

## **Property Maintenance Code Code Excerpt**

### **Section 545.445: Nuisances**

- A. The following are declared to be nuisances:
1. All decayed or unwholesome food offered for sale to the public or offered to the public at no charge.
  2. Any pond or pool of unwholesome, impure, stagnant or offensive water found upon any lot or piece of ground.
  3. Carcasses of dead animals not buried or destroyed within twenty-four (24) hours after death.
  4. Accumulations, wheresoever they may occur, of manure, rubbish, garbage, refuse, noxious or offensive waste, except the normal storage on a farm of manure for agricultural purposes.
  5. Privy vaults or garbage cans which are not fly-tight, that is, privy vaults or garbage cans which do not prevent the entry of flies, insects and rodents.
  6. The pollution of any well, cistern, spring, underground water stream, lake, canal or body of water by sewage or industrial wastes or other substances harmful to human beings.
  7. Dense smoke, noxious fumes, gas and soot or cinders in unreasonable quantities or the presence of any gas, vapor, fume, smoke, dust or any other toxic substance on, in or emitted from the equipment of any premises in quantities sufficient to be toxic, harmful or injurious to the health of any employee or to any premises, occupant or to any other person.
  8. Any vehicle used for septic tank cleaning which does not meet the requirements of the Code of Ordinances of the City of Raymore.
  9. Any vehicle used for garbage or rubbish disposal which is not equipped with a watertight metal body and provided with a tight metal cover or covers and so constructed as to prevent any of the contents from leaking, spilling, falling or blowing out of such vehicle at any time, except while being loaded, or not completely secured and covered so as to prevent offensive odors from escaping therefrom or exposing any part of the contents at any time.

10. Any and all infestations of flies, fleas, roaches, lice, ticks, rats, mice, fly maggots, mosquito larvae and hookworm larvae.
11. Unlicensed dumps and licensed dumps not operated or maintained in compliance with the ordinances of the City of Raymore and the Statutes of the State of Missouri.
12. No person shall discharge or cause to be discharged into a natural or manmade stormwater system any waste materials, liquids, vapor, fat, gasoline, benzene, naphtha, oil or petroleum product, mud, straw, lawn clippings, tree limbs or branches, metal or plastic objects, rags, garbage or any other substance which is capable of causing an obstruction to the flow of the storm system or interfere with the proper operation of the system or which will pollute the natural creeks or waterways.
13. The dumping or the depositing on or the scattering over the premises of any of the following:
  - a. Garbage or rubbish.
  - b. Abandoned, discarded or unused objects or equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans, containers or similar objects.
  - c. Building material and/or construction equipment abandoned or stored on property where construction is not in progress, where a valid building permit does not exist or on property not properly zoned for such storage.
  - d. Brush or tree limbs.
14. The standing of vehicles which are laden with any foul or nauseous thing, liquid or substance or any refuse, filth, offal or other trash or rubbish anywhere in the City for a period of time longer than reasonably necessary for loading and unloading.
15. Any open, uncovered or unprotected well or cistern on any premises.
16. Any water accumulating and remaining, continuing or stagnating upon, in or about any lot, tract or piece of ground, with the exception of natural streams and waterways, or any barrels, buckets, kegs, tubs, cans or vessels of any kind whatsoever caused or permitted to be thrown, to be placed or to remain upon

any lot, property or grounds in the City that might, could or would catch, hold, contain or retain water in which mosquitoes or insects, bugs, worms or living creatures might be bred, hatched, raised or allowed to remain or accumulate.

17. The dumping, disposal or placement of dirt, stone, rock, concrete, asphalt grindings or similar material unless a valid grading permit exists for the property.
  18. Any inoperable vehicle as defined in this chapter.
  19. Worn, dilapidated or disintegrating silt fencing that is no longer properly functioning as a means of erosion control or is no longer necessary.
  20. Placement or maintenance of any object, platform, structure or obstruction, either temporarily or permanently, such as, but not limited to, a basketball goal, skateboard ramp, trampoline, fence, flagpole, yard ornament or similar item, over any street or sidewalk or in any part of the City's right-of-way except by written approval of the Public Works Director.
  21. The placement of any silt fencing for any purpose other than the intended purpose of capture and control of soil and sediment erosion.
  22. Any tree or limb that is diseased, insect infested, leaning, in danger of falling, fallen, dying or dead that could cause harm or endanger public safety or poses a hazard to overhead power lines.
  23. All other acts, practices, conduct, business, occupation callings, trades, uses of property and all other things detrimental or certain to be detrimental to the health of the inhabitants of the City of Raymore.
- B. The Governing Body of the City of Raymore, Missouri, hereby finds that the allowance of nuisances as defined herein on private property or adjacent rights-of-way or easements are public nuisances which are unsightly, a menace dangerous to the health of the inhabitants of the City or of the residential or commercial area and the residents thereof and are offensive to the general public health, safety and welfare of the community. Such nuisances promote conditions which cause disease; pollution; proliferation of rats, vermin, mosquitoes and snakes; the spread of fire; a harmful environment for transients and to the community as a result of transient use; harmful attractions for children; creates short- and long-term impacts on the area including the diminution of property values

and the integrity of the neighborhood; and interferes with the orderly development of property in the City.

- C. *Unlawful To Cause, Maintain Within City.* It is unlawful for any owner, lessee or occupant or any agent, servant, representative or employee of any such owner, lessee or occupant having control of any occupied lot or land or any part thereof in the City of Raymore, including any areas between the property lines of said lot or parcel and the centerline of any adjacent street or alley including sidewalks, streets, alleys, easements and rights-of-way, to cause, permit or maintain a nuisance on any such lot or land. Additionally, it is unlawful for any person or his/her agent, servant, representative or employee to cause or maintain a nuisance on the land or property of another, with or without permission.