

Village of Lake Isabella - Codified Ordinances

Article VI – General Nuisance Regulations

Chapter 656 – Uniform House Numbering

Effective July 15, 2008 – Ordinance 2008-03

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656.01 CREATION AND PURPOSE

In order to uniformly assign and maintain house numbers and provide for easy identification of those numbers for the various purposes including but not limited to the implementation of 9-1-1 service and to promote the health, safety and welfare of citizens of the Village of Lake Isabella, the Village of Lake Isabella enacts the following Uniform House- Numbering system for all property located along roadways found within the Village of Lake Isabella.

656.03 DEFINITIONS

For the purposes of Chapter 644 of the codified ordinances of the Village of Lake Isabella the following definitions shall apply;

1. House Number: shall mean the number assigned to consecutive lots and or tracts of land along a street, road or thoroughfare pursuant to the Number Assignment Formula contained herein.
2. Number Assignment Formula: Beginning from the point of origin on each street, house numbers shall be assigned for each lot, with each lot on the right-hand side of the road as one leaves the point of origin being assigned an even number, and each lot on the left-hand side as one leaves the point of origin being assigned an odd number. The numbers assigned shall increase progressively/sequentially.
3. Primary Structure: Shall include but not be limited to: residential building, airport residential, commercial building, industrial building, office building and public building.
4. Lot: means a lot as platted in each Village of Lake Isabella subdivision or a tract of land within the Village of Lake Isabella boundaries.
5. Point of Origin: means generally, the street entrance closest in proximity to the Village's operation office as of September 2001, as driven.

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6. Display: Is the manner the house number is affixed to a structure so that it is readily identifiable pursuant to provisions of this Chapter.

656.05 HOUSE NUMBER DISPLAY

Each primary structure shall display a house number on the primary structure facing the street for the address being used. The mail box shall be placed at a safe location near the edge of the street for which the address is being used with the house numbers placed on the side of the mail box, or post facing along the street, in the direction of the point of origin. Primary structures without a mailbox must have a sign near the street right-of-way facing the “address street” displaying the house number. A house number shall not be displayed containing numbers less than 3 inches (7.62 centimeters) in height. It shall be visible from the roadway named in the address, and all house numbers shall be in Arabic numerals.

The Street Administrator, subject to the direction and supervision of the Village Manager, is hereby empowered to promulgate rules for house number display. Said rules shall be effective upon approval of the Village of Lake Isabella Village Council. The Village of Lake Isabella Village Council may adopt administrative rules and regulations in conjunction with the adopting of this chapter.

656.07 ADMINISTRATION OF HOUSE NUMBERING SYSTEM

1. The Street Administrator shall administer this system and shall draft rules and regulations for the operation of the House-Numbering System and the assignment of house numbers for all lots along roadways emanating from the point of origin, pursuant to the Chapter. Said rules and regulations shall be recommended by the Village of Lake Isabella Street Committee and approved by the Village of Lake Isabella Village Council, before they take effect.
2. The County of Isabella house numbering system shall be used to number properties along the roads which are under the jurisdiction of the Isabella County Road Commission.
3. The Village Manager shall cause to be created and maintained an accurate map of all roads within the Village of Lake Isabella and shall make house numbers available for each lot along the roadway. Said map shall be the official repository of said house number assignments.
4. House numbers shall not be assigned along any public road until the Village of Lake Isabella Street Committee has recommended a name for said road and approved by the Village of Lake Isabella Village Council. House numbers shall not be assigned along any unplatted private road or access easement of record where the name of said unplatted private road or access easement has not been registered with, and approved by the Village of Lake Isabella Village Council. This does not mean the Village of Lake Isabella is responsible for the maintenance of the private road.
5. Existing house numbers which do not comply with the Village of Lake Isabella House-Numbering System shall be changed either at the request of the property

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owner or his or her agent(s) upon approval of the Street Administrator or such change shall be initiated by the Village of Lake Isabella. When the Village of Lake Isabella initiates a change, the property owner shall be notified in writing 30 days prior to the time the new number shall become the official number for the lot(s) of the property in question. It shall be a violation of this chapter to use a number other than the number provided by the Village of Lake Isabella.

6. The Street Administrator shall, upon application by a landowner, assign a house number and approve the display; provided said display is consistent with the provisions for display as contained herein.

656.09 VIOLATIONS & PENALTIES

1. Any person, firm, corporation, trust, partnership, or other legal 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. In addition to any other penalties or remedies available, the Village is authorized and empowered to direct the property owner to remove or otherwise abate the nuisance. If such notice is given, it shall be in writing, addressed to the property owner as it appears on the latest ad valorem property tax assessment roll, or current owner if such is different and known to the Village and be mailed via first class or posted at the property in violation, and shall inform the property owner of the following:
 - a. The nature of the violation/nuisance
 - b. The time in which the violation/nuisance must be abated.
3. Upon failure, neglect or refusal of any property owner to comply with the provisions of this chapter, the Village or its authorized contractor, or other designee, is authorized and empowered to enter the property owner's property to abate the nuisance, or to provide and to make payment for the abatement of the nuisance maintained.
4. 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 cost 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 enforced and collected in the same manner as ad valorem property taxes.
5. The failure to receive the notice as provided for in subsection (2) is not a defense to any action brought by a member of the public for injury or by the Village to collect the costs of abatement or impose penalties or other fees authorized by this article.