

ORDINANCE NO. 23-803

AN ORDINANCE TO AMEND CHAPTER 98: NUISANCES OF THE MUNICIPAL CODE OF THE CITY OF FRIEND, NEBRASKA TO CLARIFY THE DEFINITION OF VACANT SEASONAL RESIDENCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR THE POSTING OR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; AND TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

Section 1. Chapter 98, Section 98.06 of the Municipal Code of the City of Friend, Nebraska is amended as follows:

VACANT: A property is vacant if any condition or circumstance that on its own, or in combination with other conditions or circumstances, would lead a responsible person to believe that the property is vacant. Seasonal residences, as defined below, with any of the foregoing conditions will be found vacant and subject to registration. Such conditions or circumstances may include, but are not limited to:

1. Overgrown or dead vegetation, including grass, shrubbery, and other plantings.
2. An accumulation of abandoned personal property, trash, or other waste.
3. Visible deterioration or lack of maintenance of any building or structure on the property
4. Graffiti or other defacement of any building or structure on the property.
5. Any other condition or circumstance reasonably indicating that the property is not occupied for residential purposes or being used for the operation of a lawful business.

SEASONAL RESIDENCE: Any property that is:

1. Occupied for less than six months of the year; and
2. Maintained such that it does not otherwise meet the definition of vacant, even when unoccupied.
3. Registered by the owner with the program administrator (The Clerk, or Chief of Police) when the property will be unoccupied for more than one week at a time.

Owners of seasonal residences are required to maintain the property so as not to give the appearance of being vacant.

Section 2. All ordinances or parts of ordinances passed and approved prior to the passage of this ordinance and which are in conflict with the provisions of this ordinance are hereby repealed.

Section 3. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof, not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in full force and effect and after its passage, approval and either posting or publication in pamphlet form as provided by law.

Passed and approved this 2 day of Jan, 2024.

CITY OF FRIEND, NEBRASKA



Attest:



CITY CLERK/TREASURER

By: 

MAYOR