* **Sec. 9-76. - General.**

 (a)*Scope.* The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

(b)*Responsibility.* The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

(c)*Vacant structures and land.* All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

(Ord. No. [2014-05-19-10](https://library.municode.com/sc/orangeburg_county/ordinances/code_of_ordinances?nodeId=651367), § I, 5-19-2014)

* **Sec. 9-77. - Exterior property areas.**

 (a)*Sanitation.* All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

(b)*Grading and drainage.* All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

(c)*Sidewalks and driveways.* All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

(d)*Weeds.* It shall be unlawful for the owner of any occupied or unoccupied lot or parcel of land in or within 200 feet of a developed platted subdivision or residential structure to permit on said lot or parcel of land any growth of weeds or vegetation in excess of 12 inches except in natural or agricultural or naturalized or garden use areas. This distance shall be measured from the site of the offending vegetation or infestation to the dwelling structure of another or any border of a developed platted subdivision. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with[section 9-24](https://library.municode.com/sc/orangeburg_county/codes/code_of_ordinances?nodeId=COOR_CH9CODE_ARTISCAD_DIV2ADEN_S9-24VI)(c) and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

(e)*Insect and rodent harborage.* All structures and exterior property shall be kept free from insect and rodent harborage and infestation. Where insects or rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

(f)*Exhaust vents.* Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another tenant.

(g)*Accessory structures.* All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

(h)*Motor vehicles.* No vehicle shall be parked, kept, or stored on any premises if the vehicle is:

(1)Inoperable;

(2)In a state of major disassembly, disrepair, or in the process of being stripped or dismantled; or

(3)Contains evidence of:

a.Harboring feral rodents, snakes, pests or vermin;

b.Being a fire hazard; or

c.Criminal activity.

Exceptions: Painting of vehicles is prohibited unless conducted inside an approved spray booth. A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

(i)*Defacement of property.* No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

(j)*Swimming pools.* Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

(k)*Premises identification.* Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of four inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

(Ord. No. [2014-05-19-10](https://library.municode.com/sc/orangeburg_county/ordinances/code_of_ordinances?nodeId=651367), § I, 5-19-2014)

* **Sec. 9-78. - Rubbish and garbage.**

 (a) *Accumulation of rubbish or garbage.* All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

(b)*Disposal of rubbish.* Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

(1)*Rubbish storage facilities.* The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

(2)*Refrigerators.* Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

(c)*Disposal of garbage.* Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

(1)*Garbage facilities.* The owner of every dwelling shall supply one of the following: an approved mechanical food waste grinder in each dwelling unit; an approved incinerator unit in the structure available to the occupants in each dwelling unit; or an approved leak-proof, covered, outside garbage container.

(2)*Containers.* The operator of every establishment producing garbage shall provide, and at all times cause to be utilized, approved leak-proof containers provided with close-fitting covers for the storage of such materials until removed from the premises for disposal.

(Ord. No. [2014-05-19-10](https://library.municode.com/sc/orangeburg_county/ordinances/code_of_ordinances?nodeId=651367), § I, 5-19-2014)

* **Sec. 9-24. - Violations.**

(a)*Unlawful acts.* It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

(b)*Notice of violation.* The code official shall serve a notice of violation, complaint or order in accordance with[section 9-25](https://library.municode.com/sc/orangeburg_county/codes/code_of_ordinances?nodeId=COOR_CH9CODE_ARTISCAD_DIV2ADEN_S9-25NOOR).

(c)*Prosecution of violation.* The code official shall prosecute any person the code official finds has violated or failed to comply with any provision or requirement of the code. Absent timely compliance, objection or appeal in response to a notice of violation or order, the person served with notice of violation or order shall be deemed guilty of a misdemeanor, and the violation shall be deemed a strict liability offense. In addition, absent timely compliance, objection or appeal in response to a notice of violation or order, the code official may institute a civil proceeding at law or in equity to restrain, correct, abate, or remove such violation or gain compliance with the order. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

(d)*Costs; lien.* Any and all costs and expenses necessarily incurred by the county in obtaining compliance with the code, including repairs, alterations or improvements, vacating and closing, demolition and removal, or any other remediation measure, or in prosecuting a violation of the code, whether incurred by use of county personnel and resources or by use of independent contractors hired by the county ("costs"), shall be considered a lien against the real property upon which such cost was incurred and shall be collectible in the same manner as county taxes. The county shall give notice of the lien to the owner of the relevant property. If the lien remains unpaid for a period of 30 days after the date notice is given, the lien expense shall be added to the annual tax levied on the property and shall be collected by the county in the same manner as county taxes.

(e)*Violation penalties.* Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(f)*Abatement of violation.* The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

(Ord. No. [2014-05-19-10](https://library.municode.com/sc/orangeburg_county/ordinances/code_of_ordinances?nodeId=651367), § I, 5-19-2014)