

CHAPTER 136

SIDEWALK REGULATIONS

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136.01 PURPOSE. The purpose of this chapter is to enhance safe passage by citizens on sidewalks, to place the responsibility for the maintenance, repair, replacement or reconstruction of sidewalks upon the abutting property owner and to minimize the liability of the City.

136.02 DEFINITIONS. For use in this chapter the following terms are defined:

1. “Broom finish” means a sidewalk finish that is made by sweeping the sidewalk when it is hardening.
2. “Defective sidewalk:” Any public sidewalk exhibiting one or more of the following characteristics:
 - A. Vertical separations equal to three-fourths inch (3/4”) or more,
 - B. Horizontal separations equal to three-fourths inch (3/4”) or more,
 - C. Holes or depressions equal to three-fourths inch (3/4”) or more and at least four inches (4”) in diameter,
 - D. Spalling over 50 percent of the surface of a single square with one or more depressions equal to one-half inch (1/2”) or more,
 - E. Spalling over less than 50 percent of a single square with one or more depressions equal to three-fourths inch (3/4”) or more,
 - F. A single square cracked in such a manner that no part thereof has a piece greater than one (1) square foot,
 - G. A single square with any part thereof missing to the full depth,

- H. A change from design or construction grade equal to or greater than three-fourths inch (3/4") per foot,
- I. A single square with utility plugs, valves or other objects that protrude three-fourths inch or more above the walkway surface,
- J. Any sidewalk with missing or loose-fitting utility covers or grates,
- K. Any sidewalk with a cross slope of more than three-fourths inch (3/4") per foot.

(Subsection 2 – Ord. 22-02 – Sep. 21 Supp.)

- 3. "Established grade" means that grade established by the City for the particular area in which a sidewalk is to be constructed.
- 4. "One-course construction" means that the full thickness of the concrete is placed at one time, using the same mixture throughout.
- 5. "Owner" means the person owning the fee title to property abutting any sidewalk and includes any contract purchaser for purposes of notification required herein. For all other purposes, "owner" includes the lessee, if any.
- 6. "Portland cement" means any type of cement except bituminous cement.
- 7. "Sidewalk" means all permanent public walks in business, residential or suburban areas.
- 8. "Sidewalk improvements" means the construction, reconstruction, repair, replacement or removal, of a public sidewalk and/or the excavating, filling or depositing of material in the public right-of-way in connection therewith.
- 9. "Wood float finish" means a sidewalk finish that is made by smoothing the surface of the sidewalk with a wooden trowel.

136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property residents/owners to remove snow, ice and accumulations promptly from sidewalks. If a property resident/owner does not remove snow, ice or accumulations within twenty-four (24) hours after a snowfall, ice and accumulations event ends, the following procedure shall be implemented: *(Ord. 14-151 – Apr. 14 Supp.)*

- 1. The Creston Police Department shall issue a notice and leave it at the residence that the snow, ice or accumulations shall be removed within twenty-four (24) hours.

2. Upon failure to remove the snow, ice or accumulations by the resident/owner, the Creston Police Department will issue a City of Creston citation, which shall provide for a fine of \$25.00, payable to the Creston Police Department within thirty (30) days of issuance. If the fine is not paid within the thirty (30) day time period, the fine will automatically double on the thirty-first day. Failure to pay the fine within forty-five (45) days will result in a summons being filed with Union County Magistrate's Court and all costs associated with this action are to be paid by the defendant.

3. A resident/owner may contest these proceedings by filing a request for hearing with the Union County Magistrate within thirty (30) days of the issuance of the citation.

(Ord. 04-74 – Apr. 04 Supp.)

4. The City or their agents may remove snow, ice and accumulations from sidewalks if not removed by property resident/owner within the allotted 48 hour period, and a charge of \$75.00 per hour for such removal, plus a surcharge of \$100.00, will be charged to the property owner.

5. The Clerk shall send a statement of the total expense incurred by regular mail to the property owner who has failed to remove snow, ice and accumulations from sidewalks, thus allowing the same to be removed by the City or their agents, and if the amount shown by the statement has not been paid within one (1) month, the Clerk shall certify the costs to the County Treasurer and such costs shall then be collected with, and in the same manner, as general property taxes.

(Ord. 14-151 – Apr. 14 Supp.)

136.04 RESPONSIBILITY FOR MAINTENANCE. It is the responsibility of the abutting property owners to maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or traveled portion of the public street.

(Code of Iowa, Sec. 364.12 [2c])

136.05 CITY MAY ORDER REPAIRS. If the abutting property owner does not maintain sidewalks as required, the Council may serve notice on such owner, by certified mail, requiring the owner to repair, replace or reconstruct sidewalks. A written plan of action must be submitted to the City within 30 days of said notice by the property owner. The Council may require the work to be done and assess the costs against the abutting property for collection in the same manner as a property tax.

(Ord. 22-02 – Sep. 21 Supp.)

136.06 SIDEWALK CONSTRUCTION ORDERED. The Council may order the construction of permanent sidewalks upon any street or court in the City

and may specially assess the cost of such improvement to abutting property owners in accordance with the provisions of Chapter 384 of the Code of Iowa.

(Code of Iowa, Sec. 384.38)

136.07 PERMIT REQUIRED. No person shall remove, reconstruct or install a sidewalk unless such person has obtained a permit from the City Engineer and has agreed in writing that said removal, reconstruction or installation will comply with all ordinances and requirements of the City for such work. All such permits shall be issued without charge and a copy thereof, with the application, shall be filed and preserved in the office of the City Engineer. The permit shall state when the work is to be commenced and when the work is to be completed. The time of completion of the sidewalk improvements may be extended by the City Engineer. All permits for sidewalk improvements not ordered by resolution of the Council shall be issued in compliance with this chapter. The City Engineer may withhold the issuance of any permit for any sidewalk improvements for a sufficient period to determine the necessity for the proposed improvements or when weather conditions will adversely affect the sidewalk improvements.

136.08 SIDEWALK STANDARDS. Sidewalks repaired, replaced or constructed under the provisions of this chapter shall be of the following construction and meet the following standards:

1. Cement. Portland cement shall be the only cement used in the construction and repair of sidewalks.
2. Construction. Sidewalks shall be of one-course construction.
3. Sidewalk Base. Concrete may be placed directly on compact and well-drained soil. Where soil is not well drained, a three (3) inch sub-base of compact, clean, coarse gravel or sand shall be laid. The adequacy of the soil drainage is to be determined by the City.
4. Cross Slope. The maximum cross slope is two (2) percent towards the road.
5. Length, width and depth requirements are as follows:
 - A. Residential sidewalks shall be at least four (4) feet wide. Five (5) foot sidewalks are encouraged and may be required by the City. All sidewalks are to be four (4) inches thick.
 - B. Business district sidewalks shall extend from the property line to the curb. Each section shall be four (4) inches thick and no more than the width of the sidewalk in length.
 - C. Driveway areas shall be not less than six (6) inches in thickness.

6. Location. Residential sidewalks shall be located with the inner edge (edge nearest the abutting private property) zero (0) to one (1) foot outside the property line, unless the Council establishes a different distance due to special circumstances.
7. Grade. Curb tops shall be on level with the centerline of the street which shall be the established grade.
8. Finish. All sidewalks shall be finished with a “broom” or “wood float” finish.
9. Curb Ramps. There shall be not less than two (2) curb cuts or ramps per lineal block which shall be located in-line with the crosswalks at intersections. Each curb cut or ramp shall be at least forty-eight (48) inches wide, shall be sloped at not greater than one (1) inch of rise per twelve (12) inches lineal distance, except that a slope no greater than one (1) inch of rise per eight (8) inches lineal distance may be used where necessary, shall contain a detectable warning surface, and shall otherwise be so constructed as to allow reasonable access to the crosswalk for persons with disabilities using the sidewalk. All sidewalk improvements on public property whether performed by the owner of the abutting property or by the City, shall be performed under the supervision and inspection of the Public Works office and in accordance with the specifications as set forth in the latest SUDAS Design Manual.

(Section 136.08 – Ord. 22-02 – Sep. 21 Supp.)

136.09 FAILURE TO OBTAIN PERMIT; REMEDIES. Whenever any sidewalk improvements are made that do not conform to the provisions of this chapter and with the specifications or when any sidewalk improvements are made without a permit, the City Engineer shall serve notice to obtain a permit upon the property owner and upon the contractor doing the work. If the sidewalk is in the course of construction, the notice shall order the work to stop until a permit is obtained and the work is corrected to comply with the specifications. If the sidewalk work has been completed, the owner shall obtain a permit immediately and perform any needed corrections within five (5) days from receipt of the permit. If the owner fails to comply with this notice, the engineer shall have the work completed and the costs assessed to the property owner.

136.10 INSPECTION AND APPROVAL. Upon final completion, the City Engineer shall inspect the work. The City Engineer may order corrections if the work does not meet specifications. When the work does meet all requirements of this chapter, the specifications and the permit, the City Engineer shall indicate this on both copies of the permit.

136.11 BARRICADES AND WARNING LIGHTS. Whenever any material of any kind is deposited on any street, avenue, highway, passageway or alley when sidewalk improvements are being made or when any sidewalk is in a dangerous condition, it shall be the duty of all persons having an interest therein, either as the contractor or the owner, agent, or lessee of the property in front of or along which such material may be deposited, or such dangerous condition exists, to put in conspicuous places at each end of such sidewalk and at each end of any pile of material deposited in the street, a sufficient number of approved warning lights or flares, and to keep them lighted during the entire night and to erect sufficient barricades both at night and in the daytime to secure the same. The party or parties using the street for any of the purposes specified in this chapter shall be liable for all injuries or damage to persons or property arising from any wrongful act or negligence of the party or parties, or their agents or employees or for any misuse of the privileges conferred by this chapter or of any failure to comply with provisions hereof.

136.12 FAILURE TO REPAIR OR BARRICADE. It is the duty of the owner of the property abutting the sidewalk, or the owner's contractor or agent, to notify the City immediately in the event of failure or inability to make necessary sidewalk improvements or to install or erect necessary barricades as required by this chapter.

136.13 INTERFERENCE WITH SIDEWALK IMPROVEMENTS. No person shall knowingly or willfully drive any vehicle upon any portion of any sidewalk or approach thereto while in the process of being improved or upon any portion of any completed sidewalk or approach thereto, or shall remove or destroy any part or all of any sidewalk or approach thereto, or shall remove, destroy, mar or deface any sidewalk at any time or destroy, mar, remove or deface any notice provided by this chapter.

136.14 AWNINGS. It is unlawful for a person to erect or maintain any awning over any sidewalk unless all parts of the awning are elevated at least eight (8) feet above the surface of the sidewalk and the roof or covering is made of duck, canvas or other suitable material supported by iron frames or brackets securely fastened to the building, without any posts or other device that will obstruct the sidewalk or hinder or interfere with the free passage of pedestrians.

136.15 ENCROACHING STEPS. It is unlawful for a person to erect or maintain any stairs or steps to any building upon any part of any sidewalk without permission by resolution of the Council.

136.16 OPENINGS AND ENCLOSURES. It is unlawful for a person to:

1. Stairs and Railings. Construct or build a stairway or passageway to any cellar or basement by occupying any part of the sidewalk, or to enclose any portion of a sidewalk with a railing without permission by resolution of the Council.
2. Openings. Keep open any cellar door, grating or cover to any vault on any sidewalk except while in actual use with adequate guards to protect the public.
3. Protect Openings. Neglect to properly protect or barricade all openings on or within six (6) feet of any sidewalk.

136.17 FIRES OR FUELS ON SIDEWALKS. It is unlawful for a person to make a fire of any kind on any sidewalk or to place or allow any fuel to remain upon any sidewalk.

136.18 DEFACING. It is unlawful for a person to scatter or place any paste, paint or writing on any sidewalk.

(Code of Iowa, Sec. 716.1)

136.19 DEBRIS ON SIDEWALKS. It is unlawful for a person to throw or deposit on any sidewalk any glass, nails, glass bottle, tacks, wire, cans, trash, garbage, rubbish, litter, offal, or any other debris, or any other substance likely to injure any person, animal or vehicle.

(Code of Iowa, Sec. 364.12 [2])

136.20 MERCHANDISE DISPLAY. It is unlawful for a person to place upon or above any sidewalk, any goods or merchandise for sale or for display in such a manner as to interfere with the free and uninterrupted passage of pedestrians on the sidewalk.

136.21 SALES STANDS. It is unlawful for a person to erect or keep any vending machine or stand for the sale of fruit, vegetables or other substances or commodities on any sidewalk without first obtaining a written permit from the Council.