

## TITLE 13

### PROPERTY MAINTENANCE REGULATIONS<sup>1</sup>

#### CHAPTER

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3. LITTER, WEEDS, ETC.
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#### CHAPTER 1

#### MISCELLANEOUS

#### SECTION

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**13-101. Health officer.** The "health officer" shall be such municipal, county, or state officer as the city manager shall appoint or designate to administer and enforce health and sanitation regulations within the city. (2000 Code, § 13-101)

**13-102. Smoke, soot, cinders, etc.** It shall be unlawful for any person to permit or cause the escape of such quantities of dense smoke, soot, cinders, noxious acids, fumes, dust, or gases as to be detrimental to or to endanger the health, comfort, and safety of the public or so as to cause or have a tendency to cause injury or damage to property or business. (2000 Code, § 13-102)

**13-103. Stagnant water.** It shall be unlawful for any person knowingly to allow any pool of stagnant water to accumulate and stand on his property without treating it so as to effectively prevent the breeding of mosquitoes. (2000 Code, § 13-103)

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<sup>1</sup>Municipal code references  
 Littering, etc.: title 13, chapter 3.

**13-104. Dead animals.** Any person owning or having possession of any dead animal not intended for use as food shall promptly bury the same or notify the health officer and dispose of such animal in such manner as the health officer shall direct. (2000 Code, § 13-104)

**13-105. Health and sanitation nuisances.** It shall be unlawful for any person to permit any premises owned, occupied, or controlled by him to become or remain in a filthy condition, or permit the use or occupation of same in such a manner as to create noxious or offensive smells and odors in connection therewith, or to allow the accumulation or creation of unwholesome and offensive matter or the breeding of flies, rodents, or other vermin on the premises to the menace of the public health or the annoyance of people residing within the vicinity. (2000 Code, § 13-105)

**13-106. Occupancy of mobile homes, house trailers, other vehicles.** (1) No person shall park or locate and occupy any mobile home, house trailer or other vehicle of any kind or any structure unless it complies with all local plumbing, electrical, sanitary or building codes applicable to stationary structures and the proposed location conforms to the zoning provisions of the city and unless a permit therefore shall have been first duly issued by the codes department, as provided for in the building code. This provision shall not apply to mobile homes parked in a legally established mobile home park or to modular homes which have been properly permitted and located.

(2) No person shall park any recreational vehicle, motor home, or travel trailer for a period of more than twenty-four (24) hours and occupy such vehicle overnight, except on property specifically established and operating as a camping area or campground.

(3) Within any camping area or campground, no designated camping space shall be occupied for a period of longer than thirty (30) consecutive days. (2000 Code, § 13-106)

## CHAPTER 2

### DANGEROUS BUILDINGS

#### SECTION

- 13-201. Findings of the board.
- 13-202. Definitions.
- 13-203. "Public officer" designated; powers.
- 13-204. Initiation of proceedings; hearings.
- 13-205. Orders to owners of unfit structures.
- 13-206. When public officer may repair, remove or demolish, etc.
- 13-207. Lien for expenses; sale of salvaged materials; other powers not limited.
- 13-208. Basis for finding of unfitness.
- 13-209. Service of complaints or orders.
- 13-210. Enjoining enforcement of order.
- 13-211. Additional powers of public officer.
- 13-212. Powers conferred are supplemental.
- 13-213. Structures unfit for human occupation deemed unlawful.

**13-201. Findings of the board.** Pursuant to Tennessee Code Annotated, § 13-211-101, et seq., the board of commissioners finds that there exists in the city structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary conditions, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety, and morals, or otherwise inimical to the welfare of the residents of the city. (2000 Code, § 13-201)

**13-202. Definitions.** As used in this part, unless the context otherwise requires:

(1) "Dwelling" means any building or structure, or part thereof, used and occupied for human occupation or use or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith.

(2) "Governing body" shall mean the city commission.

(3) "Municipality" shall mean the City of Goodlettsville, Tennessee.

(4) "Owner" shall mean the holder of the title in fee simple and every mortgagee of record.

(5) "Parties in interest" shall mean all individuals, associations, corporations and others who have interests of record in a dwelling and any who are in possession thereof.

(6) "Place of public accommodation" means any building or structure in which goods are supplied or services performed, or in which the trade of the general public is solicited.

(7) "Public authority" shall mean any housing authority or any officer who is in charge of any department or branch of the government of the municipality or state relating to health, fire, building regulations, or other activities concerning structures in the municipality.

(8) "Public officer" means any officer or officers of a municipality or the executive director or other chief executive officer of any commission or authority established by such municipality or jointly with any other municipality who is authorized by ordinance adopted hereunder to exercise the power prescribed by such ordinances and by this chapter.

(9) "Structures" shall mean any dwelling or place of public accommodation or vacant building or structure suitable as a dwelling or place of public accommodation. (2000 Code, § 13-202)

**13-203. "Public officer" designated; powers.** The codes enforcement officer or building inspector is hereby designated and appointed a "public officer" under this chapter, with authority to exercise the powers prescribed in this chapter, which powers shall be supplemental to all others held by this officer. (2000 Code, § 13-203)

**13-204. Initiation of proceedings; hearings.** Whenever a petition is filed with the public officer by a public authority or by at least five (5) residents of the city charging that any structure is unfit for human occupancy or use, or whenever it appears to the public officer (on his own motion) that any structure is unfit for human occupation or use, the public officer shall, if his preliminary investigation discloses any basis for such charges, issue and cause to be served upon the owner of, and parties in interest of, such structure a complaint stating the charges in that respect and containing a notice that a hearing will be held before the public officer (or his designated agent) at a place therein fixed, not less than ten (10) days nor more than thirty (30) days after the service of the complaint; and the owner and parties in interest shall have the right to file an answer to the complaint and to appear in person, or otherwise, and give testimony at the time and place fixed in the complaint; and the rules of evidence prevailing in court of law or equity shall not be controlling in hearings before the public officer. (2000 Code, § 13-204)

**13-205. Orders to owners of unfit structures.** If after such notice and hearing as provided for in the preceding section the public officer determines that the structure under consideration is unfit for human occupancy or use, he shall state in writing his finding of fact in support of such determination and shall issue and cause to be served upon the owner thereof an order:

(1) If the repair, alteration or improvement of the structure can be made at a reasonable cost in relation to the value of the structure (not exceeding fifty percent (50%) of the reasonable value), requiring the owner, during the

time specified in the order, to repair, alter, or improve such structure to render it fit for human occupancy or use or to vacate and close the structure for human occupancy or use; or

(2) If the repair, alteration or improvement of said structure cannot be made at a reasonable cost in relation to the value of the structure (exceeding fifty percent (50%) of the value of the premises), requiring the owner within the time specified in the order, to remove or demolish such structure. (2000 Code, § 13-205)

**13-206. When public officer may repair, remove or demolish, etc.**

If the owner fails to comply with the order to repair, alter, or improve or to vacate and close the structure as specified in the preceding section hereof, the public officer may cause such structure to be repaired, altered, or improved, or to be vacated and closed; and the public officer may cause to be posted on the main entrance of any dwelling so closed, a notice with the following words: "This building is unfit for human occupancy or use; the use or occupation of this building for human occupancy or use is prohibited and unlawful." If the owner fails to comply with an order, as specified above, to remove or demolish the structure, the public officer may cause such structure to be removed and demolished. (2000 Code, § 13-206)

**13-207. Lien for expenses; sale of salvaged materials; other powers not limited.** The amount of the cost of any repairs, alterations or improvements, or vacating and closing, or removal or demolition by the public officer shall be assessed against the owner of the property, and shall upon the filing of the notice with the office of the Register of Deeds of Davidson or Sumner County, in whichever county the property lies, be a lien on the property in favor of the municipality, second only to liens of the state, county and municipality for taxes, any lien of the municipality for special assessments, and any valid lien, right, or interest in such property duly recorded or duly perfected by filing, prior to the filing of such notice. These costs shall be collected by the municipal tax collector or county trustee at the same time and in the same manner as property taxes are collected. If the owner fails to pay the costs, they may be collected at the same time and in the same manner as delinquent property taxes are collected and shall be subject to the same penalty and interest as delinquent property taxes. In addition, the municipality may collect the costs assessed against the owner through an action for debt filed in any court of competent jurisdiction. The municipality may bring one (1) action for debt against more than one or all of the owners of properties against whom said costs have been assessed and the fact that multiple owners have been joined in one (1) action shall not be considered by the court as a misjoinder of parties. If the structure is removed or demolished by the public officer, he shall sell the materials of such structure and shall credit the proceeds of such sale against the cost of the removal or demolition, and any balance remaining shall be deposited in the

chancery court of the county in which the property lies by the public officer, shall be secured in such a manner as may be directed by such court, and shall be disbursed by such court provided, however, that nothing in this section shall be construed to impair or limit in any way the power of the City of Goodlettsville to define and declare nuisances and to cause their removal or abatement, by summary proceedings or otherwise. (2000 Code, § 13-207)

**13-208. Basis for finding of unfitness.** The public officer defined herein shall have the power and may determine that a structure is unfit for human occupation and use if he finds that conditions exist in such structure which are dangerous or injurious to the health, safety or morals of the occupants or users of such structure, the occupants or users of neighboring structures or other residents of the City of Goodlettsville; such conditions may include the following (without limiting the generality of the foregoing): defects therein increasing the hazards of fire, accident, or other calamities, lack of adequate ventilation, light, or sanitary facilities; dilapidation; disrepair; structural defects; and uncleanness. (2000 Code, § 13-208)

**13-209. Service of complaints or orders.** Complaints or orders issued by the public officer pursuant to this chapter shall be served upon persons, either personally or by registered mail, but if the whereabouts of such person is unknown and the same cannot be ascertained by the public officer in the exercise of reasonable diligence, and the public officer shall make an affidavit to that effect, then the serving of the such complaint or order upon such persons may be made by publishing the same once each week for two (2) consecutive weeks in a newspaper printed and published in the city. In addition, a copy of such complaint or order shall be posted in a conspicuous place on the premises affected by the complaint or order. A copy of such complaint or order shall also be filed for record in the register's office of the county in which the property is located, and such filing shall have the same force and effect as other lis pendens notices provided by law. (2000 Code, § 13-209)

**13-210. Enjoining enforcement of order.** Any person affected by an order issued by the public officer served pursuant to this chapter may file a suit in chancery court for an injunction restraining the public officer from carrying out the provisions of this order, and the court may, upon the filing of such suit, issue a temporary injunction restraining the public officer pending the final disposition of the cause; provided, that within sixty (60) days after the posting and service of the order of the public officer, such person shall file such bill in the court. The remedy provided herein shall be the exclusive remedy and no person affected by an order of the public officer shall be entitled to recover any damages for action taken pursuant to any order of the public officer, or because of noncompliance by such person with any order of the public officer. (2000 Code, § 13-210)

**13-211. Additional powers of public officer.** The public officer, in order to carry out and effectuate the purposes and provisions of this chapter, shall have the following powers in addition to those otherwise granted herein and supplemental to any other authority which he or she may have:

- (1) To investigate conditions of the structures in the city in order to determine which structures therein are unfit for human occupation or use;
- (2) To administer oaths, affirmations, examine witnesses and receive evidence;
- (3) To enter upon premises for the purpose of making examination, provided that such entry shall be made in such manner as to cause the least possible inconvenience to the persons in possession;
- (4) To appoint and fix the duties of such officers, agents and employees as he deems necessary to carry out the purposes of this chapter, and
- (5) To delegate any of his functions and powers under this chapter to such officers and agents as he may designate. (2000 Code, § 13-211)

**13-212. Powers conferred are supplemental.** This chapter shall not be construed to abrogate or impair the powers of the city with regard to the enforcement of the provisions of its charter or any other ordinances or regulations, nor to prevent or punish violations thereof, and the powers conferred by this chapter shall be in addition and supplemental to the powers conferred by the charter and other laws. (2000 Code, § 13-212)

**13-213. Structures unfit for human occupation deemed unlawful.** It shall be unlawful for any owner of record to create, maintain or permit to be maintained in the city structures which are unfit for human occupation due to dilapidation, defects increasing the hazards of fire, accident or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwellings unsafe or unsanitary, or dangerous or detrimental to the health, safety and morals, or otherwise inimical to the welfare of the residents of the city. Violations of this section shall subject the offender to a penalty of up to five hundred dollars (\$500.00) for each offense. Each day a violation is allowed to continue shall constitute a separate offense. (2000 Code, § 13-213)

## CHAPTER 3

### LITTER, WEEDS, ETC.

#### SECTION

- 13-301. Littering streets and private property prohibited.
- 13-302. Weeds, etc.
- 13-303. Open storage of abandoned vehicles, etc., prohibited.
- 13-304. Contractors, etc., to keep construction sites clean.
- 13-305. Loose cargo to be covered.
- 13-306. Suitable containers to be provided at packing and loading operations.
- 13-307. Violations.
- 13-308. Inspections; notice to remove; removal by city; reimbursement by owner.
- 13-309. Abatement of conditions; owners' liability; expenses constitute lien; penalty and interest.
- 13-310. Definitions.
- 13-311. Landscape maintenance standards.

**13-301. Littering streets and private property prohibited.** It shall be unlawful for any person or persons to throw, scatter, or distribute trash, rubbish, or litter on the public streets and highways of the City of Goodlettsville or to distribute, throw, or scatter rubbish or litter on private property within the city. (2000 Code, § 13-301)

**13-302. Weeds, etc.** It shall be unlawful for any person or persons to permit on their property within the City of Goodlettsville the unrestricted growth of weeds, high grass and other vegetation, or the accumulation of trash, refuse, rubbish, litter, or any other substance, animal or thing, to such an extent that such growth or accumulation is injurious to the health and welfare of an inhabitant of the City of Goodlettsville. Provided, however, that this section shall not prohibit the storage of litter in authorized private receptacles for collection. (2000 Code, § 13-302)

**13-303. Open storage of abandoned vehicles, etc., prohibited.** It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the city manager or his designee. (2000 Code, § 13-303)

**13-304. Contractors, etc., to keep construction sites clean.** It shall be unlawful for the owner, agent or contractor in charge of any construction or demolition site to cause, maintain, permit or allow to be caused, maintained or permitted the accumulation of any litter on the site before, during or after completion of the construction or demolition project. (2000 Code, § 13-304)

**13-305. Loose cargo to be covered.** (1) It shall be unlawful for any person, firm, corporation, institution or organization to transport any loose cargo by truck or other motor vehicle within the corporate limits of the city unless said cargo is covered and secured in such manner as to prevent depositing of litter on public and private property.

(2) The duty and responsibility imposed by subsection (1) shall be applicable alike to the owner of the truck or other vehicle, the operator thereof, and the person, firm, corporation, institution or organization from whose residence or establishment the cargo originated.

(3) In the prosecution charging a violation of subsection (1), lack of adequate covering and securing shall in itself constitute proof a violation has been committed. (2000 Code, § 13-305)

**13-306. Suitable containers to be provided at packing and loading operations.** Any owner or occupant of an establishment or institution at which litter is attendant to the packing and unpacking and loading and unloading of materials at exterior locations shall provide suitable containers there for the disposal and storage of such litter and shall make appropriate arrangements for the collection thereof. (2000 Code, § 13-306)

**13-307. Violations.** Any person found to be in violation of this chapter shall be guilty of a misdemeanor and subject to a fine of not less than five dollars (\$5.00) nor more than five hundred dollars (\$500.00) upon conviction of said offense in the Goodlettsville Municipal Court. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (2000 Code, § 13-307)

**13-308. Inspections; notice to remove; removal by city; reimbursement by owner.** The City Manager of the City of Goodlettsville or those persons he may designate, shall inspect any property within the City of Goodlettsville suspected of being in violation of §§ 13-302, 13-303 or 13-304. In the event the city manager determines that a violation of this chapter exists, the city manager will cause to be sent a notice to the property owners as shown upon the tax book of the city. Said notice shall advise the owners that there exists a violation of this chapter and that in the event compliance is not effected within ten (10) calendar days or in the case of the excessive and unrestricted growth of grass or weeds seventy-two (72) hours from the date of mailing such notice, the City of Goodlettsville will cause removal of the condition to be

accomplished, and the expense thereof plus a fifty dollar (\$50.00) service fee charged to the property and the owners thereof. The notice shall be forwarded to the last known address of all owners of the subject property by either first class or certified mail as appropriate. In the event the removal of the offending condition shall not have been accomplished in the time allowed in the aforementioned notice, the city manager is further authorized and directed to cause the removal to be done at the expense of the City of Goodlettsville. Such removal may be by private contractor or as specified in § 13-309 below. The city manager shall then notify the owners of the property of the amount of such expense in the manner as hereinabove, and shall further notify such owners that reimbursement of such expense is required within ten (10) days from the date of such notice. Failure to reimburse the city within the specified time will result in a lien being placed on the property as specified in § 13-309. (2000 Code, § 13-308)

**13-309. Abatement of conditions; owners' liability; expenses constitute lien; penalty and interest.** The Department of Public Works of the City of Goodlettsville, after notification of the property owners as set out in § 13-308 above, shall have authority to abate the conditions described in §§ 13-302, 13-303 or 13-304, by removing from the property the condition or substance or thing causing the violation as hereinabove set forth. All owners of property shall be liable jointly and separately for the expense of removal of the condition, substance or thing upon their property, and the property itself shall be subject to suit for reimbursement of such expenses. In the event the expense of such removal shall not have been paid within the ten (10) day period allowed following notice as hereinabove provided, then the expenses shall be entered upon the tax books of the city as a lien against such parcel of property whereon such expense was incurred. In the event such expense shall not have been reimbursed by the date upon which taxes are due and payable for the year in which same was incurred, then the city manager shall cause to be added to said amounts penalty and interest as are applicable to delinquent assessments which shall constitute a lien on property. (2000 Code, § 13-309)

**13-310. Definitions.** For the purpose of this chapter the following words shall have the meaning given herein:

(1) "Abandoned motor vehicle" is any motorized vehicle that is in a state of disrepair and is incapable of being moved under its power or does not carry current licenses and registration.

(2) "Litter" is "garbage," "refuse," and "rubbish" as defined herein and all other waste material which, if thrown or deposited as herein prohibited, tends to create a danger to public health, safety and welfare.

(3) "Refuse" is all putrescible and nonputrescible solid wastes (except body wastes), including garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles, and solid market and industrial wastes.

(4) "Rubbish" is nonputrescible solid wastes consisting of both combustible and noncombustible wastes, such as paper, wrappings, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass bedding, crockery and similar materials. (2000 Code, § 13-310)

**13-311. Landscape maintenance standards.** It shall be unlawful for the owner of any building, structure or property located within all commercial, industrial, commercial planned unit development and multi-family dwelling zoning districts not to properly maintain landscaped areas of such premises. Maintained landscaped areas will include all trees, shrubs, ornamental grasses and ground cover associated thereto located on said properties. The property's landscape is to be maintained in a healthy and growing condition, and must immediately be replaced with plant material of similar size and variety if it becomes damaged, destroyed or removed. Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not a part of the landscaping.

All landscaping shall be maintained in a condition that does not create a hazard to vehicular traffic or pedestrians on any highway, street, road, alley or any other public thoroughfare. It shall be the property owner's responsibility to mitigate any such issue immediately upon notice of such violation. (Ord. #10-737, April 2010, as amended by Ord. #19-935, April 2019 *Ch4\_1-23-20*)

**CHAPTER 4****JUNKYARDS****SECTION**

## 13-401. Junkyards.

**13-401. Junkyards.**<sup>1</sup> All junkyards within the corporate limits shall be operated and maintained subject to the following regulations:

(1) All junk stored or kept in such yards shall be so kept that it will not catch and hold water in which mosquitoes may breed and so that it will not constitute a place, or places in which rats, mice, or other vermin may be harbored, reared, or propagated.

(2) All such junkyards shall be enclosed within close fitting plank or metal solid fences touching the ground on the bottom and being not less than six feet (6') in height, such fence to be built so that it will be impossible for stray cats and/or stray dogs to have access to such junkyards.

(3) Such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to the public health or safety. (2000 Code, § 13-401)

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<sup>1</sup>State law reference

The provisions of this section were taken substantially from the Bristol ordinance upheld by the Tennessee Court of Appeals as being a reasonable and valid exercise of the police power in the case of Hagaman v. Slaughter, 49 Tenn. App. 338, 354 S.W.2d 818 (1961).

## CHAPTER 5

### MOTOR VEHICLES

#### SECTION

13-501. Inoperable motor vehicles.

13-502. Prohibited parking of vehicles in off-street parking areas in commercial zones.

**13-501. Inoperable motor vehicles.** (1) Except as provided for in the zoning code, no inoperable or currently unregistered motor vehicle shall be openly parked or stored on any premises within the City of Goodlettsville. Furthermore, no vehicle shall be at any time in a state of major disassembly or disrepair, nor shall it be in the process of being stripped or dismantled, nor shall it undergo a major overhaul, including body work, on any private property within the City of Goodlettsville. This section shall not apply to a motor vehicle on the premises of a business enterprise involved solely in the repair, renovation or servicing of motor vehicles, or a vehicle inside a structure or similarly enclosed area designed and approved for such purposes.

(2) Except as provided in subsection (1), the parking, storage, or accumulation of an inoperable or unregistered motor vehicle on any premises within the City of Goodlettsville, the disassembly, stripping, dismantling, or major overhaul, including body work, of any motor vehicle, or the parking or storage of any motor vehicle in a state of major disrepair on any private property within the City of Goodlettsville shall constitute a nuisance detrimental to the health, safety and welfare of the inhabitants of the area of the City of Goodlettsville. It shall be the duty of the registered owner of the motor vehicle, the owner of record of the property, or the person in possession of the private property upon which the motor vehicle is located, to abate the nuisance through the removal of the motor vehicle from the City of Goodlettsville, or to have the motor vehicle stored inside a fully enclosed structure or similarly enclosed area designed and approved for such purposes.

(3) Every motor vehicle located on private property shall be either stored inside a fully enclosed structure or similarly enclosed area designed and approved for such purposes, or parked or stored in a safe manner on a paved or graveled area, other than a sidewalk. Such paved or graveled parking area for private residential property shall not exceed twenty-five percent (25%) of the total lot area. In any case where this provision is found to be in conflict with any provision included in title 14, Zoning, of the Goodlettsville Municipal Code, the zoning provision shall prevail. This section shall not be applicable to any vehicle for which a valid disabled driver license plate or placard has been issued pursuant to Tennessee Code Annotated, § 55-21-101, et seq., and is visibly displayed on or in the vehicle.

(4) Painting of motor vehicles is prohibited unless conducted inside an approved spray booth.

(5) Every motor vehicle parked or stored on a paved or graveled area of any residentially-zoned property pursuant to subsection (3) of this section must contain an engine, radiator, hood, all doors, trunk lid, bumpers, fenders, four (4) wheels with inflated tires, all windows, both front and rear windshields, a battery, a gas cap, and a complete exhaust system. An exception to citation for violation of this subsection shall be made if a vehicle is missing no more than two (2) of the aforementioned parts.

(6) Every motor vehicle parked or stored on a paved or graveled lot of any commercial business which operates in the sale, lease or exchange of new or used motor vehicles within the City of Goodlettsville, must be maintained in operating condition, start and operate without mechanical assistance. Motor vehicles shall be parked in spaces not less than ten feet by twenty feet (10' x 20'). (Ord. #09-734, Dec. 2009)

**13-502. Prohibited parking of vehicles in off-street parking areas in commercial zones.** (1) This sections applies to the parking of commercial vehicles in any off-street parking area in any commercial zone (CC, CG, CS, CSL, OP, CCO, CPUD, CPUDL, GOPUDL and ROPUD).

(2) No semi-tractor or semi-trailer or any other commercially operated vehicle that is longer than twenty feet (20') in length may be permitted by the property owner to park in an off-street parking area in a commercial zone, unless:

(a) The vehicle is in the process of making or picking up a delivery; or

(b) The property is operated as a truck terminal a truck stop, an automotive repair shop where repairs are to be performed on the vehicle.

(3) No recreational vehicle may be permitted by the property owner to park overnight in an off-street parking area in a commercial zone, unless the property is operated as a recreational vehicle park; and automotive repair shop where repairs are to be performed on the vehicle; a licensed motor vehicle dealer; or a self-storage facility.

(4) A fine of fifty dollars (\$50.00) for each violation of time duration restricted parking section 44.12 (parking of vehicles in off-street parking areas in commercial zones.) shall apply to violations of this chapter. (as added by Ord. #13-791, Feb. 2013, and amended by Ord. #20-976, Aug. 2020 ***Ch5\_02-10-22***)

## CHAPTER 6

### PARKING LOT MAINTENANCE STANDARDS

#### SECTION

13-601. Parking lots.

**13-601. Parking lots.** (1) All parking lots and paved areas including curbs and wheel stops are to be maintained in a neat and clean condition.

(2) All parking and paved areas shall be maintained in a good state of repair, which shall include proper drainage and the routine cleaning/clearing of drains to prevent the accumulation of pools of water and the correction and removal of all ruts, potholes, and broken pavement.

(3) All parking spaces and fire lanes shall be maintained in a manner which clearly delineates said spaces and shall include maintenance of parking space striping, fire lanes, fire hydrants, directional markings, stop bars, or other indicators. All of the aforementioned shall be maintained as to assure visibility in both daylight and dark conditions. All parking space striping, directional markings and stop bars must be visible from one hundred feet (100') at any time. All fire lanes and fire hydrants shall be striped with white and red reflective paint.

(4) All wheel stops, curbing and any other paved surfaces shall be free of breaks, cracks and other deficiencies. Additionally, all parking areas shall be maintained in the original constructed condition as required by the City of Goodlettsville Zoning Ordinances.

(5) This section shall apply to all ingress or egress drives of parking areas.

(6) All permanent parking lot lighting shall always be maintained in proper working condition, including the prompt replacement of bulbs, ballasts, and sensors. (Ord. #09-735, Feb. 2010, as amended by Ord. #12-776, April 2012)