

## Ordinance 5

# Leaseholder & Village Street Frontage Maintenance Obligations

### 1) Overview

In order to promote safety and proper drainage, the Village of Ardencroft (Village) requires that leaseholders maintain (“maintenance” defined below) street-facing and leasehold-adjacent land (“street frontage”, defined below), including clearing street gutters and drains. Street frontage maintenance, especially the several feet abutting the street, by leaseholders of the adjacent leasehold, is required to ensure public safety, enabling clear visibility and mobility on Village streets.

Maintenance of other village land, including cul de sacs, park land, paths, and forests, are the responsibility of the Public Works Committee (PWC). Unless otherwise approved by PWC, altering or destroying vegetation and other features on non-street frontage public land is not permitted and subject to fine.

### 2) Definitions

- a) Street frontage: For purposes of this ordinance, the definition of street frontage is land that is leasehold-adjacent, public, and street fronting. This ordinance focuses mainly on the several feet of street frontage closest to the street, where communal issues of safety, visibility, and environmental health are most relevant. To determine the extent of street frontage beyond leaseholds, PWC uses the following calculations:
  - i) Village lands containing streets are 50 feet across. From the outer edge of a street gutter to the opposite outer gutter edge, paved portions of streets are 22 feet wide. Generally, this leaves 14 feet fronting leaseholds where village land exists for purposes of streets and utilities. Some narrowing distances occur where leaseholds border cul de sacs. Village land widens to 100 feet across at cul de sacs but pavement and gutters may get nearer to leasehold boundaries in certain locations.
  - ii) State roads (Veale and Harvey) are 60 to 65 feet wide and tend to have between 10 and 20 feet of street frontage between leasehold and paved portions of their property.
  - iii) When available, markers from leasehold surveys supersede the calculations above in determining where street frontage beyond leaseholds ends and leaseholds begin.
- b) Maintenance: Leaseholders of land adjacent to street frontage are required to perform the following regular maintenance:
  - i) Clear street frontage to allow pedestrians several feet to safely and comfortably make way for vehicular traffic and to allow for clear visibility of

pedestrians and vehicles. Keeping plantings from spilling over from street frontage into the street, gutters and drains, facilitates good street drainage.

- ii) Clear street gutters and drains at the edge of street frontage to remove leaves, trash, and other debris.
- iii) Removal of dead, dying, invasive or other nuisance trees greater than 4 inches in diameter on street frontage land is the responsibility of the PWC. Per Ordinance T., contact a member of the PWC to request removal.
- iv) Refrain from introducing anything that will be counter to the maintenance obligations in b(i) and b(ii) of this ordinance. With the exception of mailboxes, street frontage shall be kept clear of permanent objects that do not meet the guidelines set forth herein.

### **3) Oversight, Process, and Enforcement**

The Safety Committee (SC) and PWC are empowered to determine which leaseholds have plants or permanent objects that need trimming, cutting, cleaning, or clearing to comply with this ordinance and shall inform leaseholders and tenants, in writing, of their determinations.

In the event such notice from the SC and PWC do not result in the required action within 30 days, the SC and PWC are empowered to have the work done.

Violations of this ordinance shall be punishable by a fine conforming to the Village's municipal fine structure, in addition to reimbursement of the cost for any work required to be performed by the Village under this ordinance.