

ORDINANCE No. 08-28

AN ORDINANCE AMENDING ARTICLE 1 OF CHAPTER 42, TITLED "ENVIRONMENT," OF THE CODE OF ORDINANCES, TO PROVIDE FOR REVISED REGULATIONS REGARDING PROPERTY MAINTENANCE STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in its continuing effort to provide for a more aesthetically pleasing and comfortable community for the residents, the City staff, at the direction of the City Commission, has undertaken a review of current regulations, and

WHEREAS, as a result of such review, the City staff has suggested that Article 1 of Chapter 42 of the Code of Ordinances be amended to provide for revised regulations concerning property maintenance standards for residential and non-residential properties,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

SECTION 2. AMENDMENT: Article 1 of Chapter 42, titled "Environment," is hereby amended in its entirety, including Sections 42-1 through 42-9 thereof, as follows:

~~Sec. 42-1. Definitions.~~

~~Commercial or commercially zoned area shall mean and include those areas of the city which are zoned non-residential.~~

~~Day shall mean a calendar day, unless the context otherwise provides.~~

~~Exterior property shall mean the open space on a premises and on adjoining property under the control of owners or operators of such premises.~~

~~*Extermination* shall mean the control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.~~

~~*Garbage* shall mean the animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.~~

~~*Infestation* shall mean the presence, within or around a structure or premises, of insects, rats, vermin or other pests.~~

~~*Inoperable motor vehicle* shall mean a vehicle which cannot be driven upon the public streets because it is unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.~~

~~*Motor vehicle* shall mean any vehicle powered by a motor which is used or designed for the purpose of transporting goods or persons from one point to another.~~

~~*Owner* shall mean 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, county or municipality 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.~~

~~*Residential or residentially zoned area* shall mean and include those areas of the city which are predominantly residential in character or which designated as suitable for the establishment of dwellings for human habitation and not for the conduct of commercial activities including, but not limited to, the RS 1, RS 2, RS 3, RS 4, RM 10, RM 16, RM 20, TND-PUD and RP-10 zoning districts.~~

~~*Rubbish* shall mean combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials; paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, construction and demolition debris, dust and other similar materials.~~

~~*Shipping container* shall mean shall mean any fully enclosed portable structure, that is typically rented to persons or entities on a temporary basis for the shipment of goods, material or machinery by land or sea.~~

~~*Storage container or portable storage container* shall mean any fully enclosed portable structure, typically rented to persons or entities on a temporary basis, for the storage of personal property, and that is delivered and removed by a vehicle.~~

~~*Sidewalk* shall mean that area, the surface of which may be made of concrete, cement, asphalt, macadam or other similar material, which has been designated or serves as a pedestrian trafficway and which lies between the public street and the contiguous private property; or, where a swale or swale area exists, which lies between the swale or swale area and the contiguous private property.~~

~~*Swale or swale area* shall mean that area of the publicly owned land lying on either side of a public street or alley, between the edge of such public street or alley and the edge of a public sidewalk, where such sidewalk exists; or where a sidewalk does not exist, that area of the publicly owned land lying on either side of a public street or alley; provided, however, that for the purposes of the regulations hereinafter set forth, the term "swale or swale area" shall not include any regularly paved portion of such area described hereinabove which is commonly used as an extension of a residential~~

~~driveway or on an extension of a roadway, and which is intended, by its nature, to be a parking area covered with asphalt, cement, macadam or similar material.~~

~~Tenant shall mean a person, corporation, partnership or group occupying a building or portion thereof with the permission of the owner under a lease, gratuitous grant of use or other form of tenancy; or a person, corporation, partnership or group occupying a building or portion thereof without the knowledge of the owner, but where a reasonable owner should reasonably be aware that the occupancy is taking place.~~

~~Trailer shall mean a frame or structure mounted on wheels designed to be pulled by a motor vehicle.~~

~~Visible shall mean capable of being seen from any point beyond any boundary line of the property on which the vehicle, recreational vehicle, trailer, boat or boat trailer is parked or from any point on any public property.~~

ARTICLE 1 PROPERTY MAINTENANCE STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES

Section 42-1 Created; title

There is hereby created a set of minimum standards for the maintenance of residential and non-residential buildings in the City of Lauderdale Lakes, as set out in this article, which shall be known as the "Property Maintenance Standards."

Sec. 42-2. In general.

~~(a) Scope. The provisions of this article shall govern the minimum conditions and the responsibilities of persons for the maintenance of commercial and residential structures, equipment and exterior property.~~

~~(b) Responsibility. The owner of any premises shall maintain its structures and exterior property in compliance with these requirements. No person shall occupy or permit another to occupy for residential or commercial use any premises which are not in a sanitary and safe condition and which do not comply with the requirements of this article.~~

~~The occupant of a residential dwelling unit is responsible for keeping that part of the dwelling which he or she occupies and controls in a clean, sanitary and safe condition. The owners of a multi-family residential structure are responsible for keeping the common or public portions of that building in a clean, sanitary and safe condition. The owners and tenants of a commercial unit are jointly and severally responsible for keeping that part of the structure occupied and controlled by each tenant in a clean, sanitary and safe condition. The owners of a commercial building are responsible for keeping the common or public portions of that building in a clean, sanitary and safe condition.~~

~~(c) Vacant structures and land. All vacant structures and premises shall be maintained in a clean, safe, secure and sanitary condition to a standard consistent with that for an occupied structure or premises and in conformity with the standards and regulations contained in this article. All vacant land shall be maintained in a clean, safe and sanitary condition so as not to cause blight or so as to not adversely affect the public health or safety.~~

~~(d) *Right of entry on property.* Law enforcement and code enforcement officers of the city shall have the right to enter upon private property for the purposes of implementing the standards contained in this article, where such law enforcement and code enforcement officer has probable cause to believe that a violation of the provisions of this article or similar provisions of Florida Statutes are being violated.~~

~~(e) *Compliance with applicable codes.* All commercial and residential structures shall comply with the requirements of all applicable building, housing, zoning and fire codes, or shall exist as a legal, nonconforming use.~~

Section 42-2 Purpose and scope

The purpose of this article is to create uniform minimum standards for the maintenance of residential and non-residential premises so as to prevent the blight and decay of the city; to promote the public health, safety and welfare of the city; to create responsibilities and duties upon the owners, operators and occupiers of the premises; to establish procedures for the inspection of the premises and to establish remedies for the non-compliance with this article.

The City has found that properties that are inadequately maintained so as to become aesthetically displeasing, affect property values of nearby property, affect citizen attitudes about the desirability or livability of their business or residential neighborhoods, contribute to community blight, or become a public nuisance; buildings which have broken windows or are poorly maintained so as to appear abandoned become targets of vandalism and may create opportunities for other criminal acts. In light of these findings, property maintenance standards are being created for residential and non-residential property. In providing a mechanism to assure building maintenance is reasonably related to prevention of slum and blight, as well as crime, this section is designed to protect and preserve the appearance, character, and value of buildings, structures, and properties, thereby promoting the general welfare.

This article shall apply to the exterior portion of all buildings in the City and their appurtenant facilities, as well as to any and all adjoining grounds, areas or other premises. In any situation where a provision of this article conflicts with any other building, housing, litter, health, safety, or zoning regulations, the higher standard shall prevail.

Sec. 42-3. Enforcement.

~~(a) *Enforcement procedure.* Except where provided below, enforcement of this article shall be consistent with the code enforcement procedures contained in the applicable section or sections of this Code.~~

~~(b) *Strict liability.* Any person failing to comply with a notice of violation or order for a violation of the provisions of this article served in accordance with the applicable section or sections of this Code shall be deemed guilty of a strict liability offense.~~

~~(c) *Correction of condition or repair by city.* Except as otherwise provided for in this article, if an owner of real property shall allow any condition described in this article to exist in violation of its terms, the city shall send a "notice to owner" to the owner of such real or personal property or waterway, directing such individual to clean, mow or repair~~

~~such condition. Further, such notice to owner shall advise the owner that the city shall have the property or waterway cleaned, mowed or repaired, unless the owner shall correct the identified condition within five days from the date of such notice. Should the violation constitute a clear and present imposition on the public health, safety and welfare, the city shall send a "notice to owner" to the owner of such real or personal property or waterway, and shall conspicuously post the property with signage, advising the owner that the city shall have the property or waterway cleaned, mowed or repaired, unless the owner shall correct the identified condition within two days from the date of such notice.~~

~~This notice to owner shall be mailed to the owner of such property, return receipt requested and by regular first class mail, at the address appearing on the latest records of the county tax appraiser's office for ad valorem taxation purposes; provided, however, that the failure or omission of the city to mail such notice by certified mail, return receipt requested, shall in no way affect its validity, provided that the city clerk provides an affidavit that the notice was duly mailed. In all events, it shall be presumed that the addressee of such notice or re notice received it within three days of mailing. In the event, however, that the city has a different address for such owner, the city shall provide additional notice to such other address, as well.~~

~~The notice shall provide the approximate cost that will be incurred if the city corrects the identified condition. Such costs shall be estimated based upon the information then available, and no variance between such estimate and the actual cost shall invalidate or constitute a defect under the terms of this section. If the owner fails to correct the identified condition within the time provided, the city shall correct the identified condition, and the costs thereof, including reasonable administrative expenses, filing costs, costs of collection and attorneys' fees, shall be assessed against the subject property. If such owner fails to reimburse the city for its costs, the city shall impose a lien against the property after notice and a hearing using the procedures contained in the applicable section or sections of this Code.~~

Section 42-3 Definitions

The terms defined in this section will maintain their respective meanings throughout this section, unless a different meaning clearly appears from the context.

(a) *Blighting condition* shall mean any physical condition of the maintenance of the premises which serves, either directly or indirectly, to reduce the value of the surrounding properties.

(b) *City* shall mean the City of Lauderdale Lakes.

(c) *Day* shall mean calendar day.

(c) *Deterioration* shall mean the condition or appearance of the premises characterized by holes, potholes, breaks, cracks, rot, crumbling, uneven settlement, or other evidence of decay, neglect, or lack of maintenance.

(d) *Dwelling* shall mean any building which is wholly or partly used or intended to be used for living, sanitation, sleeping, cooking and eating, including congregate living facilities, group homes, community residential homes and similar residential facilities.

(e) *Dwelling unit* shall mean any room or group of rooms located within a dwelling and providing complete, independent living facilities for one family used or intended to be used for living, sleeping, sanitation, cooking and eating.

(f) *Fire hazards* shall mean anything or any act which violates the prevailing fire codes.

(g) *Garbage* shall mean all kitchen and table refuse, swill and every accumulation of animal and vegetable matter that attend the preparation, decay, dealing in or storage of meats, fish, fowl, or vegetable matter, including combustible waste used in connection with the distribution or storage of food and all disposable receptacles of food or food products.

(h) *Infestation* shall mean the presence of insects, rodents, vermin, or other pests which constitute a de facto health hazard.

(i) *Litter* shall mean "garbage," "rubbish" and "trash," as defined herein, and all other waste material which tends to create a danger to public health, safety and welfare.

(j) *Nuisance* shall mean the existence of excessive accumulation of untended litter, natural growth, stagnant water, including any wrecked, derelict, or partially dismantled motor vehicle, boat, machinery, refrigerator, fixture or furniture and all other unsightly or unsanitary objects upon any premises within the city to the extent that such premises may reasonably become infested, or such conditions threaten or endanger the public health, safety, or welfare, or may adversely affect or impair the economic welfare of adjacent property. Nuisance shall also mean any public nuisance as defined by any statute or city ordinance; any attractive nuisance on the premises that may prove harmful to inquisitive minors; any condition that renders the air, food, or drink detrimental to the health of human beings and any fire hazards.

(k) *Non-residential building* shall mean any building not used as a dwelling.

(l) *Occupant/operator* shall mean a person with a recognizable legal interest in the premises, or in control of the premises or part of the premises with or without the legal consent of the true owner.

(m) *Owner* shall mean any person whom the current real estate property tax rolls of the Broward County Property Appraiser's Office reflects holds a legal-interest.

(n) *Premises* shall mean a dwelling unit or non-residential building, and the structure of which it is a part, and the appurtenant facilities and grounds, which shall include, but not be limited to, fences, signs, walks, driveways, parking facilities, garages/carports, barns, storage facilities, and satellite dishes.

(n) Residential or residentially zoned area shall mean and include those areas of the city which are predominantly residential in character or which designated as suitable for the establishment of dwellings for human habitation and not for the conduct of commercial activities, including, but not limited to RS-2, RS-3, RS-4, RM-10, RM-16, RM-20, TND-PUD, TC and RP-10 zoning districts.

(o) Rubbish shall mean non-decomposed solid wastes consisting of both combustible and noncombustible wastes such as paper, wrappings, cigarettes, cardboard, tin cans, bedding, glass, crockery, tree branches, yard trimmings, construction and demolition debris and similar materials.

(o) Shipping container shall mean any fully enclosed portable structure that is typically rented to persons or entities on a temporary basis for the shipment of goods, material or machinery by land or sea.

(o) Storage container or portable storage container shall mean any fully enclosed portable structure, that is typically rented to persons or entities on a temporary basis, for the storage of personal property, and that is delivered and removed by a vehicle.

(p) State of good repair shall mean that the premises is safe, the materials used in any structure or fixture are sound and reasonably perform the function for which they are intended and the repair is executed in a workmanlike manner.

(q) Structurally sound shall mean free of imperfections which affect the intended use of the structure so as not to endanger the health, safety, or welfare of the inhabitants or the public.

(q) Swale or swale area shall mean that area of the publicly owned land lying on either side of a public street or alley, between the edge of such public street or alley and the edge of a public sidewalk, where such sidewalk exists; or where a sidewalk does not exist, that area of the publicly owned land lying on either side of a public street or alley. Provided, however, that for the purposes of the regulations hereinafter set forth, the term "swale or swale area" shall not include any regularly paved portion of such area described hereinabove which is commonly used as an extension of a residential driveway or on an extension of a roadway which is intended, by its nature, to be a parking area covered with asphalt, cement, macadam or similar material.

(r) Trash shall mean other vegetable waste not included in the term "garbage" and wastepaper, straw, excelsior or other rubbish and waste not connected with the preparation, distribution or storage of food, or other lawn or garden waste.

Sec. 42-4. Exterior property areas.

~~(a) 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 the occupant occupies or controls in a clean and sanitary condition.~~

~~(b) *Grading and drainage.* Except for approved retention areas and reservoirs, all premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water.~~

~~(c) *Sidewalks and driveways.* All sidewalks, walkways, exterior stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Grass, weeds or vegetation shall not be allowed to overgrow any sidewalk or driveway, and no owner or occupant of a residential or commercial property shall allow a tree or any part thereof to extend over the sidewalk below a height of ten feet. No owner or occupant shall place or maintain a tree in a location where the roots of the tree break or raise up portions of the sidewalk, including trees located in swale areas. No owner or occupant shall place a vehicle, boat, trailer shipping or temporary storage container or dumpster on top of a sidewalk or in such a way as to interfere with the use of a sidewalk.~~

~~(d) *Weeds.* All premises and exterior property, including swale areas, shall be maintained free from weeds or plant growth in excess of eight inches in height. All noxious weeds shall be prohibited. Weeds shall be defined as all uncultivated grasses, annual plants and vegetation; provided, however, this term shall not include cultivated and properly maintained flowers, gardens, trees, shrubs or ornamental grasses.~~

~~(e) *Waterways.* The owner or occupant of all real property abutting upon a waterway shall not permit the growth of grass, weeds, flora or trees into the waterway. Trees shall not overhang waterways in such a way as to allow limbs, fronds, fruits, coconuts or other droppings to fall into the waterway. The owner of the bottom of a waterway shall not permit the growth of subsurface aquatic weeds above the surface of the water or to an extent that they affect drainage or aquatic life or promote the accumulation of debris in the waterway.~~

~~(f) *Landscaping of commercial properties and multi-family residential properties.* Landscaping shall be maintained in conformity with a site's approved site plan and with the landscape requirement and maintenance standards contained in the land development regulations. If no city approved site plan exists, a landscaping site plan shall be prepared as a condition for issuing a new certificate of use, but shall not be required for issuing a renewed certificate of use pursuant to this Code.~~

~~(g) *Landscaping of single family residences, and residential structures with four or fewer units.* Landscaping shall be maintained with the landscape requirements and maintenance standards contained in the land development regulations.~~

~~(h) *Accessory structures.* All accessory structures, including detached garages, sheds and walls shall be maintained structurally sound and in good repair. Exterior surfaces shall be protected from the elements and decay by painting or other protective covering or treatment of a uniform color, except for trim and accent colors. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.~~

~~(i) *Fences.* Fences for single family residential units, duplexes or triplexes may not extend closer to the front street than the front of the house.~~

~~(j) *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.~~

~~(k) *Swale areas.* Every owner, occupant or tenant of a commercial or residential structure shall keep that portion of the swale or swale area located between his or her~~

~~property and the street edge or curblin in a clean, grass maintained, safe and sanitary condition. Floral ground cover, shrubbery or trees are permitted if of approved species and well maintained. The provisions of this paragraph also apply to the owners of vacant lots.~~

~~It is unlawful for any person to place any solid object made of metal, concrete, plastic or similar materials protruding more than three inches above ground or having a diameter greater than ten inches at its widest point, or having sharp, jagged or irregularly edged surfaces in a swale or swale area. Such objects shall not be placed closer than three feet apart.~~

~~(l) *Balconies and porches.* Balconies and porches shall not be used for storage of household items or appliances. Balconies and porches shall be kept sufficiently free of obstructions so as to block the entry of firefighters and other emergency personnel from ladders, ladder trucks or other emergency equipment.~~

Section 42-4 Compliance required

All residential and non-residential premises located within the city shall comply with the provisions of this article, without exception.

~~Sec. 42-5. Temporary storage of portable storage containers and shipping containers. The following rules and regulations shall apply to the storage or parking of portable storage containers or shipping containers:~~

~~(1) *Permit required.* Prior to parking or storing a container on any site, the owner or occupant of the site where the container is to be located, must apply for and obtain a permit from the city. Upon issuance, the permit shall be displayed on the outside of the container in a clear pouch.~~

~~(2) *Maximum size.* The total square footage for containers shall not exceed 130 square feet in floor area. Only one container shall be located on a site at any given time.~~

~~(3) *Permitted locations.* Portable storage containers and shipping containers shall not be parked or stored in, upon, or across any street, right of way or swale; shall only be parked or stored in driveways; and shall be set back a minimum of ten feet from the front property line.~~

~~(4) *Permitted length of stay.* Containers shall not be parked or stored for periods exceeding five consecutive days, and shall not be stored at the same location in excess of six days in a calendar year. Notwithstanding the time limitations stated herein, portable storage containers shall be removed immediately by the owner or occupant of the site where the portable storage container is located, upon the issuance of a hurricane warning by the National Hurricane Center.~~

~~(5) *Containers to be kept clean and in good repair.* Owners and occupants of sites where containers are stored or parked must ensure that the portable storage containers are kept in good condition, free from evidence of deterioration. When not in active use, portable storage containers and shipping containers shall be kept locked. Hazardous substances shall not be stored or kept in containers.~~

Section 42-5 Compliance inspection

A code enforcement officer shall have the authority to make or cause to be made inspections to determine the condition of residential and non-residential premises in the interest of safeguarding the health and safety of the occupants of such premises and of the general public. If actual inspection on the premises is necessary to determine whether a violation exists, the code enforcement officer, or his/her agent, is hereby authorized to enter, examine, and survey with the consent of the owner, operator or occupant all buildings or premises. In an appropriate case the code enforcement officer may pursue all legal means to secure inspection of buildings or premises where permission by the owner, operator, or occupant has not been given.

~~Sec. 42-6. Swimming pools, spas and hot tubs.~~

~~(a) *Swimming pools.* Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition, and in good repair.~~

~~(b) *Enclosures.* Private swimming pools, hot tubs and spas containing water more than 18 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height above ground level. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of six inches from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.~~

~~(c) *All swimming pool enclosures to conform to land development regulations.* The construction of all swimming pool enclosure fences and walls is subject to the regulations contained in the applicable section or sections of the land development regulations.~~

Section 42-6 Residential maintenance standards

(a) Exterior Building Surfaces. The exterior of buildings and structures shall be maintained by the owner, operator, or occupant in a state of good repair and shall be structurally sound, in order to facilitate public safety and so the appearance will not constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.

(1) *Wall surfaces.* Exterior wall surfaces shall be maintained in a state of good repair to prevent deterioration and shall be cleaned, repainted or recovered when twenty-five (25) percent or more of any single sight view becomes discolored or is peeling, molding, or mildewing. All parts of the structure that show dry rot or other deterioration shall be repaired, replaced or refinished. The exterior faces shall be kept free from materials, objects, graffiti, dirt, grime, stains, wall murals and all other adverse conditions.

(2) *Repair work, painted walls.* Repair work shall be painted in a manner that matches as close as reasonably possible the color of the area around or near the patch so that it is color coordinated with the rest of the building or structure (e.g., black painting over a wall-crack patch on a white building prohibited).

(3) *Roofs, gutters and fascia.* All roofs, gutters and fascia shall be free of signs of deterioration and be maintained in good condition to prevent water from leaking into the building structure; and shall be cleaned or repainted and restored when twenty-five percent (25%) or more of any single sight surface view shows dirt, grime, stains, mildew, peeling or any sign of deterioration.

(4) *Roof repairs.* Roof repairs shall be finished, and matched with other portions of the roof. There shall be no areas of uncovered roofing underlay materials, or unmatched shingles. (i.e., Shingles shall be reasonably matched. An exact match is not required.) All roof repairs or roof replacements shall be finished. Tar paper, bitumen membrane or other "drying in underlay system" must be covered with tiles or shingles and finished on the edges with drip edging or other appropriate flashing.

(5) *Screens, shutters, awnings and skirting.* All screens, shutters, awnings and skirting shall be maintained without damage, holes greater than three (3) inches in length or diameter, tears or deterioration and shall be replaced when the item can no longer be returned to a state of good repair. In addition, all panels of the enclosure designed to be screened must contain screening.

(6) *Awnings, shutters, light fixtures, mailboxes, signs and other appurtenances to any structures.* All appurtenances to any structure, such as awnings, shutters, light fixtures, signs or mailboxes shall be securely attached and not broken, hanging loose, or falling away from the structure.

(6) *Stairs, porches and railings.* The stairs, porches and railings affixed to the exterior of every structure shall be kept in a state of good repair and be structurally sound. Protective railings shall be required on any unenclosed structure over thirty (30) inches above the ground level or any steps containing four (4) risers or more.

(7) *Windows or doors.* All exterior doors, garage doors and frames thereof and windows, shall be kept in a state of good repair, without cracked or broken glass and be substantially weathertight and infestation proof.

(b) *Exterior Premises and Grounds.* It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.

(1) *Fences, signs, satellite dishes.* If twenty-five percent (25%) or more of any single sight view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered. All such structures shall also be maintained in good repair and in an upright condition and shall be free from graffiti, or broken planks, or falling down or loose component pieces

(2) Litter. No litter shall be allowed to accumulate on the premises.

(3) Refuse brush. Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.

(4) Natural growth. Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.

(5) Overhangings. Loose and overhanging objects, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts, which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.

(5) Balconies and porches. Balconies and porches shall not be used for storage of household items or appliances. Balconies and porches shall be kept sufficiently free of obstructions so as not to block the entry of firefighters and other emergency personnel from ladders, ladder trucks or other emergency equipment.

(6) Ground surface hazards. All private sidewalks, roads, streets, driveways, parking areas, and other paved or hard surfaced areas located within private property and intended for use by vehicular or pedestrian traffic shall be kept in a state of good repair to prevent deterioration and shall be repaired, replaced or resurfaced. All curbing and bumper stops shall be replaced if damaged. All striping, including but not limited to parking space, traffic lane and directional markings, within any private road, street or parking area located within private property shall be repainted as necessary so that same will be clearly visible at all times.

(7) Sources of infestation. All parts of the premises shall be maintained so as to prevent infestation.

(8) Swale areas. Swale areas shall be kept in a clean, grass-maintained, safe and sanitary condition. Floral groundcover, shrubbery or trees are permitted if of approve species and well maintained. The provisions of this paragraph also apply to the owners of vacant lot.

It is unlawful for any person to place any solid object made of metal, concrete, plastic or similar materials protruding more than 3 inches above ground or having a diameter greater than 10 inches at its widest point, or having sharp, jagged or irregularly edges surfaces, in a swale or swale area. Objects placed in a swale or swale area shall not be placed closer than 3 feet apart.

(9) Landscaping. All landscaped and grassed areas shall be maintained in a healthy condition as set forth in Chapter 10 of the Land Development Regulations, and shall not be permitted to grow to such a length that the condition becomes a nuisance.

(10) Swimming pools. Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition so as to prevent deterioration and the creation of a nuisance.

(11) Construction waste. In all single-family residentially zoned districts during periods of construction, either new or during the renovation or remodeling of existing structures, the building official or such official's designee shall have the authority depending, on the scale, nature, and pattern of the construction activity as well as the physical constraints of the construction site and area, to require that any roll-off container for the disposal of construction debris and waste material be reduced in size, screened from view by being placed in the side or rear yard if reasonably possible, or removed from the property completely should the construction have ceased or not be of the magnitude where a roll-off container is warranted.

(12) Drainage systems. Every owner of a residential building shall grade and maintain the exterior of the property, including any site drainage systems, so as to prevent the accumulation of standing water, which may become stagnant.

(13) Building openings and passageways. Doors, windows, hatchways, meter rooms, electrical rooms and entryways designed to secure property and personnel, must be maintained and remain closed after business hours or when no authorized personnel are present.

(14) Building closures. All materials used to secure or close a structure shall be of good and sufficient grade and of the color of the surrounding area of the adjacent wall so that the appearance of the exterior surface is uniform and such materials do not stand out prominently relative to the overall appearance of the exterior of the structure and the same does not call attention to the structure.

(15) Outside laundry. No clothes-drying operations shall be conducted on the residential property in such a way as to be seen from the adjacent street(s).

(16) Garbage disposal. 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 containers.

(17) Garbage containers, curb-side pickup. All residential containers designed to be placed at the curb shall not be so placed before 5:00 p.m. of the evening before the scheduled pickup and shall be removed from the curb before 5:00 p.m. of the day of the pickup.

(18) Garbage equipment. The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to occupants in each dwelling unit, or an approved leak-proof covered, outside garbage container.

(19) Garbage containers and enclosures. The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, city-approved leak-proof dumpsters or containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal. Dumpsters or other waste containers must be enclosed within a dumpster enclosure as specified in the approved site plan. All dumpster enclosures shall fully contain the leakage of fluids from dumpsters, including the infiltration of rainwater into the dumpsters resulting from inadequate lids or lids left open, within the enclosure. The floors and the walls of dumpster enclosures shall be clean and free from stains. All new dumpster enclosures shall be constructed of cement or reinforced cinderblock with self-closing, opaque metal doors.

(20) City's rights to self-help. If an owner or occupant of real property shall allow a dumpster containing trash or garbage, or a container partially or fully filled with animal or vegetable fats to become overfilled, misplaced, damaged, contaminated or deteriorated to such an extent that it becomes offensive to the adjacent property owners or occupants, or to the extent that a reasonable person would find such condition offensive, a nuisance, or a threat to the public health, safety or welfare, the city shall have the authority to immediately, clean, correct or remove the dumpster or container. The cost of such cleaning, correction or removal, including reasonable administrative expenses, shall be assessed against the subject property and/or the owner of the property having responsibility for such dumpster or container. If such owner or occupant fails to reimburse the city for its costs, the city shall impose a lien against the property of the offending party after notice and a hearing using procedures contained in this code or pursuant to Chapter 162, Florida Statutes.

(21) Recreational equipment. Above-ground recreational equipment, such as basketball hoops, basketball stanchions, soccer goals, hockey goals and the like, shall not be permanently mounted in the front yard areas or attached to the front elevation of the existing improvements. Such temporary recreational equipment may be located in the front yard area; provided, however, the same shall be taken down or away from such front yard area by 6:00 p.m. and the same shall not be replaced before 9:00 a.m. of the following morning.

(c) Local Agent and ownership sign required for certain residential units.

(1) All persons having an ownership interest in two or more residential rental units located within the city shall be required to retain the services of a local agent for such units, whose job it shall be to oversee the smooth operation and upkeep of such units. Such agent may be the owner of the unit, provided that

such owner regularly resides within the county, or the agent may be an occupant of one of the units.

(2) All persons having ownership interest in two or more residential rental units located within the city, such units being situated within the same building or complex, shall be required to post a sign, not to exceed two (2') feet by two (2') feet, which shall be affixed to the front of the building, done in a professional manner that is legible, and which is in a conspicuous place among such units or at the rental/leasing office. Trees, shrubs, hedges, ground cover or any other material shall not obstruct or hinder the visibility of said sign. Said sign shall include the name(s), address(es) and telephone number(s) of all persons having such ownership interests, or the name, address and telephone number of the local agent of the rental complex.

(3) The sign referred to in subsection (c)2 of this section shall be a lettered sign constructed of decorative wood, plastic or metal. The sign shall not utilize more than one color for the background, one color for the letter faces and one color for the letterboxes. All letters and numbers shall be readily visible. For the purposes of this section, white shall be considered a color and the color of the building shall be considered a color when the building is used as a background. The minimum letter height is one (1) inch and the maximum letter height is three (3) inches. All colors shall meet the requirements of the residential color palette.

(4) It is the intent of this section to require all persons having an ownership interest in two or more residential rental units, situated in the same building or complex, to post the required signage. Should the property ownership be transferred to another party, the new property owner shall be responsible for complying with the requirements of this section within thirty (30) calendar days of the transfer.

~~Sec. 42-7. Exterior of structure.~~

~~(a) *General.* The exterior of any commercial or residential 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.~~

~~(b) *Protective treatment.* All exterior surfaces including, but not limited to, doors, door and window frames, cornices, facia, facades, eaves, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. 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 water tight. 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.~~

~~(c) *Premises identification.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Additional regulations are contained in the land development regulations.~~

~~(d) *Structural members.* All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.~~

~~(e) *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 rodents and other pests.~~

~~(f) *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.~~

~~(g) *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. All roof systems, including roof tiles and shingles, shall be in good repair. Damaged or broken roof tiles or shingles shall be immediately removed to prevent them from becoming hazardous flying objects. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roofwater shall not be discharged in a manner that creates a public nuisance.~~

~~(h) *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.~~

~~(i) *Overhang extensions.* All overhang extensions including, but not limited to canopies, marquees, signs, metal 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.~~

~~(j) *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.~~

~~(k) *Chimneys and towers.* All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. 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.~~

~~(l) *Handrails and guards.* Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.~~

~~(m) *Window, skylight and door frames.* Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.~~

~~(n) *Glazing.* All glazing materials shall be maintained free from cracks and holes.~~

~~(o) *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. Locks on means of egress or ingress doors shall be in accordance with the land development regulations.~~

~~(p) *Building security.* Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.~~

~~(q) *Windows.* Operable windows located in whole or in part within six feet above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking devices.~~

Section 42-7 Non-residential maintenance standards.

(a) Exterior Building Surfaces. The exterior of buildings and structures shall be maintained by the owner, operator, or occupant in a state of good repair and shall be structurally sound, in order to facilitate public safety and so the appearance will not constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.

(1) *Wall surfaces.* Exterior wall surfaces shall be maintained in a state of good repair to prevent deterioration and shall be cleaned, repainted or recovered when twenty-five percent (25%) or more of any single sight surface view becomes discolored or is peeling, molding, or mildewing. All parts of the structure that show dry rot or other deterioration shall be repaired, replaced or refinished. The exterior faces shall be kept free from materials, objects, graffiti, dirt, grime, stains, wall murals and all other adverse conditions.

(2) *Repair work.* Repair work shall be painted in a manner that matches as close as reasonably possible the color of the area around or near the patch so that it is color coordinated with the rest of the building or structure (e.g., black painting over a wall-crack patch on a white building prohibited).

(3) *Roofs, gutters and facia.* All roofs, gutters and facia shall be free of signs of deterioration and be maintained in good condition to prevent water from leaking into the building structure; and shall be cleaned or repainted and restored when twenty-five percent (25%) or more of any single sight surface view shows dirt, grime, stains, mildew, peeling or any sign of deterioration.

(4) *Roof repairs.* Roof repairs shall be finished, and matched with other portions of the roof. There shall be no areas of uncovered roofing underlay materials, or unmatched shingles. (i.e., Shingles shall be reasonably matched. An exact match is not required.) All roof repairs or roof replacements shall be finished. Tar paper, bitumen membrane or other "drying in underlay system" must be covered with tiles or shingles and finished on the edges with drip edging or other appropriate flashing.

(5) *Screens, shutters, awnings and skirting.* All screens, shutters, awnings and skirting shall be maintained without damage, holes greater than three (3) inches in length or diameter, tears or deterioration and shall be replaced when the item

can no longer be returned to a state of good repair. In addition, all panels of the enclosure designed to be screened must contain screening.

(6) Awnings, shutters, light fixtures, mailboxes, signs and other appurtenances to any structures. All appurtenances to any structure, such as awnings, shutters, light fixtures, signs or mailboxes shall be securely attached and not broken, hanging loose, or falling away from the structure.

(7) Stairs, porches and railings. The stairs, porches and railings affixed to the exterior of every structure shall be kept in a state of good repair and be structurally sound. Protective railings shall be required on any unenclosed structure over thirty (30) inches above the ground level or any steps containing four (4) risers or more.

(8) Windows or doors. All exterior doors, garage doors and frames thereof and windows, shall be kept in a state of good repair, without cracked or broken glass and be substantially weathertight and infestation proof.

(b) Exterior Premises And Grounds. It shall be the duty of the owner, operator, or occupant to keep the exterior premises, including any auxiliary structures thereon, free of hazards, nuisances, and unsafe or unsightly conditions which constitute a blighting factor leading to the deterioration of the adjacent neighborhood and the city.

(1) Fences, signs, satellite dishes. If twenty-five percent (25%) or more of any single sight surface view of a sign, fence or satellite dish becomes deteriorated, discolored or is peeling, molding or mildewing, it shall be cleaned, repainted or recovered. All such structures shall also be maintained in good repair and in an upright condition and shall be free from graffiti, or broken planks, or falling down or loose component pieces

(2) Litter. No Litter shall be allowed to accumulate on the premises.

(3) Refuse brush. Weeds, stumps, roots, obnoxious growths, litter and debris shall be removed from the premises.

(4) Natural growth. Dead and dying trees and limbs or other natural growth which, by reason of rotting or deteriorating conditions, or storm damage, constitute a hazard to persons in the vicinity thereof shall be removed. Trees shall be kept pruned and trimmed at all times to prevent hazard.

(5) Overhangings. Loose and overhanging objects, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts, which by reason of location above ground level constitute a danger of falling on persons in the vicinity thereof shall not be permitted.

(6) Balconies and porches. Balconies and porches shall not be used for storage of household items or appliances. Balconies and porches shall be kept

sufficiently free of obstructions so as not to block the entry of firefighters and other emergency personnel from ladders, ladder trucks or other emergency equipment.

(7) *Ground surface hazards.* All private sidewalks, roads, streets, driveways, parking areas, and other paved or hard surfaced areas located within private property and intended for use by vehicular or pedestrian traffic shall be kept in a state of good repair to prevent deterioration and shall be repaired, replaced or resurfaced. All curbing and bumper stops shall be replaced if damaged. All striping, including but not limited to parking space, traffic lane and directional markings, within any private road, street or parking area located within private property shall be repainted as necessary so that same will be clearly visible at all times.

(8) *Sources of infestation.* All parts of the premises shall be maintained so as to prevent infestation.

(9) *Swale areas.* Swale areas shall be kept in a clean, grass-maintained, safe and sanitary condition. Floral groundcover, shrubbery or trees are permitted if of approve species and well maintained. The provisions of this paragraph also apply to the owners of vacant lot.

It is unlawful for any person to place any solid object made of metal, concrete, plastic or similar materials protruding more than 3 inches above ground or having a diameter greater than 10 inches at its widest point, or having sharp, jagged or irregularly edges surfaces in a swale or swale area. Objects placed in a swale or swale area shall not be placed closer than 3 feet apart.

(10) *Mechanical equipment.* Filtration systems, air conditioning units and gas tanks at ground level on new installations shall be concealed by a fence or landscape border so that the equipment will not be seen from the street or adjacent properties.

(11) *Landscaping.* All landscaped and grassed areas shall be maintained in a healthy condition as set forth in Chapter 10 of the Land Development Regulations, and shall not be permitted to grow to such a length that it becomes a nuisance.

(12) *Swimming pools.* Swimming pools, spas and hot tubs shall be maintained in a clean and sanitary condition so as to prevent deterioration and the creation of a nuisance.

(13) *Drainage systems.* Every owner of a non-residential building shall grade and maintain the exterior of the property, including any site drainage systems, so as to prevent the accumulation of standing water, which may become stagnant.

(14) *Building openings and passageways.* Doors, windows, hatchways, meter

rooms, electrical rooms and entryways designed to secure property and personnel, must be maintained and remain closed after business hours or when no authorized personnel are present.

(15) *Building closures.* All materials used to secure or close a structure shall be of good and sufficient grade and of the color of the surrounding area of the adjacent wall so that the appearance of the exterior surface is uniform and such materials do not stand out prominently relative to the overall appearance of the exterior of the structure and the same does not call attention to the structure.

(16) *Garbage disposal.* 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 containers.

(17) *Garbage containers and enclosures.* The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, city-approved leak-proof dumpsters or containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal. Dumpsters or other waste containers must be enclosed within a dumpster enclosure as specified in the approved site plan. All dumpster enclosures shall fully contain the leakage of fluids from dumpsters, including the infiltration of rainwater into the dumpsters resulting from inadequate lids or lids left open, within the enclosure. The floors and the walls of dumpster enclosures shall be clean and free from stains. All new dumpster enclosures shall be constructed of cement or reinforced cinderblock with self-closing, opaque metal doors.

(18) *Grease traps.* All commercial establishments with grease traps shall maintain them in good working condition. All containers for the temporary storage and recycling of using animal and vegetable fats must be located within an opaque, leak-free enclosure. Both the container and the enclosure must be kept in a clean, odor-free condition, without insect or pest infestation. Containers must be emptied weekly. No spillage or leakage of fats from containers shall be allowed.

(19) *City's rights to self-help.* If an owner or occupant of real property shall allow a dumpster containing trash or garbage, or a container partially or fully filled with animal or vegetable fats to become overfilled, misplaced, damaged, contaminated or deteriorated to such an extent that it becomes offensive to the adjacent property owners or occupants, or to the extent that a reasonable person would find such condition offensive, a nuisance, or a threat to the public health, safety or welfare, the city shall have the authority to immediately, clean, correct or remove the dumpster or container. The cost of such cleaning, correction or removal, including reasonable administrative expenses, shall be assessed against the subject property and/or the owner of the property having responsibility for such dumpster or container. If such owner or occupant fails to reimburse the city for its costs, the city shall impose a lien against the property of

the offending party after notice and a hearing using procedures contained in this code or pursuant to Chapter 162, Florida Statutes.

~~Sec. 42-8. Residential exterior paint and colors.~~

~~(a) *Painting and staining of new and renovated buildings.* It shall be unlawful to leave any newly constructed building or structure, or the newly constructed portion of a renovated building or structure, unpainted, unstained or otherwise unfinished for more than 30 days after completion of exterior work. Unless otherwise approved by the city, the exterior finish of a newly renovated or repaired building shall be uniform and color and shade shall not vary between the newly constructed and previously existing exterior surfaces.~~

~~(b) *Color palate required.* It shall be unlawful to paint, stain or color or change the paint, stain or color of any structure in a residential zoning district, except in accordance with these regulations.~~

~~(c) *Residential painting permit required.* Prior to painting, staining or otherwise coloring the exterior surfaces of any structure in a residential zoning district, the property owner shall obtain a painting permit from the city. Application for a painting permit shall be made on the forms applicable. The applicant shall either select colors from the city adopted color palette or shall submit a sample of the proposed color or colors and shall submit a completed application form which shall be retained a part of the permanent permit record. The city shall determine whether or not a proposed color is the same as, or equivalent in terms of color hue, intensity and shade to, a color permitted by these regulations. In the event that the proposed color or colors conform to these regulations, the city shall issue a painting permit specifying the approved color or colors.~~

~~(d) *Permitted colors.* Only the colors listed below or their equivalents in terms of color hue, intensity and shade are permitted to be used on the exterior surfaces of structures within residential zoning districts. No more than two colors shall be used on the property. Any base color listed below may be used on the entire structure or any portion thereof. Any accent color listed below may be used on no more than 25 percent of the total surface area of each elevation, but is limited to architectural features such as eaves, banding, wainscoting, columns, coining (corner treatments), planters and trim areas. Any trim color listed below may be used on no more than ten percent of the total surface area of each elevation, but is limited to doors, door frames, window and screen frames, sills, lintels, shutters, fascias, soffits, trellises and small decorative elements.~~

Section 42-8 Temporary storage of portable storage containers and shipping containers.

The following rules and regulations shall apply to the storage or parking of portable storage containers or shipping containers:

(a) Permit required. Prior to parking or storing a portable storage container on any site, the owner of occupant of the site where the portable storage container is to be located, must apply for and obtain a permit from the community development department. Upon issuance, the permit shall be displayed on the outside of the portable storage container in a clear pouch.

(b) Maximum size. The total square footage for portable storage containers shall not exceed one hundred thirty (130) square feet in area. Only one (1) portable storage containers shall be located on the site at any given time.

(c) Permitted locations. Portable storage containers shall not be parked or stored in, upon, or across any street, right-of-way or swale; shall only be parked are stored in driveways; and shall be set back a minimum of ten (10) feet from the front property line.

(d) Permitted length of stay. Portable storage containers shall not be parked or stored for periods exceeding five (5) consecutive days, and shall not be stored at the same location in excess of six (6) days in a calendar year. Notwithstanding the time limitations stated herein, portable storage containers shall be removed immediately by the owner or occupant of the site where the portable storage container is located, upon the issuance of a hurricane warning by the National Hurricane Center.

(e) Containers to be kept clean and in state of good repair. Owners and occupants of sites where containers are stored or parked must ensure that the portable storage containers are kept in good condition, free from evidence of deterioration. When not in use, portable storage containers and shipping containers shall be kept locked. Hazardous substances shall not be stored or kept in containers.

(f) Containers on construction sites. A contractor or land owner with a valid building permit for a work site that is fenced to prevent public access and is not situated in a single family residential neighborhood is permitted one container for the duration of the construction project. The container shall not exceed four hundred (400) square feet in floor area. The container shall be kept in good condition, free from evidence of deterioration. When not in use, the container shall be kept locked. Hazardous substances shall not be stored or kept in containers.

~~Sec. 49-9. Reserved.~~

Section 42-9 Exterior paint and colors

(a) Residential exterior paint colors. It shall be unlawful to paint, stain or color or change the color of any structure in a residential zoning district except in accordance with these regulations.

(1) *Painting and staining of new and renovated buildings.* It shall be unlawful to leave any newly constructed building or structure, or the newly constructed portion of a renovated building or structure unpainted, unstained or otherwise unfinished for more than thirty (30) days after completion of exterior work. Unless otherwise approved by the community development department, the exterior finish of the newly renovated or repaired building shall be uniform in color and shade shall not vary between the newly constructed and previously existing exterior surfaces.

(2) Color palette required. It shall be unlawful to paint, stain or color or change the color of any structure in a residential zoning district except in accordance with these regulations.

(3) Painting permit required. Prior to painting, staining or otherwise coloring the exterior surfaces of any structure in a residential zoning district, the property owner shall obtain a painting permit from the City. Application for a painting permit shall be made on the forms provided by the department of community development services. A display of samples of permissible colors listed below shall be maintained at the customer service counter of the department of community development services. The applicant shall either select colors from the display of samples of permissible colors or shall submit a sample of the proposed color or colors and shall submit a completed application form which shall be retained a part of the permanent permit record. The department shall determine whether or not a proposed color is the same as, or equivalent in terms of color hue, intensity and shade to, a color permitted by these regulations. In the event that the proposed color or colors conform to these regulations, the director of the department of community development services shall issue a painting permit specifying the approved color or colors.

(4) Permissible colors. Only the colors listed below or their equivalents in terms of color hue, intensity and shade are permitted to be used on the exterior surfaces of structures within residential zoning districts. No more than two (2) colors shall be used on the property. Any base color listed below may be used on the entire structure or any portion thereof. Any accent color listed below may be used on no more than twenty-five (25) percent of the total surface area of each elevation, but is limited to architectural features such as eaves, banding, wainscoting, columns, coining (corner treatments), planters and trim areas. Any trim color listed below may be used on no more than ten (10) percent of the total surface area of each elevation, but is limited to doors, door frames, window and screen frames, sills, lintels, shutters, fascias, soffits, trellises and small decorative elements.

Permissible Colors

~~(1) Base colors. May be used on the entire structure or any portion thereof.~~

TABLE INSET:

Common Name	Identification Number
Natural stone, wood or brick colors and finishes	N/A
True White	RAH 10
Vanilla Cream	RAH 24
Pearl White	RAH 20

Cashmere—	RAH 15—
Designer White—	RAH 18—
Bermuda Sand—	RAH 16—
Fleece—	RAH 21—
Chino—	RAH 17—
Haze—	RAH 22—
Desert—	RAH 34—
Naturals—	RAH 25—
Peach Buff—	RAH 30—
Mania—	RAH 29—
Summer Straw—	RAH 35—
Sahara Sand—	RAH 36—
Chiffon—	RAH 39—
Lemonade—	RAH 41—
Sunlight—	RAH 42—
Peach Pastel—	RAH 54—
Pink Dogwood—	RAH 46—
Beige Blush—	RAH 26—
Tea Rose—	RAH 45—
Petal Pink—	RAH 43—
Dresden—	RAH 52—
Oxford Blue—	RAH 50—
China Blue—	RAH 49—
Ice Blue—	RAH 51—
Mint—	RAH 59—
Aspen Mist—	RAH 58—
Mystic Green—	RAH 57—
Teal Mist—	RAH 46—
True Silver—	RAH 12—
Flannel Grey—	RAH 13—
Soft Grey—	RAH 11—

Wintermoss—	RAH 101—
White High Hiding—	Ready mix—
Stowe White—	45YY 83/062—
Meeting House—	50YY 74/069—
Bavarian Creme—	20YY 71/56—
Corinthian Column—	30YY 71/138—
Pavillion Peach—	00YY 71/150—
Sparkling Wine—	90YR 70/129—
Silk Moire—	30YR 64/044—
Provocative Pink—	30YR 75/079—
Arabian Veil—	60YR 66/070—
Coastlight—	50YY 83/171—
Lighthouse Point—	45YY 79/256—
Cardonnay White—	70YY 75/124—
Quiet Light—	60YY 65/082—
Beachcomber—	20YY 58/082—
Kennett Square—	90YR 55/051—
Silent Fog—	70YY 59/140—
Grey Nuance—	90YY 55/049—
Miller's Core—	10GY 56/073—
Welsh Green—	90GY 73/059—
Cayman Bay—	10GG 65/074—
Evening Mist—	70GG 83/056—
Winter Rain—	50BG 76/056—
Stencil Blue—	70BG 58/103—
French Silver—	90BG 55/051—
Silvery Moonlight—	50BG 63/014—
Greyrock Inn—	50YY 55/047—
Grey Facade—	50RR 63/014—
White on White—	30GY 88/014—
Drifting Snow—	10BB 83/014—

Kitty White—	30YY 78/035—
Swiss Coffee—	50YY 83/057—
Pearl Essence—	43YY 81/051—
Antique White—	40YY 80/043—
Bone White—	30YY 72/097—
Pearl White—	44YY 70/110—
Parchment—	40YY 70/138—
Contemporary White—	20YY 66/066—
Barrister White—	30YY 80/088—
Woodwind—	20YY 74/055—
Soft Ecru—	40YY 73/112—
Shell White—	45YY 83/094—
Navajo White—	40YY 69/112—
Seed Pearl—	40YY 75/084—
Halo—	70YY 83/112—
Honey Moon—	52YY 89/117—
Ivory Palace—	45YY 83/125—
Heatherbelle—	90YR 73/029—
Autumnal Equinox—	10YY 73/042—
Blush—	80YR 75/057—
Pale Shadow—	90RR 83/009—
Goose Feather—	60YR 83/026—
Dawning—	30YR 83/034—
Orchard Snow—	50RB 83/020—
Silk Ribbon—	60YR 83/043—
Chrysalis—	50RR 83/011—
Ice Ballett—	30RB 73/016—
Soft Angora—	90RR 73/018—
Icy Pond—	50GG 83/023—
Restful Retreat—	50GY 83/040—
Fresh Cut—	30GY 83/086—

Tea Time—	10GG 73/044—
Reflecting Pool—	10GG 62/026—
Design Studio Bright White—	WH01A—
Picket Fence White—	WH05A—
Pocket Watch White—	WH01B—
Country Stove White—	WH05B—
Polo Mallet White—	WH05C—
Journal White—	WH06D—
Gandelabra White—	WH04B—
Riviera Terrace—	WH02B—
Roadster White—	WH02A—
Sail White—	WH02C—
Tuxedo Shirt—	WH04A—
Edwardian Linen—	WH06C—
Writer's Parchment—	WH06B—
Dune White—	WH02D—
Flour Sack White—	WH06A—
Killington Traverse—	WH07B—
River Rapids—	WH03C—
Tackroom White—	WH07D—
Aspen Summit—	WH07A—
Resort White—	WH04D—
Spring Clover—	WH03B—
Petticoat White—	WH04C—
Dover Cliffs—	WH03D—
Avalanche—	WH03A—
Plantation White—	WN-18—
White Orchid—	WN-14—
Eggshell Cream—	WN-21—
Wedding Veil—	WN-25—
Pearly Gates—	WN-11—

Light Sand—	WN-23—
Pale Olive—	WN-12—
Subtle White—	WN-26—
Dove Beige—	WN-38—
Dusty Trail—	WN-34—
Warm Shadow—	WN-27—
Toasted Meringue—	WN-22—
Carmel Tan—	WN-24—
Barely Blushing—	WN-33—
Light Adobe—	WN-32—
Sand Box—	WN-28—
Frosted Peach—	WN-29—
Porcelain White—	WN-31—
Dusted Pink—	WN-30—
Warm Summer—	WN-19—
Ivory Tusk—	WN-20—
Morning Fog—	WN-37—
White Sail—	WN-36—
Ostrich Feather—	WN-35—
Green Veil—	WN-15—
Frosted Lime—	WN-13—
Gray Cliffs—	WN-16—
Far Horizon—	WN-17—

(2) *Accent colors.* May be used on no more than 25 percent of the total surface area of each elevation, but is limited to use only on architectural features such as eaves, banding, wainscoting, columns, coining (corner treatments), planters and also trim color areas.

TABLE INSET:

Common Name—	Identification Number—
Violet Haze—	RAH-53—

Parasol Pink—	RAH 103—
Raspberry Parfait—	RAH 44—
Pink Blush—	RAH 47—
Rose Blush—	RAH 61—
New Raspberry—	RAH 84—
Coral Rose—	RAH 64—
Canyon Clay—	RAH 90—
Island Brief—	RAH 62—
Dusty Rose—	RAH 85—
Wood Rose—	RAH 86—
Olive Green—	RAH 70—
Dusty Green—	RAH 100—
Oasis Green—	RAH 55—
Jade Green—	RAH 69—
Thyme—	RAH 65—
Caribbean—	RAH 68—
Evening Shadows—	RAH 67—
Chambray—	RAH 72—
Slate Blue—	RAH 74—
French Blue—	RAH 78—
Blue Bell—	RAH 79—
Provence—	RAH 80—
Cadet Blue—	RAH 81—
Smokey Taupe—	RAH 14—
Linen—	RAH 19—
Cream Cafe—	RAH 23—
German Chocolate—	RAH 32—
Warm Nutmeg—	RAH 33—
Warm Honey—	RAH 37—
Puma—	RAH 38—
Mocha Brown—	RAH 28—

Astoria Rose—	70RR 42/082—
Eagle Cliff—	30RR 40/042—
Paradise Pink—	30YR 59/132—
Reef Coral—	10YR 35/256—
Light Incense—	50YR 37/140—
Rustic Adobe—	50YR 21/159—
Burma Road—	80YR 37/307—
Fairhaven Peach—	90YR 58/202—
Coralstone—	80YR 44/211—
Tomorrow's Taupe—	90YR 29/096—
Butterfield—	20YY 51/306—
Historic Tan—	30YY 50/176—
Golden Needles—	20YY 41/264—
Sisal—	30YY 41/165—
Victorian Yellow—	45YY 61/368—
Swallowtail—	50YY 52/390—
Gold Fringe—	30YY 35/404—
Banyan Tree—	70YY 40/170—
Chemayo Sage—	60YY 44/110—
Eucalyptus Tree—	10GY 30/104—
Dusty Miller—	50GY 45/037—
Heather Grey—	90YY 33/062—
Sea Level—	50GY 32/046—
Souvenir—	10GG 53/030—
Summer Porch—	30GG 46/062—
Trinidad—	10GG 39/152—
Bicentennial—	30GG 22/079—
Windward—	70GG 64/111—
Prince Edward Isle—	90GG 42/171—
Brussels Blue—	70BG 38/143—
Benton Harbor—	90BG 22/141—

Shady Blue—	10BB 22/096—
Oxford Blue—	10BB 40/090—
Heritage Home—	70BG 34/055—
Mystery Sound—	70BG 19/071—
Dover Grey—	00NN 45/000—

(3) *Trim colors.* May be used on no more than ten percent of the total surface area of each elevation, but is limited to use on doors, door frames, window and screen frames, sills, lintels, shutters, fascias, soffits, trellises and small decorative elements.

TABLE INSET:

Common Name—	Identification Number—
New Berry—	RAH 89—
Grelow—	RAH 95—
Pine—	RAH 66—
Sage Green—	RAH 71—
Montpellier—	RAH 77—
New Navy—	RAH 82—
Thunderbolt—	RAH 99—
New Hunter—	RAH 88—
Deep Moss—	RAH 83—
Wood Violet—	RAH 75—
Deep Purple—	RAH 76—
Rich Purple—	RAH 96—
Kona Brown—	RAH 97—
Antique Brown—	RAH 98—
Rich Earth—	RAH 87—
Pueblo Brown—	RAH 91—
New Burgundy—	RAH 92—
Cinnabar—	RAH 93—
Cajun Spice—	RAH 102—
Cardinal—	RAH 104—

Charcoal—	RAH 94—
Crimson Red—	31YR 10/591—
Paliadian Plum—	30RR 19/068—
Aloha—	70RR 18/153—
Colonial Red—	Ready mix—
Classic Burgundy—	09YR 05/305—
Afternoon Tea—	80YR 21/226—
Century Brown—	80YR 19/177—
Old Redwood—	30YR 08/236—
Downing Street—	30YR 14/365—
Cooperbright—	90YR 22/454—
Gingerbread House—	70YR 13/259—
Stratford Brown—	Ready mix—
Light Chocolate—	90YR 16/129—
Bark—	Ready mix—
Western Trail—	10YY 30/295—
Westchester Gold—	20YY 15/245—
Turkish Brown—	20YY 09/175—
Rough Hewn—	20YY 24/177—
Ashton Grey—	40YY 29/068—
Wall Street—	30YY 18/064—
Caisson Green—	45YY 24/158—
Moss Agate—	45YY 20/168—
Green Pinon—	70YY 12/167—
Gateway—	10GY 17/127—
Greenhouse—	50GY 21/055—
English Pinewood—	19YY 19/075—
Pine Grove—	90GY 13/161—
Batik Green—	90GG 21/219—
Nassau Night—	90GG 12/168—
Olde Hunter—	97GY 07/135—

Metropolis—	30GG 10/050—
Signature Blue—	30BB 10/112—
Midnight Haze—	90BG 08/112—
Black—	Ready mix—

Permissible Colors

<u>Color Category</u>	<u>Common Name</u>	<u>Identification Number</u>
<u>Base Colors - May be used on the entire structure or any portion thereof</u>	<u>Natural stone, wood or brick colors and finishes</u>	<u>Not applicable</u>
-	<u>True White</u>	<u>RAH-10</u>
-	<u>Vanilla Cream</u>	<u>RAH-24</u>
-	<u>Pearl White</u>	<u>RAH-20</u>
-	<u>Cashmere</u>	<u>RAH-15</u>
-	<u>Designer White</u>	<u>RAH-18</u>
-	<u>Bermuda Sand</u>	<u>RAH-16</u>
-	<u>Fleece</u>	<u>RAH-21</u>
-	<u>Chino</u>	<u>RAH-17</u>
-	<u>Haze</u>	<u>RAH-22</u>
-	<u>Desert</u>	<u>RAH-34</u>
-	<u>Naturals</u>	<u>RAH-25</u>
-	<u>Peach Buff</u>	<u>RAH-30</u>
-	<u>Mania</u>	<u>RAH-29</u>
-	<u>Summer Straw</u>	<u>RAH-35</u>
-	<u>Sahara Sand</u>	<u>RAH-36</u>
-	<u>Chiffon</u>	<u>RAH-39</u>
-	<u>Lemonade</u>	<u>RAH-41</u>
-	<u>Sunlight</u>	<u>RAH-42</u>
-	<u>Peach Pastel</u>	<u>RAH-54</u>
-	<u>Pink Dogwood</u>	<u>RAH-46</u>
-	<u>Beige Blush</u>	<u>RAH-26</u>
-	<u>Tea Rose</u>	<u>RAH-45</u>
-	<u>Petal Pink</u>	<u>RAH-43</u>
-	<u>Dresden</u>	<u>RAH-52</u>

-	<u>Oxford Blue</u>	<u>RAH-50</u>
-	<u>China Blue</u>	<u>RAH-49</u>
-	<u>Ice Blue</u>	<u>RAH-51</u>
-	<u>Mint</u>	<u>RAH-59</u>
-	<u>Aspen Mist</u>	<u>RAH-58</u>
-	<u>Mystic Green</u>	<u>RAH-57</u>
-	<u>Teal Mist</u>	<u>RAH-46</u>
-	<u>True Silver</u>	<u>RAH-12</u>
-	<u>Flannel Grey</u>	<u>RAH-13</u>
-	<u>Soft Grey</u>	<u>RAH-11</u>
-	<u>Wintermoss</u>	<u>RAH-101</u>
-	<u>White High Hiding</u>	<u>Ready mix</u>
-	<u>Stowe White</u>	<u>45YY 83/062</u>
-	<u>Meeting House</u>	<u>50YY 74/069</u>
-	<u>Bavarian Creme</u>	<u>20YY 71/56</u>
-	<u>Corinthian Column</u>	<u>30YY 71/138</u>
-	<u>Pavillion Peach</u>	<u>00YY 71/150</u>
-	<u>Sparkling Wine</u>	<u>90YR 70/129</u>
-	<u>Silk Moire</u>	<u>30YR 64/044</u>
-	<u>Provocative Pink</u>	<u>30YR 75/079</u>
-	<u>Arabian Veil</u>	<u>60YR 66/070</u>
-	<u>Coastlight</u>	<u>50YY 83/171</u>
-	<u>Lighthouse Point</u>	<u>45YY 79/256</u>
-	<u>Cardonnay White</u>	<u>70YY 75/124</u>
-	<u>Quiet Light</u>	<u>60YY 65/082</u>
-	<u>Beachcomber</u>	<u>20YY 58/082</u>
-	<u>Kennett Square</u>	<u>90YR 55/051</u>
-	<u>Silent Fog</u>	<u>70YY 59/140</u>
-	<u>Grey Nuance</u>	<u>90YY 55/049</u>
-	<u>Miller's Core</u>	<u>10GY 56/073</u>
-	<u>Welsh Green</u>	<u>90GY 73/059</u>
-	<u>Cayman Bay</u>	<u>10GG 65/074</u>
-	<u>Evening Mist</u>	<u>70GG 83/056</u>
-	<u>Winter Rain</u>	<u>50BG 76/056</u>
-	<u>Stencil Blue</u>	<u>70BG 58/103</u>

-	<u>French Silver</u>	<u>90BG 55/051</u>
-	<u>Silvery Moonlight</u>	<u>50BG 63/014</u>
-	<u>Greyrock Inn</u>	<u>50YY 55/047</u>
-	<u>Grey Facade</u>	<u>50RR 63/014</u>
-	<u>White on White</u>	<u>30GY 88/014</u>
-	<u>Drifting Snow</u>	<u>10BB 83/014</u>
-	<u>Kitty White</u>	<u>30YY 78/035</u>
-	<u>Swiss Coffee</u>	<u>50YY 83/057</u>
-	<u>Pearl Essence</u>	<u>43YY 81/051</u>
-	<u>Antique White</u>	<u>40YY 80/043</u>
-	<u>Bone White</u>	<u>30YY 72/097</u>
-	<u>Pearl White</u>	<u>44YY 70/110</u>
-	<u>Parchment</u>	<u>40YY 70/138</u>
-	<u>Contemporary White</u>	<u>20YY 66/066</u>
-	<u>Barrister White</u>	<u>30YY 80/088</u>
-	<u>Woodwind</u>	<u>20YY 74/055</u>
-	<u>Soft Ecru</u>	<u>40YY 73/112</u>
-	<u>Shell White</u>	<u>45YY 83/094</u>
-	<u>Navajo White</u>	<u>40YY 69/112</u>
-	<u>Seed Pearl</u>	<u>40YY 75/084</u>
-	<u>Halo</u>	<u>70YY 83/112</u>
-	<u>Honey Moon</u>	<u>52YY 89/117</u>
-	<u>Ivory Palace</u>	<u>45YY 83/125</u>
-	<u>Heatherbelle</u>	<u>90YR 73/029</u>
-	<u>Autumnal Equinox</u>	<u>10YY 73/042</u>
-	<u>Blush</u>	<u>80YR 75/057</u>
-	<u>Pale Shadow</u>	<u>90RR 83/009</u>
-	<u>Goose Feather</u>	<u>60YR 83/026</u>
-	<u>Dawning</u>	<u>30YR 83/034</u>
-	<u>Orchard Snow</u>	<u>50RB 83/020</u>
-	<u>Silk Ribbon</u>	<u>60YR 83/043</u>
-	<u>Chrysalis</u>	<u>50RR 83/011</u>
-	<u>Ice Ballett</u>	<u>30RB 73/016</u>
-	<u>Soft Angora</u>	<u>90RR 73/018</u>

-	<u>Icy Pond</u>	<u>50GG 83/023</u>
-	<u>Restful Retreat</u>	<u>50GY 83/040</u>
-	<u>Fresh Cut</u>	<u>30GY 83/086</u>
-	<u>Tea Time</u>	<u>10GG 73/044</u>
-	<u>Reflecting Pool</u>	<u>10GG 62/026</u>
-	<u>Design Studio Bright White</u>	<u>WH01A</u>
-	<u>Picket Fence White</u>	<u>WH05A</u>
-	<u>Pocket Watch White</u>	<u>WH01B</u>
-	<u>Country Stove White</u>	<u>WH05B</u>
-	<u>Polo Mallet White</u>	<u>WH05C</u>
-	<u>Journal White</u>	<u>WH06D</u>
-	<u>Candelabra White</u>	<u>WH04B</u>
-	<u>Riviera Terrace</u>	<u>WH02B</u>
-	<u>Roadster White</u>	<u>WH02A</u>
-	<u>Sail White</u>	<u>WH02C</u>
-	<u>Tuxedo Shirt</u>	<u>WH04A</u>
-	<u>Edwardian Linen</u>	<u>WH06C</u>
-	<u>Writer's Parchment</u>	<u>WH06B</u>
-	<u>Dune White</u>	<u>WH02D</u>
-	<u>Flour Sack White</u>	<u>WH06A</u>
-	<u>Killington Traverse</u>	<u>WH07B</u>
-	<u>River Rapids</u>	<u>WH03C</u>
-	<u>Tackroom White</u>	<u>WH07D</u>
-	<u>Aspen Summit</u>	<u>WH07A</u>
-	<u>Resort White</u>	<u>WH04D</u>
-	<u>Spring Clover</u>	<u>WH03B</u>
-	<u>Petticoat White</u>	<u>WH04C</u>
-	<u>Dover Cliffs</u>	<u>WH03D</u>
-	<u>Avalanche</u>	<u>WH03A</u>
-	<u>Lauderdale Lakes White</u>	<u>WN-18</u>
-	<u>White Orchid</u>	<u>WN-14</u>
-	<u>Eggshell Cream</u>	<u>WN-21</u>
-	<u>Wedding Veil</u>	<u>WN-25</u>
-	<u>Pearly Gates</u>	<u>WN-11</u>
-	<u>Light Sand</u>	<u>WN-23</u>

-	<u>Pale Olive</u>	<u>WN-12</u>
-	<u>Subtle White</u>	<u>WN-26</u>
-	<u>Dove Beige</u>	<u>WN-38</u>
-	<u>Dusty Trail</u>	<u>WN-34</u>
-	<u>Warm Shadow</u>	<u>WN-27</u>
-	<u>Toasted Meringue</u>	<u>WN-22</u>
-	<u>Carmel Tan</u>	<u>WN-24</u>
-	<u>Barely Blushing</u>	<u>WN-33</u>
-	<u>Light Adobe</u>	<u>WN-32</u>
-	<u>Sand Box</u>	<u>WN-28</u>
-	<u>Frosted Peach</u>	<u>WN-29</u>
-	<u>Porcelain White</u>	<u>WN-31</u>
-	<u>Dusted Pink</u>	<u>WN-30</u>
-	<u>Warm Summer</u>	<u>WN-19</u>
-	<u>Ivory Tusk</u>	<u>WN-20</u>
-	<u>Morning Fog</u>	<u>WN-37</u>
-	<u>White Sail</u>	<u>WN-36</u>
-	<u>Ostrich Feather</u>	<u>WN-35</u>
-	<u>Green Veil</u>	<u>WN-15</u>
-	<u>Frosted Lime</u>	<u>WN-13</u>
-	<u>Gray Cliffs</u>	<u>WN-16</u>
-	<u>Far Horizon</u>	<u>WN-17</u>
-	<u>Violet Haze</u>	<u>RAH-53</u>
-	<u>Accent Colors - May be used on no more than 25% of the total surface area of each elevation, but is limited to use only on architectural features such as eaves, banding, wainscoting, columns, coining (corner treatments), planters and also trim color areas</u>	
-	<u>Parasol Pink</u>	<u>RAH-103</u>
-	<u>Raspberry Parfait</u>	<u>RAH-44</u>
-	<u>Pink Blush</u>	<u>RAH-47</u>
-	<u>Rose Blush</u>	<u>RAH-61</u>
-	<u>New Raspberry</u>	<u>RAH-84</u>

-	<u>Coral Rose</u>	<u>RAH-64</u>
-	<u>Canyon Clay</u>	<u>RAH-90</u>
-	<u>Island Brief</u>	<u>RAH-62</u>
-	<u>Dusty Rose</u>	<u>RAH-85</u>
-	<u>Wood Rose</u>	<u>RAH-86</u>
-	<u>Olive Green</u>	<u>RAH-70</u>
-	<u>Dusty Green</u>	<u>RAH-100</u>
-	<u>Oasis Green</u>	<u>RAH-55</u>
-	<u>Jade Green</u>	<u>RAH-69</u>
-	<u>Thyme</u>	<u>RAH-65</u>
-	<u>Caribbean</u>	<u>RAH-68</u>
-	<u>Evening Shadows</u>	<u>RAH-67</u>
-	<u>Chambray</u>	<u>RAH-72</u>
-	<u>Slate Blue</u>	<u>RAH-74</u>
-	<u>French Blue</u>	<u>RAH-78</u>
-	<u>Blue Bell</u>	<u>RAH-79</u>
-	<u>Provence</u>	<u>RAH-80</u>
-	<u>Cadet Blue</u>	<u>RAH-81</u>
-	<u>Smokey Taupe</u>	<u>RAH-14</u>
-	<u>Linen</u>	<u>RAH-19</u>
-	<u>Cream Cafe</u>	<u>RAH-23</u>
-	<u>German Chocolate</u>	<u>RAH-32</u>
-	<u>Warm Nutmeg</u>	<u>RAH-33</u>
-	<u>Warm Honey</u>	<u>RAH-37</u>
-	<u>Puma</u>	<u>RAH-38</u>
-	<u>Mocha Brown</u>	<u>RAH-28</u>
-	<u>Astoria Rose</u>	<u>70RR 42/082</u>
-	<u>Eagle Cliff</u>	<u>30RR 40/042</u>
-	<u>Paradise Pink</u>	<u>30YR 59/132</u>
-	<u>Reef Coral</u>	<u>10YR 35/256</u>
-	<u>Light Incense</u>	<u>50YR 37/140</u>
-	<u>Rustic Adobe</u>	<u>50YR 21/159</u>
-	<u>Burma Road</u>	<u>80YR 37/307</u>
-	<u>Fairhaven Peach</u>	<u>90YR 58/202</u>
-	<u>Coralstone</u>	<u>80YR 44/211</u>

-	<u>Tomorrow's Taupe</u>	<u>90YR 29/096</u>
-	<u>Butterfield</u>	<u>20YY 51/306</u>
-	<u>Historic Tan</u>	<u>30YY 50/176</u>
-	<u>Golden Needles</u>	<u>20YY 41/264</u>
-	<u>Sisal</u>	<u>30YY 41/165</u>
-	<u>Victorian Yellow</u>	<u>45YY 61/368</u>
-	<u>Swallowtail</u>	<u>50YY 52/390</u>
-	<u>Gold Fringe</u>	<u>30YY 35/404</u>
-	<u>Banyan Tree</u>	<u>70YY 40/170</u>
-	<u>Chemayo Sage</u>	<u>60YY 44/110</u>
-	<u>Eucalyptus Tree</u>	<u>10GY 30/104</u>
-	<u>Dusty Miller</u>	<u>50GY 45/037</u>
-	<u>Heather Grey</u>	<u>90YY 33/062</u>
-	<u>Sea Level</u>	<u>50GY 32/046</u>
-	<u>Souvenir</u>	<u>10GG 53/030</u>
-	<u>Summer Porch</u>	<u>30GG 46/062</u>
-	<u>Trinidad</u>	<u>10GG 39/152</u>
-	<u>Bicentennial</u>	<u>30GG 22/079</u>
-	<u>Windward</u>	<u>70GG 64/111</u>
-	<u>Prince Edward Isle</u>	<u>90GG 42/171</u>
-	<u>Brussels Blue</u>	<u>70BG 38/143</u>
-	<u>Benton Harbor</u>	<u>90BG 22/141</u>
-	<u>Shady Blue</u>	<u>10BB 22/096</u>
-	<u>Oxford Blue</u>	<u>10BB 40/090</u>
-	<u>Heritage Home</u>	<u>70BG 34/055</u>
-	<u>Mystery Sound</u>	<u>70BG 19/071</u>
-	<u>Dover Grey</u>	<u>00NN 45/000</u>
<u>Trim Colors - May be used on no more than 10% of the total surface area of each elevation, but is limited to use on doors, door frames, window and screen frames, sills, lintels, shutters, fascias, soffits, trellises and small decorative elements</u>	<u>New Berry</u>	<u>RAH-89</u>
-	<u>Grellow</u>	<u>RAH-95</u>

-	<u>Pine</u>	<u>RAH-66</u>
-	<u>Sage Green</u>	<u>RAH-71</u>
-	<u>Montpellier</u>	<u>RAH-77</u>
-	<u>New Navy</u>	<u>RAH-82</u>
-	<u>Thunderbolt</u>	<u>RAH-99</u>
-	<u>New Hunter</u>	<u>RAH-88</u>
-	<u>Deep Moss</u>	<u>RAH-83</u>
-	<u>Wood Violet</u>	<u>RAH-75</u>
-	<u>Deep Purple</u>	<u>RAH-76</u>
-	<u>Rich Purple</u>	<u>RAH-96</u>
-	<u>Kona Brown</u>	<u>RAH-97</u>
-	<u>Antique Brown</u>	<u>RAH-98</u>
-	<u>Rich Earth</u>	<u>RAH-87</u>
-	<u>Pueblo Brown</u>	<u>RAH-91</u>
-	<u>New Burgundy</u>	<u>RAH-92</u>
-	<u>Cinnabar</u>	<u>RAH-93</u>
-	<u>Cajun Spice</u>	<u>RAH-102</u>
-	<u>Cardinal</u>	<u>RAH-104</u>
-	<u>Charcoal</u>	<u>RAH-94</u>
-	<u>Crimson Red</u>	<u>31YR 10/591</u>
-	<u>Paliadian Plum</u>	<u>30RR 19/068</u>
-	<u>Aloha</u>	<u>70RR 18/153</u>
-	<u>Colonial Red</u>	<u>Ready mix</u>
-	<u>Classic Burgundy</u>	<u>09YR 05/305</u>
-	<u>Afternoon Tea</u>	<u>80YR 21/226</u>
-	<u>Century Brown</u>	<u>80YR 19/177</u>
-	<u>Old Redwood</u>	<u>30YR 08/236</u>
-	<u>Downing Street</u>	<u>30YR 14/365</u>
-	<u>Cooperbright</u>	<u>90YR 22/454</u>
-	<u>Gingerbread House</u>	<u>70YR 13/259</u>
-	<u>Stratford Brown</u>	<u>Ready mix</u>
-	<u>Light Chocolate</u>	<u>90YR 16/129</u>
-	<u>Bark</u>	<u>Ready mix</u>
-	<u>Western Trail</u>	<u>10YY 30/295</u>
-	<u>Westchester Gold</u>	<u>20YY 15/245</u>

-	<u>Turkish Brown</u>	<u>20YY 09/175</u>
-	<u>Rough Hewn</u>	<u>20YY 24/177</u>
-	<u>Ashton Grey</u>	<u>40YY 29/068</u>
-	<u>Wall Street</u>	<u>30YY 18/064</u>
-	<u>Caisson Green</u>	<u>45YY 24/158</u>
-	<u>Moss Agate</u>	<u>45YY 20/168</u>
-	<u>Green Pinon</u>	<u>70YY 12/167</u>
-	<u>Gateway</u>	<u>10GY 17/127</u>
-	<u>Greenhouse</u>	<u>50GY 21/055</u>
-	<u>English Pinewood</u>	<u>19YY 19/075</u>
-	<u>Pine Grove</u>	<u>90GY 13/161</u>
-	<u>Batik Green</u>	<u>90GG 21/219</u>
-	<u>Nassau Night</u>	<u>90GG 12/168</u>
-	<u>Olde Hunter</u>	<u>97GY 07/135</u>
-	<u>Metropolis</u>	<u>30GG 10/050</u>
-	<u>Signature Blue</u>	<u>30BB 10/112</u>
-	<u>Midnight Haze</u>	<u>90BG 08/112</u>
-	<u>Black</u>	<u>Ready mix</u>

(5) Roof surfaces. Roof surfaces are not subject to these regulations unless the roofing material is to be painted or repainted. Roof surfaces comprised of shingles, tile or aggregate with a factory-installed color finish are not subject to these regulations. In the event that a roof surface is to be painted or repainted, only one color listed above as a base color or accent color shall be permitted, shall match a color used on the elevations of the structure and shall not be subject to the percentage limitations above.

(6) Miscellaneous exterior surfaces and equipment. The installation of gutters, downspouts, screen enclosures, hurricane shutters, lawn and patio furniture, children's play equipment, utility provider equipment, and fences with factory-installed color finishes shall not be subject to these regulations. In the event that any of these items are to be repainted, then only one color listed above as a base color, accent color or trim color shall be permitted. The color shall be either white or a color used on the elevations of the principal structure on the property, and shall not be subject to the percentage limitations above.

(7) Existing colors, maintenance and vested rights. The owner of property affected by these regulations shall have the right to maintain and repair colors existing on the effective date of these regulations for a period not to

exceed five (5) years after such effective date. Thereafter, all colors shall comply with these regulations. The owner of property shall be permitted to repair minor damage to the existing improvements on the property and to repaint such repaired areas to match the existing color; provided, however, that the repaired area to be repainted shall not exceed fifty percent (50%) of combined surface area of all elevations. In the event that more than fifty percent (50%) of the combined surface area of all elevations needs to be repainted, or if the color of existing improvements is to be changed, then the property shall be brought into full compliance with these regulations.

(8) Definitions. For the purposes of the administration of the regulations in this division, the following terms shall have the meaning ascribed:

Accent color shall mean the colored surface areas comprising no more than twenty-five percent (25%) of the total surface area of each elevation, but is limited to architectural features such as eaves, banding, wainscoting, columns, coining (corner treatments), planters and trim areas.

Base color shall mean the color of at least seventy-five percent (75%) of the total colored surface area of each elevation.

Colored surface area shall mean any colored area of each elevation, excluding clear or translucent glass surfaces.

Elevation shall mean the surface area of each face or side of the improvement, excluding roof surfaces.

Improvement shall mean all of the buildings and structures on a single lot, parcel or plot.

Trim color shall mean the colored surface areas comprising no more than ten (10) percent of the total surface area of each elevation, but is limited to doors, door frames, window and screen frames, sills, lintels, shutters, fascias, soffits, trellises and small decorative elements.

(b) Commercial exterior paint colors. Reserved

SECTION 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct

and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. INCLUSION IN CODE: It is the intention of the City Commission of the City of Lauderdale Lakes that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderdale Lakes and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING IN FULL ON THE 14TH DAY OF OCTOBER, 2008.

PASSED ON SECOND READING BY TITLE ONLY THE _____ DAY OF _____, 2008.

ADOPTED AND PASSED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 2008.

SAMUEL S. BROWN, MAYOR

ATTEST:

HAZELINE F. CARSON, CITY CLERK