

Article VI – General Nuisance Regulations
Chapter 618 – Outdoor Storage of Products & Raw Materials
Ordinance 2014-05, adopted on June 17, 2014

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618.01 PURPOSE

The purpose of this Chapter is to promote the public health and welfare, safeguard property, and promote comfortable living conditions within the Village of Lake Isabella by regulating outdoor storage uses and activities which are injurious to the public’s health, well-being, or may be detrimental to the social and economic well-being of human beings.

618.03 OUTDOOR STORAGE OF PRODUCTS AND RAW MATERIALS REGULATED

The outdoor storage of raw materials, partially finished products, or finished products associated with any non-residential use shall be permitted subject to the regulations hereinafter imposed and the requirements of any other Village ordinance, the violation of which is hereby declared to be a nuisance *per se*.

1. All such storage shall be located within a rear yard and screened with privacy fencing or other suitable means of screening. No raw materials, partially finished products, or finished products shall be stored above the height of the privacy fencing or screening.
2. All such storage areas shall conform to the zoning district setback requirements. In addition to zoning district setback requirements, no such storage shall occur within one hundred feet (100’) of any residentially zoned property.
3. Access to all storage areas shall be provided for fire and emergency services.
4. All loosely packed materials such as sand, topsoil, dirt, sawdust, wood chips, and similar materials, shall be covered and contained to prevent them from being blown away or washed off of the storage area.
5. No materials which give off noxious or disagreeable odors as defined in Chapter 626 of the Codified Ordinances of the Village of Lake Isabella shall be stored outdoors.

618.05 ENFORCEMENT & PENALTY

1. Any person, firm, corporation, limited liability company, association, trust, partnership, or other entity which violates or refuses to comply with any provision of this chapter shall be responsible for a municipal civil infraction and shall be subject to fines, costs,

and other relief as provided for in Chapter 222 of the codified ordinances of the Village of Lake Isabella.

2. Upon the failure, neglect or refusal of any property owner, tenant or possessor of property to comply with the provisions of this chapter, the Village or its authorized contractor, or other designee, is also authorized and empowered to enter the property involved to abate the nuisance, or to provide and to make payment for the abatement of the nuisance maintained.
3. When the Village abates a nuisance as provided herein, the cost of any abatement, including legal expenses and the authorized administrative fee, will be billed to the property owner. The costs and fee will be a debt of the property owner to the Village, which may be assessed as a single lot assessment in accordance with Chapter 214 of the codified ordinances of the Village of Lake Isabella, and shall constitute a lien against the property, including interest, until paid, and may be enforced and collected in the same manner as ad valorem property taxes.
4. Nothing contained here in shall be deemed to prevent the Village of Lake Isabella from taking other legal action against any person, firm, corporation, limited liability company, association, trust, partnership, or other entity which violates or refuses to comply with any provision of this chapter after having been notified of the violation and provided an opportunity to voluntarily abate the nuisance.