



City of Elkhart

Building & Code Enforcement
229 S. Second St.
Elkhart, IN 46516
(574) 294-5471

Basic Property Maintenance

Structures - All houses and buildings shall be maintained in good repair, exterior and interior. All dwellings units must be clean and sanitary and equipped with smoke detectors according to code. Rental units must be listed with the City. Contact the Permit Center (294-5471) located on the first floor of the municipal building, 229 S. Second St., for information.



Permit Required - It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure regulated by this ordinance without first obtaining a permit issued by the Building Commissioner.

Address Numbers - Each structure required to have a street address number assigned shall have it displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least three (3) inches high and half (1/2) inch wide stroke.

Yards - Trash, junk, and household items shall not be stored outside, in the yard, or on open porches. Any furniture you place outdoors must be originally designed or manufactured solely for outdoor use and must be in good condition.

High Grass & Weeds - Grass, weeds, and rank vegetation allowed to grow over eight (8) inches high is a violation.

Trash Storage and Collection - Trash containers must be placed within three (3) feet of the curb or street for collection no sooner than 5:00 p.m. the day before collection and by 6:00 a.m. on collection day. There should be at least two (2) feet of clearance from objects such as parked cars, telephone poles, trees, and recycle bins.



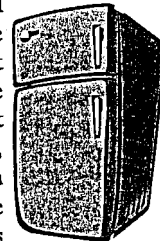
Do not place trash or refuse at the curbside in any type of bag or box. Items not properly contained will not be picked up. Trash inside the container should be bagged to prevent it from blowing out and to keep the container clean and dry. The empty container shall be removed and returned to the storage area at the rear of your property before 8:00 p.m. on collection day. Trash stored outside must be in approved containers. Multi-unit dwellings over four (4) units must contract for trash removal.

Household Hazardous Waste - Do not include hazardous waste in your trash. You may take such items (free) to the collection site located at Elkhart County Correctional Facility (CR 7 & CR 26) on the first (1st) Saturday of each month. Some items included are: paint, paint thinner, roof coating, anti-freeze coolant, computers, computer related items. Contact the Solid Waste Management District of Elkhart County (293-2269) for more information.



Trash Limits - Each dwelling unit may have one trash container picked up weekly. Do not overload the container as the lid should be able to close. If you have excess bags of trash, each weighing no more than forty (40) pounds that will not fit in your approved trash container, you may purchase bag tags from Borden's or from any Martin's Super Market. Special tags are also available for extra trash cans full of trash and for Christmas trees. Contact Borden Waste-Away (293-5001 ext. 570, located at 610 N. Wildwood Ave.) for additional trash removal options.

Large Items - Each dwelling unit is allowed free pick up of two (2) large items and one (1) refrigerant item per month, but you must call Borden Waste-Away to schedule the pick up. Carpet, Three bundles of carpet cut in four (4) foot sections, rolled and taped, with each bundle weighing no more than forty (40) pounds, is considered to be a large item. Burn barrels or fifty-five gallon drums in the yard are considered to be junk and may also be removed as a large item if cleaned-out. Please make appliances safe by removing doors.



Recycling - Please use the green bins that are available (free) from the Street Department located at 2421 S. 17th Street. Place your bin at curbside at least two feet away from your trash container. Your recycling will

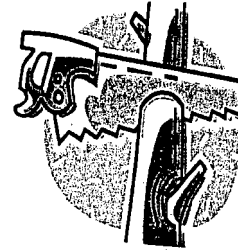
not be picked up if it includes trash or other items. Contact Borden's for recycling information.

Tires - Do not place tires with your trash, outside, or by the alley. Store them inside or dispose of them properly.



Parking - The Zoning Ordinance prohibits parking of vehicles in front, side, and rear yards on an unpaved surface.

Brush and Limbs - Place your brush and limbs beside the street the day before your trash is scheduled to be picked up and the Building and Grounds Department (574-970-0542) will try to pick them up within the next few days. Piles must be no more than four (4) feet high, eight (8) feet long, with limbs no more than six (6) inches around. Piles containing rocks, boards, fence posts, soil, root balls, trash, grass clippings, leaves or other yard waste, or any other items will not be removed.



Yard Waste and Leaf Collection - You may include bagged grass clippings in with your trash or compost them along with other yard waste on your property; call the Environmental Center (293-5070) for composting information. You may also dispose of them by taking them to the Elkhart County Landfill (522-2581), call for details. The Street Department (293-5518) will pick up large quantities of leaves that are raked to the curb and small amounts that are bagged from mid-October to early December.



Fines - Fines, ranging from \$100.00 to \$2,500.00, can be issued without warning for violations. Code Enforcement can take increasingly aggressive steps against non-compliance, such as issuing daily and progressive fines, correcting violations at the owner's expense, taking cases to Order to Take Action (OTA) Hearings, and placing liens against the property.

Electronics - Can be taken to Wintergreen Systems, 2510 Sterling Ave., Elkhart or call 295-9054.