes a place to breed and grow. Dump or treat pools, flowerpots, buckets, birdbaths or any place water can accumulate. Otherwise you could face a fine up to \$200 per day during which the nuisance continues.

Keep Trees and Drivers Safe

According to the National Arbor Day Foundation, automobiles are one of the top 10 causes of tree damage and destruction.

That's because drivers often don't see low hanging limbs until it's too late.

So, to keep trees and drivers safe and guarantee access for emergency vehicles, the City of Lucas prunes street trees for a 14-foot traffic clearance. So, if you trim your own trees or hire someone to do it for you, make sure those that hang over the street are pruned to provide a 14-foot clearance.