



## Town of Garner Commercial Property Maintenance Guide

### Commercial Property Maintenance Guide:

The Town's commercial property maintenance program is intended to preserve property values and create a clean and attractive community. Commercial and Industrial property owners and business operators along Garner Road are encouraged to maintain attractive places of business to encourage patronage and provide a positive effect on the overall appearance of the Town.

- **Foundation.** It should be free of holes or cracks and able to support the structure.
- **Exterior Walls and Surfaces.** They should be free of holes, cracks and loose rotting boards.
- **Windows.** They should not be broken. Sashes should be in good working condition.
- **Exterior Doors.** They should fit within their frames and hardware should be in good working condition.
- **Roof.** Covering and flashing should be sound and tight.
- **Exterior Space.** The area around each property should be maintained to divert water away from buildings. Grass or other ground cover should be in place to prevent erosion. Sidewalks, parking areas and driveways of concrete, asphalt, pavers or similar surfaces should be properly maintained. Exterior steps should be safe and in good condition.
- **Yards.** They should be free of overgrown grass and debris. Grass should not exceed the height of twelve inches. All plants should be free of decay or disease and properly pruned. Yards, sidewalks, driveways, and landscaping shall be maintained in a manner free of excess debris, trash and other refuse. Lawns and shrubs shall be cut and or trimmed to achieve an orderly and well kept appearance.
- Lawns shall be maintained to a uniform height not to exceed twelve (12) inches. Suggested mowing schedule is every 2-3 weeks during the growing season.
- Edging shall be performed on a regular basis to curtail grass encroachment onto sidewalks, driveways, and paths. Edging once a month during the growing season is suggested. Grass/vegetation encroachment should not exceed 3-4" onto sidewalks, driveways and paths.
- Weeds within the lawn shall be controlled so that they are not "very obvious" from the street.

- Trees, bushes and shrubs shall be pruned and or maintained to achieve an orderly appearance (not an “overgrown appearance”). Vegetation adjacent to public sidewalks and roadways shall be trimmed to allow safe visibility and unimpeded access along the thoroughfare.
- Areas covered with pine straw, nuggets, rocks etc., shall be maintained and/or refurbished as needed to achieve a uniform coverage. Weed or landscape cloth should not be readily visible. Organic cover material should be replaced and/or supplemented at least once a year.
- Flowerbeds and other landscaped areas should not appear to be overgrown with weeds or grass.
- Leaves shall be gathered and disposed of in a timely manner (every two weeks in the fall) so that there is no evidence of a buildup of leaves in the yard. Leaves shall be bagged or disposed of properly.
- **Junk or Inoperable Vehicles.** Properties should be free of visible junk and inoperable or unlicensed vehicles.
- **Exterior Stairways.** They should be safe and free of holes, cracks and rot. They should have treads of uniform width and risers of uniform height. Handrails should be firmly fastened.
- **Traffic Markings.** These must be visible and maintained.
- **Conduct of Business.** All business activity except for off-street loading should be conducted in a completely enclosed building. Garbage containers and dumpsters must be screened from view. Materials, including inoperable vehicles, must be stored in a building.
- Each month a commercial property will be designated as business/commercial property of the month and a “Business/Commercial Property of the Month” sign will be placed on the property. At the end of the year, each winner of Business/Commercial Property of the Month will be placed in a drawing to receive a gift certificate from Lowes Home Improvement.
  1. First Place Business/Commercial Property = \$200.00 Lowes Home Improvement Gift Certificate