

TITLE 3  
BUILDINGS

Chapter 1. General Provisions

**§3101. Removal or repair of damaged structures; penalty; public nuisance; injunction**

- (a) No owner or occupant of land in the Village shall fail within 180 days either to remove or repair, or cause to be removed or repaired, any damage to structures or any portion of structures thereon caused by fire or other disaster when such damage is visible from any off-premises location, provided, however, said time limit may be increased to no more than one year for good cause with the approval of the Trustees.
- (b) [Repealed]
- (c) The existence for more than a year of damaged structures or portion(s) thereof on land in the Village caused by fire or other disaster and visible from any off-premises location is hereby declared to be a public nuisance.
- (d) [Repealed]

History:

1996 Amendment. Subsections (b) and (d) were repealed by sections 1(A) and (B), respectively, of Woodstock Village Ordinance Revision #5, adopted by the Board on January 22, 1996, effective March 22, 1996.

**§3102. Use of streets or sidewalks to repair and maintain buildings; special permits; emergency repairs; penalty**

- (a) No person shall erect scaffolding, platforms, or similar structures upon or over any Village street or sidewalk without first having obtained a written permit from the Village Manager or the Board of Trustees as hereinafter provided.
- (b) Special permits shall be issued to authorize the use of Village streets and/or sidewalks in such manner as would otherwise constitute a violation of a provision of the Woodstock Village Ordinances when such use is reasonably necessary in connection with the repair and maintenance of buildings. The Village Manager shall have the authority, but is not required, to issue special permits for use of Village streets and/or sidewalks for such purposes where the permit authorizes such activity for one week or less. In all other cases (including the absence of the Village Manager) any special permit issued hereunder shall be by the Board of Trustees.
- (c) Upon receiving a written request therefor, the Village Manager, when authorized and within seven calendar days, or the Board of Trustees at its next regular meeting, shall issue a written permit specifying the activities otherwise prohibited upon or over Village streets and/or sidewalks which shall be authorized in connection with repairing or maintaining a building. The permit may contain such terms and conditions relating to time, place, and manner and notice and/or warning to the public as are, under the circumstances, appropriate to protect the public safety and welfare, and if necessary, to coordinate such use with other permitted activities in the Village and give adequate notice to the Village Police Department.

- (d) Notwithstanding any ordinance to the contrary, it shall be lawful for a person to make such temporary use of Village streets and/or sidewalks as is necessary to prevent immediate damage to buildings in a bona fide emergency without first obtaining a special permit under this section, provided, however, such person shall at all times obey the lawful directions of the Village Manager or a Village police officer relating to the public safety and welfare and shall otherwise exercise all due caution to promote public safety.
- (e) Each person to whom a permit is issued pursuant to subsection (c) of this section ("the permittee") shall be jointly and severally responsible for the violation(s) of any term(s) and/or condition(s) of the permit regardless of the identity of the actual violator and whether or not the actual violator is the agent or invitee of the permittee and whether or not the permittee knows of the violation. Each term and/or condition of the permit violated constitutes a separate violation. If the foregoing language of this subsection is clearly set forth in the permit as issued, each violation of a term and/or condition thereof shall constitute a separate violation of this Ordinance and the permittee shall be subject to the penalties provided in the Woodstock Village Ordinances therefor, provided, however, only one penalty shall be assessed for each violation. The fact that the alleged violation or any prior violation resulted in the termination of the permit and any rights thereunder shall not constitute a defense to an action brought under this subsection.

### **§3103. Awnings permitted**

Notwithstanding any ordinance to the contrary, it shall not be unlawful for the owner or legal occupant of a building to place and maintain awnings and structures supporting awnings which extend over any Village sidewalk provided the same do not obstruct the reasonable use of the sidewalk by pedestrians.