

TOWN OF MAGNOLIA

ARTICLE VII RESIDENTIAL AND COMMERCIAL PROPERTIES

701. Construction/Building Permits (Formerly Ordinance 407)

Any resident building or adding on to any structure on any property within the Town of Magnolia shall obtain a construction/building permit from the Mayor or Vice Mayor providing a full description of the construction to be completed, estimated time for completion, approximate valuation of the project and pay a permit fee of \$75.00. Such construction permit shall then be submitted to the appropriate Kent County office for issuance of a permit. Each Town of Magnolia permit is good for a period of one year; if work is not completed owner must apply for a new permit. No permit will be issued if the property owner is delinquent on any taxes, water bills, or owes the Town any other fees. Such bills must be paid in full or payment arrangements made and approved by the Mayor and Town Council. The Town of Magnolia follows the guidelines set forth by Kent County Inspection and Enforcement Division as to when a construction/building permit is required.

702. Maintenance of Properties (Formerly Ordinance 405 and part of 601)

Properties must be kept free and clear of any trash and/or debris, and the outside appearance of the property structure must be kept up to Code as defined by Kent County, thereby promoting safety, and exhibiting concern for the other residents of the Town of Magnolia. Maintenance of any residential property shall conform to the housing regulations of the Department of Health and Social Services, Fire Marshal Code, and Kent County Code Enforcement.

At no time shall a resident in the Town of Magnolia allow to accumulate any amount of trash, debris, personal items, toys, parts, household items, construction debris, or any other item that could be considered a fire hazard, or that could block access to the property by an emergency response vehicle. Any violation of such accumulation shall be remedied by first receiving notice to clear the matter within 72 hours. Should the matter not be cleared, the Town may remove and discard the materials and the cost will be assessed to the property owner accordingly. A lien may be attached to the property pending payment of such costs.

703. Abandoned / Vacant Buildings [DELETED]

704. Condemned Property (Formerly Ordinance 408)

Any property deemed a fire and/or safety hazard by the Town Council shall immediately be inspected by the appropriate Kent County inspectors, who shall determine if property is condemned, and once condemned shall be immediately

posted and legal remedies applied by and through the State of Delaware should the property owner not correct the problem within the required time frame.

705. Solicitations (Formerly Ordinance 215)
[DELETED]

706. Yard Sales (Formerly Ordinance 216)
Privately held yard sales or placement of any item for sale upon any residential property within the Town of Magnolia shall not be held upon public sidewalks, and shall not be held for longer than 72 hours.

707. Trash Removal (Formerly Ordinance 403)
Each resident shall be responsible for trash removal accordingly. Trash shall not accumulate for more than one week.

708. Mowing of Grass (Formerly Ordinance 404)
Grass on all properties within the Town should be no more than 6 inches tall. The property owner will be given one written notice, either personally delivered or by US Postal Service, to mow the lawn and if it is not remedied within 48 hours the Town of Magnolia will have it mowed and charge the owner a minimum of \$75.00 for the first violation and each additional mowing thereafter for that season. Only one written notice per season will be given.

Effective May 10, 2021