

ARTICLE III

UNSAFE STRUCTURES

SECTION 12-50. DEFINITION.

A building within the meaning of this article shall include any house, store, shop, barn, stable, billboard, stand or any other structure. (Ord. No. 112, sections 6 and 4, 4-17-16.)

SECTION 12-51. ORDERING WORK.

Whenever, in the judgment of the city council, any wall or building or portion of a wall or building is dangerous or liable to fall, it may, by resolution, order the same repaired, torn down or removed by the owner thereof and specify in said order a reasonable time within which said repairing, tearing down or removal shall be made, the said order to contain the name or names of the owners, and describe the ground where the defective structure stands. (Ord. No. 112, Section 1, 4-17-16.)

SECTION 12-52. SERVING ORDER.

Whenever such order may be made as above provided, the city clerk shall certify a copy thereof, and place the same in the hands of the chief of police, who shall serve it by reading it and delivering a copy thereof to such of the owners of the ground, where such defective structure stands, as may be found within the city. If any owner cannot be found within the city, the service may be made at his usual place of residence on any member of his family over fourteen (14) years of age, or made upon any occupant of the premises, or if it cannot be served by any of the above methods, service may be made by posting a copy of said order in a conspicuous place upon the structure so ordered to be repaired, torn down or removed, and by two (2) publications in a newspaper of this city. (Ord. No. 112, Section 2, 4-17-16.)

SECTION 12-53. PERFORMANCE BY CITY - - AUTHORIZED.

If, after said order shall have been served by any means above provided, the same shall not have been complied with within the time stated therein, the city council shall cause said defective structure to be repaired, torn down or removed as directed by the order therefore, the same to be done under the supervision of the building official who shall proceed to do said work as directed and make return of the actual money costs thereof to the city council. (Ord. No. 112, Section 3, 4-17-16.)

SECTION 12-54. ASSESSING AND COLLECTING COST.

When the city building official shall have made his return, as provided, of the cost of the work, the city council shall by resolution assess and levy the amount thereof as a special tax against the property, and against the owners of said property, which shall be a lien upon the

property until said cost is paid, and the cost may be collected by the sale of said property under execution or by suit against the owner. (Ord. No. 112, Section 4, 4-17-16.)

SECTION 12-55. UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS ADOPTED.

The most current edition of the Uniform Code for Abatement of Dangerous Buildings and standards pertaining to and adopted therein, published by the International Conference of Building Officials, is hereby adopted in full, including the appendix thereto, except for such provisions as may be hereinafter deleted, modified or amended as set forth in the Oelwein Code of Ordinances. An official copy of the Uniform Code for Abatement of Dangerous Buildings adopted by this section and a certified copy of this Ordinance are on file in the office of the city clerk. (Ord. No. 939, 06-23-1997.)

SECTIONS 12-56 - - 12-69. Reserved.

ARTICLE IV

OFF-PREMISE SIGNS

SECTION 12-70. PURPOSE.

The purpose of this ordinance is to provide that off premise signs shall be safely constructed and kept in a safe condition, and that signs shall not be located so as to cause a safety hazard.

SECTION 12-71. GENERAL PROHIBITIONS.

Off premise signs can be located in areas zoned Commercial Highway C-2 or Industrial I-1 through I-3 within 75 feet of the right-of-way of Rock Island Road from Third Street Southeast, south to the south city limit only. Off premise signs shall comply with all requirements established for structures located in the relevant zoning district. However, off premise signs need not be set back from the public right of way, provided that they do not encroach upon or overhang the public right of way. Portable signs, including sandwich and menu boards, placed on public sidewalks in the C-1 Commercial – Central Business District in compliance with Section 206.5 of the Oelwein Zoning Code, shall not be regulated as off-premise signs pursuant to this chapter. (Ord. No. 1066, 08/28/2006)

SECTION 12-72. STRUCTURAL RESTRICTIONS.

The following restrictions shall apply to all off premise signs:

A. The display area of an off premise sign shall be limited to 100 square feet for a single advertiser to a maximum display area of 200 square feet for multiple advertisers.