

(I) Comprised of at least two landowners or homeowners in a contiguous community that is defined by specific geographic boundaries and a substantial portion of which is within an election district within which a nuisance is located; and

(II) Operated for the promotion of the welfare, improvement and enhancement of that community.

[C.] D. "Owner" means the person vested with legal title to the property.

[D.] E. (1) "Residential property" means:

(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. [PLTD] 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, BY FAILING TO EXERCISE REASONABLE CARE AND MAINTENANCE OF STRUCTURAL IMPROVEMENTS LOCATED ON IMPROVED RESIDENTIAL PROPERTY, or [that otherwise create] BY CREATING a substantial risk of danger to THE GENERAL PUBLIC WELFARE, [health] HEALTH, or safety through disease, fire, safety hazards, CRIME, COMMUNITY DEGRADATION, 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]