



PROPERTY MAINTENANCE GUIDELINES

I. **PURPOSE.** ([Watsonville Municipal Code Section 5-33.01, Purpose](#))

The purpose of the Guidelines is to establish criteria, standards and clear direction for the implementation of the Property Maintenance Ordinance, which was adopted to protect the public health, safety and welfare by establishing minimum standards governing the maintenance, appearance and conditions of all residential and nonresidential premises for the following purposes:

- A. To enhance and promote the maintenance of real property and improve the livability, appearance, social and economic conditions of the community;
- B. To ensure that real properties do not reach a state of deterioration or disrepair so as to cause the depreciation of surrounding property or be materially detrimental to nearby properties and improvements; and
- C. To establish standards for property maintenance that reasonably relates to the proper exercise of police power to protect the health, safety and general welfare of the public.

The Guidelines will add, amend and clarify provisions of the Property Maintenance Ordinance considering field conditions found, experience of the personnel charged with enforcement and the process and procedure necessary for effective enforcement. These Guidelines will be reviewed by the City Council in January of each year to determine its fairness and effectiveness to ensure proper implementation with all parties involved with enforcement. The Guidelines are hereby declared to be remedial and essential for the public interest, and it is intended that they be liberally construed to effectuate the purposes as stated herein. However, the provisions within these Guidelines shall not interfere with a legally or valid existing nonconforming use unless it is otherwise an unsafe building.

II. **APPLICABILITY.** Owners or operators of every residential and nonresidential building and the premises on which they are situated in the City, used or intended to be used, for any use permitted by [Title 14 of the Watsonville Municipal Code](#) shall comply with the provisions of the Property Maintenance Regulations whether or not such building has been constructed, altered or repaired before or after the enactment of City regulations and irrespective of any permits or licenses which have been issued for the use or occupancy of the building or for the installation or repair of equipment or facilities prior to the effective date of these regulations. These regulations and Guidelines establishes minimum standards for the initial and continued occupancy and use of all such buildings and premises; it does not replace or modify standards otherwise established for the construction, improvements, repair, alteration or use of these buildings or premises.

- A. **Conflict of Laws.** In any case where the provisions of these Guidelines impose a higher standard than set forth in any other ordinance of the City or the laws of the State, then, the standards set forth herein shall prevail. If the provisions of these Guidelines impose a lower standard then the higher standard set forth in any other ordinance of the City or the laws of the State, then the higher standard shall prevail.



III. **PROPERTIES DEVELOPED PURSUANT TO A PERMIT.** All landscaping and parking surfaces, including striping, of properties which were developed pursuant to a permit shall be maintained, replaced or repaired by the owner as originally permitted, as subsequently modified with City approval, or in accordance with the minimum standards of these Guidelines. Any of these features or improvements must be maintained where exposed to public view and where the same constitute a blighting factor depreciating adjoining property and impairing the good character of the immediate residential or commercial neighborhood.

IV. **DUTY AND MAINTENANCE REQUIREMENTS FOR PROPERTIES.** Any person or entities owning, leasing, occupying, or having charge or possession of any residential or commercial property are responsible for the maintenance of such property and shall maintain the property in accordance with the following minimum standards. Failure to comply with any of these minimum standards shall constitute a violation of this Code and be promptly removed and abated by the owner or operator. It shall be the duty and responsibility of the owner to maintain his property in accordance with the following minimum standards and ensure such premises are free of violations to this code which include but are not limited to the following:

A. It shall be unlawful for any person owning, leasing, occupying, or having the charge or possession of any property in the City to maintain upon such property or building accessory structures including but not exclusive to walls, fences, driveways, sidewalks, sheds, garages, lean-tos and walkways which are maintained in such condition as to become so dilapidated, defective, unsightly or in a condition of deterioration.

V. **GUIDELINES.**

1. **Maintenance of Primary Structure and Accessory Structures.** ([Watsonville Municipal Code Section 5-33.04, Disrepair of Accessory Structures](#)) will be deemed in disrepair whenever there exists components, surfaces, materials or conditions that have caused a structure or accessory structure to become dilapidated, defective, unsightly or deteriorated as defined in the following areas:

A. **Broken Windows:** ([Watsonville Municipal Code Section 5-33.11, Broken Windows](#)): Windows at the exterior perimeter of any structure must be kept free of cracked, broken glass or displaced glass. All properties shall maintain window screening without rips, tears or holes. Exterior window covers, ornamental bars or security bar shall not be placed over the exterior of window openings.

Exception: When a permit and approval have been obtained for a quick release device (bars on windows) from the Building Official and Fire Chief along with a planning clearance. The properly permitted bars will require an annual permit and review to ensure maintenance of the release devices.

At no time shall plywood, painted wood or a non-opaque materials, which detract from the character or appearance of the neighborhood, be used as a replacement or to cover openings. Vacant/Abandoned residential and commercial buildings shall provide internal window dressing preventing easy view of the building's interior.

Exception: When it is necessary to secure premises from vandalism, dangerous or hazardous conditions, unlawful entry or malicious mischief for a temporary time period not to exceed thirty (30) calendar days.

B. **Overhangings, Awnings and Marquees:** Any awning or marquee and its accompanying structural members which extend over any street, sidewalk or other portion of the premises shall be maintained in good repair and not constitute a nuisance or safety hazard.



In the event such awnings or marquees are made of cloth, plastic or similar materials, such cloth or plastic, where exposed to public view, shall be maintained in good condition and shall not show evidence of weathering, discoloration, ripping, tearing or other holes.

No awnings or marquees are permitted to be removed to abate a violation of these Guidelines until approval has been obtained from the Community Development Department. If removed, the removal must include their supporting members. Nothing contained herein shall be construed to authorize any encroachment on streets, sidewalks or other parts of the public domain.

- C. **Store fronts:** All store fronts shall be kept in good repair, painted where required, and shall not constitute a safety hazard or nuisance (see weathering guidelines below). In the event repairs to a store front become necessary, such repairs shall be made with the same or similar materials used in the construction of the store front in such a manner as to permanently repair the damaged area or areas. Any cornice visible above a store front shall be kept painted, where required, and in good repair.
- D. **Fencing:** All fencing visible from public areas must be kept in a condition consistent with the originally approved construction method, design and materials or meet the minimums noted below.
- I. A fence over four (4') feet will be considered to be in disrepair when the vertical members (posts and intermediate boards) list, lean or buckle to such an extent that a plumb line set at the top outside edge of the member would show no more than a 4" deflection from true vertical, measured at the base of the member. Fences under four feet will not lean or buckle in excess of 3" using the above criteria. Fences must be erected in a straight line whenever feasible or practical. All members are to be installed level, plumb and true.
 - II. Broken, missing, decayed, damaged, deteriorated or unsightly components/parts or boards must be repaired or replaced with similar materials and methods of construction. Patching or repairs to fences with marginal, incongruent, and incompatible materials or designs are not allowed.
 - III. Fences with graffiti or spot painting of multiple colors not part of a particular design scheme will be considered blight unless removed or covered over in one color for the entire area of the fence. Monotone colors are highly recommended for painted fencing (see Defacement of Property below).
 - IV. Fencing consisting of barbed wire, Constantine wire or similar materials is not permitted and is considered blight.
 - V. Fencing shall not be employed as structural support or be attached to any other structure unless reviewed, approved and permitted by the Community Development Department.
- E. **Gutters and Downspouts:** All existing gutters and downspouts shall be maintained to collect surface water from roofs and discharged to an approved location. Rusted, broken or damaged gutters and downspouts shall be promptly repaired or replaced and corrected to discharge in an approved location. All drainage control devices are to collect water run off and be discharged by an approved method to a City approved location or device.
- F. **Signs and Billboards:** All permanent signs and billboards, including electrical signs, exposed to public view and permitted by reason of other regulations or as a lawful nonconforming use shall be maintained in good repair. Any signs which have weathered or faded or those upon which the paint has peeled shall, along with their supporting



members, be removed or put into a good state of repair. All broken electrical signs shall be repaired or, with their supporting members, be removed forthwith.

Illegal temporary signs or advertising located in or adjacent to the public right-of-way and other paper advertising material glued or otherwise attached to windows, poles or otherwise exposed to public view shall be removed immediately.

- G. **Defacement of Property:** No person shall willingly or wantonly damage, mutilate or deface any exterior surface of any structure, building or accessory structure on private or public property by placing any marking, carving, graffiti or the like. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

2. **Maintenance and Soundness of Exterior Materials; Residential and Nonresidential Structures.** Every owner or operator shall maintain the exterior of every structure or accessory structure free of nuisance. The exterior of every structure or accessory structure shall not be kept by any owner or operator in a condition which creates "unsightly visual blight" and economically detracts from the district or neighborhood.

- A. **Exterior Materials:** Any dwelling, building, structure, accessory structure or appurtenant structure whose exterior surface is bare, deteriorating, ram-shackled, tumbledown, decaying, disintegrating or in poor repair shall be repaired or razed. All buckled, rotted or decayed or deteriorated walls, doors, windows, porches, floors, steps, ceilings, posts, sills, trim and their missing members shall be repaired and put in good condition. All replacements shall match and conform to the original design or be replaced completely. Surfaces that are deteriorated, decaying, disintegrating, weathered with dirt and grime or impaired through peeling or flaking of the paint or other protective coating shall be repaired, repainted or resurfaced. All exterior surfaces shall be replaced or repaired in good condition preparatory to repainting or recoating. All bare exterior surfaces which are flaking or crumbling shall be replaced or sealed in a good and workmanlike manner. All new or repaired bare surfaces shall be painted or coated. To effect the purposes of this section, the owner or operator shall maintain the premises, structures and all buildings thereon, as the case may be, as follows:

1. *Painting and other protective coating.* All surfaces susceptible to decay shall be kept painted at all times or otherwise provided with a protective coating sufficient to prevent deterioration or rot.
2. *Surfaces.* All surfaces shall be maintained free of broken windows, crumbling stone or brick, peeling paint or any other condition reflective of deterioration or inadequate maintenance.
3. *Exterior walls, sidings and roofs.* Exterior walls, sidings and roofs shall be kept structurally sound, in good repair and free from defects.
4. *Damaged materials.* Damaged materials shall be repaired or replaced.
5. *Rotted or corroded materials.* Materials showing signs of rot, deterioration or excessive corrosion shall be restored and protected.

- B. **Reconstruction of Walls and Sidings:** No owner or operator of any premises or buildings shall cause or permit to be reconstructed walls and sidings on any buildings unless all construction of walls and sidings is of standard quality permitted by these



Guidelines and their appearance commensurate with the character of the properties on the same block and both sides of the street on which the premises front. All walls and siding being replaced due to violations of these Guidelines will be reviewed by the Community Development Department Planning Division for conformance to this section.

- C. **Laundry Hanging Devices:** All laundry hanging poles or lines shall be constructed and maintained only in rear or side yards and must not be visible from public areas. Fencing, deck guard rails and similar structures visible at the ground level from adjacent properties or from public areas may not be employed for the drying or hanging of laundry.

3. **Maintenance of Exterior Premises; Residential and Nonresidential Properties.** No owner or operator of any premises shall maintain or permit to be maintained at or on the exterior property areas of such premises any condition which deteriorates, blights or debases the appearance of the neighborhood; creates a fire, safety or health hazard; is a public nuisance; or adversely alters the appearance and general character of the neighborhood and shall keep such premises free of any debris, objects, material inappropriate storage or condition which may create a health, accident or fire hazard or which is a public nuisance. Lawns, landscaping, trees and driveways shall also be maintained.

- A. **Storage:** Industrial and commercial equipment, materials, building and construction materials, debris, waste or motor vehicle equipment relating to commercial or industrial uses shall not be permitted at a location visible from public areas unless expressly permitted under the Title 14 of the Watsonville Municipal Code and subject to appropriate permitting for such premises. Storage of residential belongings, materials, furniture, vehicle parts or paraphernalia related to the residential use which are visible from public areas is not permitted unless expressly permitted under Title 14 for such premises. ([Watsonville Municipal Code Section 5-33.06, Equipment Storage](#))

All material, equipment, furniture, appliance, waste, firewood, construction material and similar items shall be stored in areas approved for storage or located on the property where they are not visible from public areas and only when materials are stored in such a manner so as not to constitute a hazard. All storage sheds accessory to the primary use must be located in areas not visible from public areas and must obtain permits from the Community Development Department.

Exceptions:

1. Materials and equipment associated with excavation, construction or demolition operations under a valid and active Building Permit may be temporarily in public view.
2. One residential storage shed per property is allowed without requiring a Building Permit when: the square footage does not exceed 120 square feet, it is set back three (3') feet from the property lines, it has appropriate drainage and it has been approved by Planning and consistent with [Title 14 of the Watsonville Municipal Code](#) setback requirements.
3. Compost piles, enclosed in a fenced area, not exceeding twenty-four (24) square feet and maintained no closer than ten (10') feet from adjacent property lines.
4. Metal shipping storage containers meeting the requirements under Section 14-40.170 of the Watsonville Municipal Code.

- B. **Abandoned Personal Property:** Homeowners and property owners are responsible to maintain areas between the curb and front of the house or the middle of the alley to the



face of their fence abutting the alley free of litter, weeds, trash, refuse, debris, or abandoned personal property or storage of things such as furniture, appliances, plumbing fixtures, equipment, automobile parts and like devices. ([Watsonville Municipal Code Section 5-33.05](#))

- C. **Refuse/Garbage:** An accumulation of brush, broken glass, stumps and roots that present a safety hazard or garbage, rubbish, trash and debris which presents an unsanitary and/or a safety hazard is prohibited.
- D. **Infestation:** No owner or operator of the premises or any building thereon shall maintain the exterior parts of the premises or buildings in a condition that will permit infestation by insects, roaches or other vermin.
- E. **Personal Auto and Hobby Repair:** Repair, maintenance or hobby activities performed on personal vehicles owned by the owner(s) of the property will be done in a manner which minimizes the impact to the neighborhood and, shall be performed within the garage or behind fenced areas which are not readily visible from public areas. Repair, maintenance or hobby activities shall not cause excessive noise nor shall the activity extend beyond 9:00 p.m., begin before 7:00 a.m., require excessive lighting, violate sections of these guidelines, violate other Watsonville Municipal Code Ordinances, disturb the peace, quiet, and comfort of neighboring residential inhabitants at any time or create a nuisance.
- F. **Parking Facilities:** On site parking will be permitted in areas specifically designated for parking and on improved surfaces such as concrete or asphalt driveways, in legally permitted garages or carports, driveways providing access to garages, striped stalls, parking lots or in other non-residential applications specifically permitted in the Zoning Ordinance. Parking in required landscape areas, residential front yard areas in excess of 60 % of the frontage or unimproved areas of the property is strictly prohibited unless exempted below.
1. **Commercial/Industrial Parking** and/or storage of semi-tractor trailers or industrial or commercial vehicles is prohibited in residential districts, office buildings, executive office parks, shopping centers, general business or recreational facilities and other districts as defined in Title 14. Commercial properties shall not have commercial vehicles parked on/in front yards, side yards, unimproved open areas directly facing a street, or other areas of the property unless expressly permitted or designated as parking areas under Title 14.
 2. **Residential Parking.** Only essential personal vehicles are allowed to be parked on improved surfaces in front of designated garages. All other vehicles described in this section may only be parked in areas outside of the required front and exterior side yard setbacks if they are parked on an improved surface with a legal driveway or alley access that is adequately screened from public view unless strictly prohibited by Title 14.
 - The parking or storage of boats, motor homes, recreational vehicles, travel trailers, commercial trucks, storage trailers, or non-essential personal or hobby vehicles shall not be stored in the required front and exterior side yard setbacks of the property's zoning district as defined by Title 14 and on public streets fronting the property. Continued parking, week after week, of these type of vehicles on the public street is considered storage and strictly prohibited.



- The total number of vehicles parked on a private property shall not exceed 50 % above the approved design or the minimum required parking spaces as designated in [Title 9 of the Watsonville Municipal Code](#).

3. *For Sale Vehicles/Demonstration of:* No motor vehicles shall be allowed to be displayed for sale upon an off-street public parking facility for the purposes of advertising or displaying such vehicle for sale as required by [Section 4-4.211 of the Watsonville Municipal Code](#).

- G. **Maintenance of Approved Off-Street Parking Areas (private property):** Off-street parking areas will be deemed a hazard and nuisance when unpaved, potholed, faded stripping and which present a potential physical danger to the normal and safe passage and access to pedestrian or vehicular traffic. ([Watsonville Municipal Code Section 5-33.09, Off Street Parking Disrepair](#))

Exception: Areas designated for parking which have existed unimproved or are considered existing non-conforming

- H. **Movable or Temporary Structures:** Tents, canopies, metal storage sheds or such will not be permitted in areas visible from the public right-of-way unless specifically approved and permitted through the Community Development Department.

- I. **Landscaping:** ([Watsonville Municipal Code Section adopted 5-33.07, Neglected Landscaping and 5-33.08, Overgrown Landscaping](#)): Lawns, grass, landscaping and ground covering shall be installed and maintained on all developed lots after the final inspection or issuance of a Certificate of Occupancy. Lawns, grass or grass-like ground coverings, hedges and bushes shall be trimmed and kept from becoming overgrown and unsightly where exposed to public view and where the same constitute a blighting factor depreciating adjoining property and impairing the good character of the immediate residential or commercial neighborhood.

Neglected Landscape: Landscaping will be deemed neglected and a nuisance to the public whenever it is not maintained to previously approved landscaping criteria, a fire hazard, a detriment, dead, dying, debris laden, weed infested, overgrown, un-manicured or unnecessarily offensive to the visual sensibilities of the average person and would materially and economically detract from the district or neighborhood. Landscaping and ground covering shall be installed and maintained on all developed lots.

Nuisance Landscaping: Landscaping exposed to public view will be deemed overgrown, lacking maintenance and a nuisance when:

- It encroaches into or upon a public right-of-way that impedes or obstructs the normal and safe passage of vehicles, pedestrians or disables traffic by slowing, visually or physically blocking or causing any alteration in the normal or most direct route or the view in the public right-of-way.
- The projection of any such growth or tree branch over sidewalk areas within a vertical plane of seven (7') feet high along the property line, the inside line of sidewalks or the curb line of streets is prohibited. Projections of such growths or tree branches extending beyond the public side walk and into the traffic way must maintain a vertical clearance of twelve (12') feet minimum.
- Lawns, grass, or grass-like ground covering, when exposed to public view, must be kept trimmed and not permitted to grow in excess of six (6") inches in height.



- The growing or existence of brush, briars, thistles or other noxious weeds or hedges to a height in excess of three (3') feet above the level of the adjoining sidewalk or street, or located on lands adjacent to street intersections or railroad right-of-ways at crossings or visible from the public right-of-way; all types of vegetable growth which exude unpleasant, or obnoxious odors or tend to conceal filthy deposits; all types of growth conducive to the harboring of mice and rats or the concealment of vagrants and pan handlers; and all such conditions are detrimental to the general public health, welfare and safety and are hereby declared to be nuisances and prohibited.
- Dead trees, limbs, vegetable growth or other natural growth which by reason of rotting or deteriorating conditions or storm damage or similar conditions will be considered a nuisance.

J. Vacant Lots:

Front lot line maintenance shall be performed by the owner or operator of vacant residential and/or non-residential lots to a minimum of twenty (20') feet from any abutting public right-of-way. Side lot line maintenance shall only be required to be performed by the owner or operator of vacant residential and/or non-residential lots to a minimum of ten (10') feet from the side lot line when such lot is adjacent to an existing, developed and improved lot and shall maintain the entire lot if under an acre in size and surrounded by two developed lots. Such maintenance shall be performed to the minimum standards established in these Guidelines. Where it is impractical to maintain the height of grass, weeds and other ground cover due to the density of trees and bushes, such trees and bushes shall either be removed or trimmed to the extent necessary to prevent encroachment upon the public right-of-way, sidewalk and side lot lines. Further, such dense bushes, ground cover or thicket permitted to grow either more than three (3') feet in height and visible from the public right-of-way, sidewalk or side lot line shall be deemed a nuisance and removed or trimmed. Vacant lots will be maintained by removing nuisances such as garbage, defunct foundations, overgrown landscaping or weeds or any other nuisances as defined in these Guidelines.

K. Sidewalks/Driveways/Outdoor Areas:

- Public sidewalks with vertical separations of one half (1/2") inches or greater or which are pitted or eroded to such an extent as to cause a safety hazard to pedestrians must be repaired or replaced to Public Works Standards.
- Walkways on private property that are used to access the front entries of any property shall be maintained in good condition such that the safe passage and normal accesses to the dwelling(s) front entry is provided.
- Driveways on public and private property and adjacent paved or covered areas must be maintained in good repair. Broken, cracked, potholed and displaced sections that may cause physical harm to pedestrians, damage to vehicles, or have become unsightly due to negligence or general lack of maintenance must be repaired or replaced in accordance with Public Works Standards 2-204.
- Drainage facilities such as ditches, swales, piping and structures on private property shall be cleaned, maintained and functional at all times.
- Unpaved outdoor sales area or substandard area being used for outdoor sales are deemed a hazard and nuisance if the site is unimproved or not maintained



to the City's minimum standard and approved by a Use Permit. ([Watsonville Municipal Code Section 5-33.10, Improved Outdoor Sales Areas](#))

4. Enforcement:

The correction of property maintenance violations set forth in this Chapter shall be pursued by the Code Enforcement Official as appointed by the Council through the use of administrative remedies pursuant to Title 1, Chapter 2, and nuisance abatement proceedings pursuant to Title 5, Chapter 17, and other enforcement provisions contained in the Watsonville's Municipal Code. Nothing in these Guidelines will prevent the City Council from authorizing the City Attorney to commence civil or criminal proceedings to abate a public nuisance under applicable provisions of the laws of the State as an alternative to other enforcement proceedings contained in the Watsonville Municipal Code.

Exigent Circumstances ([Watsonville Municipal Code Section 5-33.12, Emergencies](#)).

Nothing in these Guidelines will prevent City Officials, whom possess the proper authority, from taking temporary actions in emergency situations or in cases where a life safety or sanitation concern is being created by violations of these Guidelines.

5. Expenses and Costs:

Any expense or cost incurred by the City beyond the first notification of the existence of a violation shall be reimbursed to the City by the responsible person in violation of these Guidelines. If not so paid by such person within thirty (30) days after billing, such expense or cost may be recovered by an action at law against the responsible person, or may, to the extent permitted by law, be forwarded to the County Assessor and placed on the tax duplicate for collection and shall become a lien on the land involved if not paid.

6. No Duty to Enforce:

Nothing in this Chapter shall be construed as requiring the City to enforce the prohibitions in this Chapter against all or any properties, which may violate the Ordinance. In the City's prosecutorial discretion, and as the City's resources permit, this Ordinance may be enforced only as to a limited number of problem properties per year. Nothing in this Section or the absence of any similar provisions from any other City law shall be construed to impose a duty upon the City to enforce such other provision of law.

7. Definitions:

Except as otherwise defined in this chapter, all terms used in this Chapter which are defined by applicable State law, the Uniform Building Code, or this Code, are used in the Chapter as so defined, unless from the context it clearly appears that different meaning is intended. Where terms are not defined, they shall have their ordinarily accepted meanings within the context that they are used. Webster's 3rd New International Dictionary of the English Language, Unabridged, shall be considered as providing the ordinarily accepted meaning

Abandoned Property: Private Property will be deemed abandoned or discarded if such property has been left in an area or upon property viewable from a public right-of-way where such property is readily subject to the adverse effects of exposure to the elements, theft, vandalism, fire or when unnecessarily offensive to the visual sensibilities of the average person and which would materially and economically detract from the district or neighborhood.

Accessory Use or Structure: An accessory use or structure subordinate to the principal use of a lot, or of a building on the same lot, and serving a purpose clearly or customarily incidental to the principal use of the lot or of the building.



Approved Location: In, on, to or the area which the City approves for that specific use or function.

Building: A structure which is permanently affixed to the land, having one or more floors and a roof, being bounded by either open spaces or lot lines and which is used as a shelter or enclosure for persons, animals and/or property. This term shall be used synonymously with "structure" unless otherwise noted and shall be construed as if followed by the words "part or parts thereof."

Code Enforcement Official: The Community Development Director or Building Official or their designated agents.

Defective: Whenever any portion of a building or structure becomes non- functional or unusable as originally intended.

Deterioration: The condition or appearance of a building or part thereof, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting or other evidence of physical decay, neglect or lack of maintenance or that exhibit sufficient visual or physical damage to affect the quality or value of the structure.

Dilapidated: Whenever a structure exhibits visible or material evidence of decay or partial ruin due to neglect, misuse or that lack of a protective coating sufficient to prevent rusting, rot or weathering.

Dwelling Unit: Any building or portion thereof that contains legally permitted living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the State Housing Code, for not more than one family, or congregated residences for ten (10) or less persons.

Exposed to Public View: any premises, or any part thereof, or any building or any part, which may be viewed by the public, or any member thereof, from a sidewalk, street, alleyway, open air parking lot or from the area of any adjoining or neighboring premises, normally used a part of the habitated portion of such premises.

Exterior of the Premises: Those portions of a building which are exposed to public view and the open space of any premises outside of any building erected thereon.

Fencing: A constructed wood, concrete, steel, or material structure designed to define or separate one area of premise from another.

Fire Hazard: Any thing or act which increases or may because an increase of the hazard of menace of fire to a greater degree than that customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire, or which may obstruct, delay or hinder or may become the cause of an obstruction, a delay or a hindrance to the prevention, suppression or extinguishment of fire or any other fire hazard defined in the Uniform Fire Code.

Garbage: Putrescible, animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Improved Surfaces: Areas of a property which have materials installed that are durable, weather resistant, capable of supporting the vehicle load imposed on it, without deforming or destroying it; asphalt, concrete, paving stones, bricks and similar materials. Crushed rock, gravel or similar materials are not considered improved surfaces.

Infestation: As defined in the State Housing Code.

Legal: Having met all applicable requirements in the Watsonville Municipal code State regulations and applicable Federal regulations.



Motor Home: A motor vehicle equipped as a place to live, usually with a bed or beds and cooking facilities.

Nuisance: Includes all buildings, structures, premises, which have or all of the following defects, shall be deemed and are hereby declared to be public nuisances:

1. Any dwelling, structures or appurtenant structure which is a menace to the public health, safety or welfare or which is structurally unsafe or unsanitary, or constitutes a fire hazard or is otherwise dangerous to human life or which in relation to the existing use constitutes a hazard to the public health, safety or welfare by reason of illegal construction, illegal use of the structure, inadequate maintenance, dilapidation, obsolescence or abandonment or as defined in the building regulations adopted in [Title 8 of the Watsonville Municipal Code](#);
2. Any public nuisance known in law or as provided by the statutes of the State or as defined in [Title 5, Chapter 17 of the Watsonville Municipal Code](#);
3. Any real property or premises upon which an owner or tenant has allowed to become unnecessarily offensive due to the accumulation of trash, garbage, rubbish, refuse, abandoned personal property and violation of the Property Maintenance Ordinance or the Guidelines of other City ordinances; and,
4. In any case where a structure is damaged by act of nature such as; earthquake, fire, flooding, wind etc. when repairs have not been effected in a timely manner.

Operator: Any person who has charge, care or control of a building, structure, dwelling or premises, of a part thereof including, a lessee or joint lessees of the whole thereof, a tenant, an agent or any other person, firm, corporation or fiduciary directly in control of the premises, whether with or without the knowledge and consent of the owner.

Owner: the owner or owners of the premises as listed in the County Assessor's records, including the holder of title thereto, subject to contract of purchase, a trustee, a vendee in possession, a mortgagee or receiver in possession.

Premises: A lot, plat of parcel of land, including the buildings or structure thereon.

Refuse: All putrescible and non-putrescible solid wastes (except body wastes), including but not limited to, garbage, rubbish, ashes, street cleaning, dead animals and solid market and industrial wastes.

Rubbish: Non-putrescible solid wastes consisting of both combustible and noncombustible wastes, such as paper, wrapping, tin cans, yard clippings, leaves, wood, glass, crockery and similar materials.

Structure: A combination of any materials, whether fixed or portable, forming a construction i.e., a building, house, fence, tower etc.

Temporary: A time line as defined within the Watsonville Municipal Code or as defined or assigned by the Code Enforcement Official.

Vehicular Recreational Equipment: All campers, travel trailers, mobile homes, converted buses, stock cars, boats, trailers whether for the transportation of portable tents, boats or other equipment or materials, and similar personal equipment or vehicles.

Weathering: Deterioration, decay or damage caused by exposure to the elements.

