

**CITY OF WRENS
CODE OF ORDINANCES
TITLE 3
CHAPTER 7**

CHAPTER 7

Unfit Buildings or Structures Findings

- § 3-7-1 Findings.
- § 3-7-2 Validity of chapter.
- § 3-7-3 Penalties.

Sec. 3-7-1 Findings.

- a. Findings of the existence of nuisances.
 - 1. The governing authority of the City of Wrens find and declare that within the City limits of the City of Wrens there is the existence or occupancy of dwellings or other buildings or structures which are unfit for human habitation or for commercial, industrial, or business occupancy or use and not in compliance with applicable state minimum standard codes as adopted by ordinance or operation of law or any optional building, fire, life safety, or other codes relative to the safe use of real property and real property improvements adopted by ordinance in the City of Wrens; or general nuisance law and which constitute a hazard to the health, safety, and welfare of the people of the City and the state; and that a public necessity exists for the repair, closing, or demolition of such dwellings, buildings, or structures.
 - 2. It is further found and declared that in the City of Wrens where there is in existence a condition or use of real estate which renders adjacent real estate unsafe or inimical to safe human habitation, such use is dangerous and injurious to the health, safety, and welfare of the people of the City of Wrens and a public necessity exists for the repair of such condition or the cessation of such use which renders the adjacent real estate unsafe or inimical to safe human habitation. The governing authority of the City finds that there exist in the City of Wrens dwellings, buildings, or structures which are unfit for human habitation or for commercial, industrial, or business uses due to dilapidation and which are not in compliance with applicable codes; which have defects increasing the hazards of fire, accidents, or other calamities; which lack adequate ventilation, light, or sanitary facilities; or other conditions exist rendering such dwellings, buildings or structure unsafe or unsanitary, or dangerous or detrimental to the health, safety, or welfare, or otherwise inimical to the welfare of the residents of the City of Wrens, or vacant, dilapidated dwellings, buildings, or structures in which drug crimes are being committed, and private property exists constituting an endangerment to the public health or safety as a result of unsanitary or unsafe conditions to those persons residing or working in the vicinity of the property.

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3. It is the intention of the governing authority that this chapter shall comply with and does comply with O.C.G.A. §41-2-9(a) as a finding that conditions as set out in O.C.G.A. § 41-2-7 exist within the City of Wrens.

Sec. 3-7-2 Validity of chapter.

- a. It is hereby declared to be the intention of the mayor and council that all sections, paragraphs, sentences, clauses, and phrases of this chapter are or were, upon their enactment, believed by the mayor and council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the mayor and council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this chapter is severable from every other section, paragraph, sentence, clause, or phrase of this chapter. It is hereby further declared to be the intention of the mayor and council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this chapter is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this chapter.
- c. In the event that any phrase, clause, sentence, paragraph, or section of this chapter shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the mayor and council that such invalidity, unconstitutionally, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the chapter and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and sections of the chapter shall remain valid, constitutional, enforceable, and of full force and effect.

Sec. 3-7-3 Penalties.

Penalties for violation of this chapter shall be found in chapter 8 of this code and are hereby incorporated by specific reference as set out fully herein.