

**CHAPTER 7-03: NUISANCES**

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**7-03-010. Nuisance Conditions Designated and Unlawful.**

Whatever is dangerous to human life or health and whatever renders soil, air, water or food impure or unwholesome, are declared to be nuisances and to be illegal. This Section shall not be construed to be exclusive as to what condition or circumstance constitutes a nuisance.

**7-03-020. Liability for Existence of Nuisances.**

Where a nuisance exists upon property and is the outgrowth of the usual, natural or necessary use of property, the landlord thereof and such landlord's agent, the tenant and his or her agent, and all other persons having control of the property on which such nuisance exists, shall be deemed to be the authors thereof, and shall be equally liable therefor, but where any such nuisance shall arise from the unusual or unnecessary use to which such property may be put, or from business use to which such property may be put, or from business thereon conducted, then the occupants, and all other persons contributing to the continuance of such nuisance shall be deemed the authors thereof.

**7-03-030. Creating or Maintaining Nuisances Prohibited.**

It is unlawful for any person, either as owner, agent or occupant, to create, aid in creating, or contribute to a nuisance, or to support, continue or retain a nuisance.

**7-03-040. Abatement of Nuisances - Community Development Director Powers and Duties.**

In accordance with *Utah Code Ann.* § 10-8-060, as amended, any nuisance existing within Woods Cross City may be abated in accordance with the procedures set forth in *Utah Code Ann.* § 76-10-806, as amended, or as otherwise provided by law.

**7-03-050. Abatement of Nuisances - Notice Required.**

The Community Development Director may serve a notice in writing upon the owner, occupant or agent of any lot, building or premises in or upon which any nuisance may be found, or upon the person who may be the cause of such nuisance, requiring such person to abate the same in such manner as the Community Development Director may direct, and within a reasonable time to be fixed in the notice. Failure to give a notice as provided herein shall not relieve the author of any nuisance from the obligation to abate such nuisance, or from the penalty provided for the maintenance thereof. However, nothing herein shall be construed to require such notice prior to instituting an action for abatement of a nuisance as set forth in Section 7-03-040, above.

**7-03-060. Work Performed by City When - Costs.**

In case of neglect or refusal of any person to abate any nuisance defined by ordinance, after notice in writing has been served upon such person, as provided in Section 7-03-050, or its successor, and within the time specified in such notice, it is hereby made the duty of the Community Development Director to inform the City Council of the nuisance and to recommend appropriate action to secure the discontinuance or abatement of the nuisance.

