



City of Eden

Overview of Local Code Enforcement

The City of Eden is responsible for insuring that the community's physical environment complies with applicable State and Local code requirements. We review applications for development, make inspections pursuant to a permit and pursue compliance with the State and Local code provisions. Applicable State and Local codes include those concerning new construction, unsafe buildings, dwellings unfit for human habitation, non-residential maintenance standards, land use and development, public nuisances, and junk vehicles.

We make inspections on the various codes based on city staff observations and complaints received either by phone, through the mail or on the City's online complaint submission system. This can be found on our website at www.edennc.us.

All of the ordinances for local code enforcement contain provisions for **appeal** and due process must be given.

Applications for standard permits for new construction or remodeling can be obtained on our website or in the Planning and Inspections Department.

Violation of the Human Habitation Standards Ordinance (Minimum Housing Code)

This ordinance applies to all existing housing including manufactured homes. The ordinance addresses the safety and welfare of inhabitants or potential inhabitants. Unsightly conditions do not always create violations.

When complaints are received, an inspection is made. If the inspector cannot identify enough qualifying conditions without going inside the structure then a petition is required from 5 citizens with actual knowledge of the conditions or by a public official.

When a housing code action is started, a notice is sent to the property owner(s) and lienholders giving them notice of the hearing date and time. If, after the hearing, violations are confirmed then an order is sent.

The order may require that the dwelling be either:

1. Repaired or vacated and closed; or
2. Repaired or vacated and demolished.

The owner has a minimum of **45** days to comply. If, after this time, the owner has not complied with the Order, then the City Council is requested to adopt an ordinance to abate the violation. The property owner can appear before the City Council to appeal the violation.

Violation of the Non-Residential Building Maintenance Standards

This ordinance applies to all existing structures not used for housing. The ordinance addresses the safety and welfare of occupants or potential occupants. Unsightly conditions do not always create violations.

When complaints are received, an inspection is made. If violations are found, then a complaint and notice of hearing is sent to the property owner and lienholder and a hearing is set. If, after the hearing, violations are confirmed then an order is sent.

The order may require that the structure be either:

1. Repaired or vacated and closed if the cost of repairs are less than 50% of the value of the structure.
2. Repaired or vacated and demolished if the costs exceed 50% of the value.

The owner has a minimum of **90** days to comply. If, after this time, the owner has not complied with the Order then the City Council is requested to adopt an ordinance to abate the violation. The property owner can appear before the City Council to appeal the violation.

Special Note: The NC General Statutes provide extended time and other protections to buildings that are considered Historic or are vacant Industrial facilities.

Violations of Land Use and Development Regulations

Violations of our Zoning, Subdivision, Water Supply Watershed and Flood Damage Prevention Ordinances are handled as follows:

When complaints are received for these types of violations, we do a site inspection. If a violation is found, then a letter is sent to the owner giving them 10 days to respond to the Planning and Inspections Department. If no response is received after 10 days, a letter is sent stating a formal violation notice and the owner has 30 days to abate the violation. If compliance is not achieved then the final 30 day letter is sent. If there is no response, then the case is taken to the City Council to authorize legal action through the Rockingham County Courts.

Violation of the Nuisance Ordinance

The following conditions constitute a public nuisance:

1. The uncontrolled growth of noxious weeds and grass in a height in excess of 12 inches.
2. The accumulation of animal or vegetable matter that is offensive by virtue of odors or the inhabitation of rats, mice, snakes or vermin of any kind.
3. The collection of garbage, food waste animal waste or other such matter in an open space.
4. Accumulation of rubbish or combustible items causing stagnant water or the inhabitation of mosquitos of other vermin.
5. The open storage of any refrigerator, appliance or other similar items.
6. The obstruction of a street or highway.
7. The accumulation of yard waste.
8. Conditions which hinder the natural flow of water.

If you believe you have observed any of these conditions, please call or email us with the information. We will usually check the violation within 24 hours. If a violation is found, a notice is sent to the property owner. Once the notice is sent, **the property owner has 15 days to abate the violation before the City can order the abatement.**

Violation of the Junk or Abandoned Vehicle Ordinance

If a complaint is received, we then go to the site on which the vehicle or vehicles are located and do an inspection. This requires that the VIN number for the vehicle be identified.

A junked motor vehicle is:

1. Partially dismantled or wrecked; or
2. Cannot be self-propelled or moved in the manner in which it was originally intended; or
3. Is more than five years old and worth less than \$500; or
4. Does not display a current license plate.

An abandoned motor vehicle is one that:

1. Has been left upon a public street or highway in violation of a law or ordinance prohibiting parking; or
2. Is left on property owned or operated by the City for longer than 24 hours; or
3. Is left on private property without the consent of the owner, occupant or lease holder for longer than 2 hours; or
4. Is left on any public street or highway for longer than 7 days.

If a violation is found city staff must identify the owner of the vehicle and send a notice. In the case of a vehicle abandoned on public streets, then the vehicle can be removed immediately and the owner notified after the fact.