

ZONING ORDINANCE OF CLINTON, MS  
December 5, 2023

SECTION 407 – PROPERTY MAINTENANCE & PUBLIC NUISANCE

The following items are included in the Olde Vineyard Revised and Amended Covenants, Combined and Amended, Sept 23, 2024. Cited under Section 7. AA – Nuisances, Prohibited Activities and Prohibited Structures

1. Broken windows
2. Window shutters that are damaged or not secured properly
3. Rain gutters and down spouts that are rusted, sagging, or improperly fastened
4. A roof with missing or deteriorated roofing materials such that repair or replacement is required
5. Any garage door that is inoperable, broken, sagging, lacking paint or missing visible parts or materials
6. Any driveway that is deteriorated, crumbling, weed-infested, or lacks adequate covering of asphalt, brick, or concrete, stone, gravel or is missing portions thereof
7. Exterior light fixtures in need of repair or replacement
8. Exterior light fixtures that shine directly toward adjacent property (with the exception of front entrance general illumination lights)
9. Exterior walls that have exposed, rotten, or deteriorated materials
10. Screens on doors or windows that are torn or in need of repair or replacement
11. Stairs or railings affixed to the exterior of buildings that are in need of repair or replacement
12. Excessive scaling, peeling or flaking paint
13. Excessive mildew or mold
14. Property damaged or destroyed by fire or acts of nature that has not been demolished or repairs that do not begin within three months and continued uninterrupted until renovation is completed. Also debris or refuse resulting from fires or acts of nature remaining on property for three months
15. Torn or ripped window awnings
16. Inadequately secured antennas
17. Damaged, rotted, or decayed mailboxes or mailbox posts
18. Graffiti
19. Construction projects that are on-going for more than twelve months (Exception: Construction projects with a valid building permit may request a time extension due to extenuating circumstances, such as natural disasters.)
20. Scattered building or repair material in a yard
21. Storage of construction, repair or maintenance material or equipment on a premises that is not to be used on the premises
22. Construction debris and refuse remaining on property for thirty days 39
23. Lumber or construction materials (excluding materials for a construction project on the property with a current valid permit), salvage items (junk), including but not limited to auto parts, scrap metals, tires, and the like stored on property in excess of seventy two hours
24. Missing finishes on exterior walls and chimneys
25. Windows, doors, or building exteriors covered with but not limited to, aluminum foil, cardboard, plywood, or plastic, except during construction or pending permanent repairs

26. Lawn areas that are not properly planted and maintained to prevent erosion, excessive dust, or the accumulation of water and mud
27. Building or repair material and building, maintenance, or repair equipment stored for thirty days
28. Piles of dirt, sand, gravel, rock, mulch in excess of fourteen (14) days
29. Scattered or rotted firewood
30. Wheelbarrows, lawnmowers, or garden and lawn materials and equipment if visible from the street in excess of a twenty-four hour period
31. Erosion caused by lack of ground cover, resulting in dirt accumulation on sidewalks, streets, or adjacent properties
32. Discarded garbage, rubbish, refuse, or recyclable items that have not been collected within seven days of being deposited on the property and that remain thereon
33. Oil, grease, paint, other petroleum products, hazardous materials, volatile chemicals, pesticides, herbicides, fungicides, or waste (solid, liquid, or gaseous) that is determined to constitute a fire or environmental hazard, or to be detrimental to human life, health, or safety
34. Swimming pools that are not properly maintained and that constitute an adverse impact on safety, health, environment, aesthetics or property values of properties in the near vicinity in the opinion of the Director of Community Development
35. The above listed items are not intended to be all inclusive

407.03 Garage or Carports: Garages used for the accumulation or storage of personal property that are unsightly and when viewed from outside the property, shall be kept closed except during ingress and egress. Materials, equipment, or other items of personal property shall not be stored inside a carport to the extent that such storage prevents the use of an open carport for the parking of the number of motor vehicles for which the open carport is designed.

407.04 Garbage or Refuse Containers: Garbage or refuse containers shall be stored behind the front line of the building and shall not be visible from the street, except when placed for collection. Garbage or refuse containers shall be returned to the storage location not later than 8:00am the day following collection.