



# Tips for Homeowners from City of Middletown Code Enforcement Team

## 678: Weeds

**Noxious Weeds - all grass, weeds and wild plants exceeding six inches in height**

- Except as specifically permitted Russian, Canadian, or common thistle, wild lettuce, wild mustard, wild parsley, ragweed, milkweed, iron weed, and all other noxious weeds growing on any lot or lands are a public nuisance. Every owner, occupant, or person in control of any lots or lands shall keep the property free from such noxious weeds by cutting them or by destroying them by spraying with a chemical compound approved by the Commissioner of Health, and then removing said cut or destroyed noxious weeds from such property.
- Ord. 2001-30, passed 3-20-2001

For complaints call Cyndi Peters, Administrative Assistant, at 513-425-7938 or visit our website at [www.cityofmiddletown.org](http://www.cityofmiddletown.org).



### 678.05 Exemption

Undeveloped lots or parcels of land five acres or more, regardless of Zoning district, are excluded. If located adjacent to private residences, businesses, or public rights-of-way, the exemption shall not apply to a strip of land 20 feet in width closest to such private residences, businesses or public rights-of-way.



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## 660.045 ACCUMULATION OF RUBBISH, GARBAGE OR LITTER

Every owner and/or occupant of real property shall maintain such property in a clean and sanitary condition. The owner and/or occupant shall not permit the accumulation of rubbish, garbage or litter upon said property, except when such rubbish, garbage or litter is contained in a container as described in Section 1066.05 of the Codified Ordinances. The accumulation of rubbish, garbage or litter is a public nuisance, subject to abatement.

- Ord. 2001-33, passed 3-20-2001, Am. Ord. O2011-07, passed 2-15-2011

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### DEFINITION

For purpose of this section, garbage and rubbish shall be defined as set forth in § 202 of the International Property Maintenance Code, as adopted, and litter shall be defined as set forth in § 660.03 of the Codified Ordinances.

For missed trash,  
**CALL RUMPKE**

**1-800-828-8171**



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## 1066.05 GARBAGE AND REFUSE CANS

### Time limits for receptacles at the curb

- No person shall place garbage or rubbish, or containers containing garbage or rubbish at the curbside for pick-up more than 48 hours prior to the scheduled pick-up.
- No person shall leave empty containers used for the disposal of garbage and rubbish in the public right-of-way for a period more than 24 hours after scheduled pick-up.
- Ord. 4935, passed 6-3-1969; Am. Ord. O2007-26, passed 3-20-2007; Am. Ord. O2008-27, passed 4-1-2008; Am. Ord. O2013-71, passed 12-17-2013

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#### Tips:

1. Wrap and seal upholstered furniture in plastic for pickup.
2. Television sets cannot exceed 32 inches.
3. Brush must be bundled/tied, no longer than 4 feet, and not exceeding 50 lbs.
4. Carpet must be cut to lengths not to exceed 4 feet and tied/secured.

Contact Rumpke at least 48 hours before your regularly scheduled collection to request large item pickup for acceptable large items, and/or excessive amounts of trash.

**CALL RUMPKE**

**1-800-828-8171**



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## Chapter 1218: Parking, Access, and Mobility 1218.03(h)(3)

Parking on the grass is prohibited and can result in a civil penalty of \$150.00 for a first offense and \$250.00 for the second and subsequent offenses or you may be cited into court.

Except for temporary parking permitted as part of a temporary use or any pervious surface permitted above, all open off-street parking areas shall be graded and provided with a hard surface of asphaltic, bituminous cement, concrete or other properly bound pavement so as to provide a durable and dustless surface, including private parking areas on residential lots.

Middletown Development Code Effective Date: March 1, 2018

Contact James Metz, City Planner, for permit (COZ) questions at [jamesme@cityofmiddletown.org](mailto:jamesme@cityofmiddletown.org) or 513-425-7947.

For complaints call Cyndi Peters, Administrative Assistant, at 513-425-7938 or visit our website at [www.cityofmiddletown.org](http://www.cityofmiddletown.org).

### Tips:

1. Gravel is not an approved surface material for parking in residential areas. If there is existing gravel, it can be maintained but not expanded.
2. Any expansion of a driveway/parking area requires a Certificate of Zoning Compliance form (COZ).

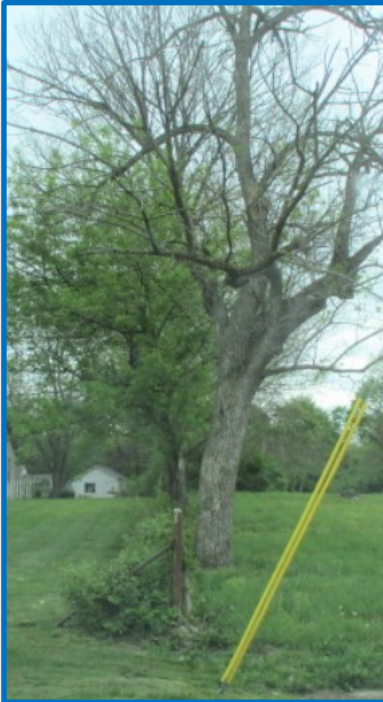


# Tips for Homeowners from City of Middletown Code Enforcement Team

## 1030.01 TRIMMING OF TREES, ETC. OVERHANGING PUBLIC STREETS, SIDEWALKS AND LATERAL STRIPS

- The owner shall trim or cause the tree, plant or shrub to be trimmed so that a clear height of 12 feet between the lowest branches of the same and the street or alley level is maintained, and so that a clear height of nine feet between the lowest branches of the same and the sidewalk, lateral strip or other public right-of-way is maintained.
- The owner shall trim or remove, as the case may require, every dead, decayed or broken tree, plant or shrub, or part thereof, so that the same will not fall to the street, sidewalk, lateral strip or other public right-of-way.
- The owner shall cut down and remove any tree, plant or shrub, or part thereof, as may be necessary to provide a clear and unobstructed view of traffic from all directions at any street intersection, or to abate any nuisance necessary to protect the life, limb or property of persons, drivers of any vehicles, or pedestrians using the street, sidewalk, lateral strip or other public right-of-way.

Ord. 2001-100, passed 9-4-2001



The City of Middletown does not offer curbside leaf pickup. Rumpke will remove bags of leaves with their weekly pickup.

Tree disputes along property lines are a civil matter between property owners.

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# Tips for Homeowners from City of Middletown Code Enforcement Team

## Chapter 1218: Parking, Access and Mobility - 1218.03(i)

### Parking and Storage of Major Recreational Equipment and Large Utility Trailers

In any residential zoning district, there shall be no parking or storage of major recreational equipment or large utility trailers in any front yard of a dwelling (See Section 1204.10(a).) within 35 feet of the right-of-way line. Temporary parking is allowed for a period of 72 hours within any seven consecutive days for loading and unloading purposes.

Major recreational equipment, the related trailers, and large utility trailers may be parked or stored outdoors in the side or rear yard of a residential premises, provided that:

- All vehicles and trailers shall be parked or stored in a single location on the premises; and all parking spaces shall meet the surface requirement as specified in Section 1218.03(h). Alternative hard surface brick or interlocking paver material may be used.

Middletown Development Code Effective Date: March 1, 2018

Major recreational equipment or large utility trailers may be parked or stored, in any condition, within a fully enclosed garage that is located in accordance with Section 1206.01.

No business shall be conducted within major recreational equipment while it is parked on residential premises.

No major recreational equipment shall be used for dwelling purposes.

The vehicle or trailer shall be properly licensed and registered for highway use as required by the State, and the vehicle shall be maintained in good condition so that it can be readily transported (wheels shall not be removed; tires shall not be flat; and the vehicle shall not be fixed to the ground).

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## 660.21 YARD MAINTENANCE

- No person shall permit furniture, mattresses, household furnishing, rugs, appliances to be placed or stored in any yard area contiguous to any structure or on any porch, patio, deck, or other outdoor structure, which is not enclosed, under their control, within the City for a period of time in excess of 48 hours. This prohibition does not apply to furniture or rugs which are designed for outdoor use.
- Exterior property areas of all premises in the City shall be kept free of objects, materials or conditions that: create a health, accident or fire hazard; constitute a public nuisance; or, are a blighting or deteriorating influence on the neighborhood. Broken glass, filth, garbage, rubbish and debris shall not be permitted to remain on any property.

Ord. 2001-31, passed 3-20-2001

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Indoor furniture may not be used in place of outdoor/patio furniture including on porches and decks.

Any upholstered furniture that is being set out for Rumpke should be wrapped and sealed in plastic.



# Tips for Homeowners from City of Middletown Code Enforcement Team

## 660.075 STORAGE OF AUTOMOBILE PARTS OR TIRES IN PUBLIC VIEW

Whoever violates any provision of this section shall be guilty of a minor misdemeanor on the first offense; if the offender has been previously convicted of violating this section, the offender shall be guilty of a fourth degree misdemeanor. Upon a finding of guilt, the Court may order the offender to remove all parts or tires to a place where they may be lawfully stored and/or maintained, and may, upon failure to comply by the offender, authorize the City to remove the parts and tires at the expense of the offender.

- No person shall display, store or maintain automobile parts or tires for any vehicle, whether new or used, in a place which is open to the public view, unless the area where the automobile parts or tires are displayed, stored or maintained is inside an enclosed structure, such as a building, garage, etc. The **PUBLIC VIEW** means that the automobile parts or tires are visible from any residential property, other than the property where the parts or tires are stored or maintained, from a public street or alley, or from any other public place.
- For the purpose of this section, a **TIRE** includes a solid tire or pneumatic tire for any type of vehicle, as defined in Ohio R.C. 4501.01(A).
- Ord. 2001-32, passed 3-20-2001

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This section does not prohibit the seller of new or used tires from displaying tires for sale in the public view, so long as the tires are displayed only during the seller's regular hours of operation and are removed from public view, as that term is defined in division (a), during all other hours.





















