

(I) A residentially zoned and developed lot containing a maximum of 2 acres;

(II) Any property that has one of the following residential base zone zoning classifications as provided for in the 1992 Charles County Zoning Ordinance:

1. RL;
2. RM;
3. RH;
4. RV;
5. RR;
6. PUD; or
7. WPC; or

(III) Any undeveloped land of 10 acres or less within a clustered development.

(2) "Residential property" does not include land used for farming.

85-2.

The following conditions on residential property are declared to be unhealthy and unsightly conditions constituting public nuisances that endanger the life, health, safety, and welfare of the entire county by affording a breeding place for or attracting insects, rodents or reptiles, or that otherwise create a substantial risk of danger to health or safety through disease, fire, safety hazards or other means:

- (1) Accumulations of scrap, paper, junk, vehicle parts, trash, garbage, leaves, cans, vessels, broken bottles, pieces of china, glass, debris, or other waste matter of any kind;
- (2) Grass, noxious weeds, uncultivated vegetable growth, briars, brush and plants that are more than one foot in height; and
- (3) Grease or oil.

85-3.

A. If three separate landowners from the same election district in the county OR A LANDOWNERS' ASSOCIATION send written complaints to the County Commissioners or their designee charging that any of the conditions under § 85-2 of this chapter exist on residential property in the same election district or if, in the judgment of the County Commissioners or their designee, any of the conditions under § 85-2 of this chapter on residential property become a nuisance or affect the public health and comfort of residents of the county, the County Commissioners or their designee shall issue a complaint to the owner of the residential property:

- (1) Stating the charges alleged; and