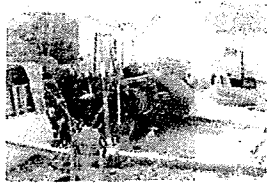


TEN COMMON CODE VIOLATIONS

This educational information is a joint effort of the Mayor's Citizen Service Center (576-6500) and the Frayser Community Association (354-7899) *

1. ACCUMULATION OF JUNK, TRASH, DEBRIS.

The homeowner or tenant is responsible for maintaining their property in a clean and sanitary condition. Accumulation of junk, debris and trash is not allowed. This includes, but is not limited to, discarded items, auto parts, appliances, furniture, building materials, tires, paper, cardboard, plastics, dead limbs and branches.



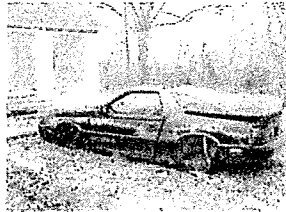
2. OPEN STORAGE OF MATERIAL AND FURNISHINGS.

No person shall openly store or keep any equipment, materials or furnishings on any residential property that is dangerous to public health, safety or welfare; or any item that creates an unsightly condition that would reduce property value or promote urban blight. This may include, but is not limited to, indoor furniture, household appliances, auto parts or building materials.



3. PARKING AND STORING INOPERATIVE (JUNK) VEHICLES.

No person shall park, store or leave any vehicle that is rusted, wrecked, junked, dismantled, inoperable or abandoned in a residential area, except in a fully enclosed structure or when screened from the public's view. An abandoned vehicle is any vehicle which the last registered owner has given up control and/or any vehicle that is wrecked or partially dismantled or inoperable for more than 10 consecutive days on public or private property.



4. EXCESSIVE WEEDS, GRASS, TREES AND SHRUBS.

Yard maintenance standards are the responsibility of every property owner/tenant. This includes the maintenance of plant material in any right-of-way next to the property. Weeds/grass over 12 inches high are a violation. Plants, shrubs, fences, walls, etc. shall not be placed in a position that will obstruct visibility at intersections. All trees and shrubs shall be maintained so that they won't endanger public health, safety or cause damage to any structure, premise or utility services. This picture is a blocked sidewalk next to a school.



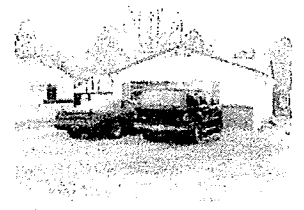
5. SUBSTANDARD STRUCTURES AND FENCES.

It is the responsibility of the homeowner/tenant to make sure that all accessory structures, including storage sheds, garages and fences are maintained structurally sound and in good repair to serve their intended purpose. Occupants shall not permit the existence of substandard conditions that may endanger the health, welfare or safety of the public or its occupants. This includes all framing, walls, ceiling, floors, decking and roofs.



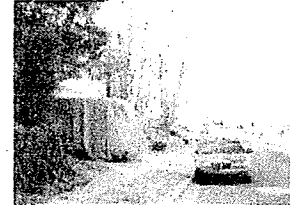
6. OFF STREET PARKING.

No person shall park or store any motor vehicles on any surface that is not constructed of concrete, asphalt or other approved hard surface that is made of a dustless material. The number of vehicles parked at a dwelling shall not exceed more than 4 vehicles in a 10 day period of time. This includes the parking of working and/or non-working vehicles on the lawn of any residential premise.



7. SPECIAL USE/RECREATIONAL VEHICLES AND EQUIPMENT.

No person shall park or store any special use or non-motorized vehicle such as boats, campers and trailers on an unimproved surface. No person shall park or store any more than 1 boat and boat trailer and no more than 1 camping trailer or recreational vehicle per house. No parts of such parking or storage area shall be located in the front yard. It shall also be unlawful for any person to park or store any such vehicle on any residential street.



8. COMMERCIAL VEHICLES AND EQUIPMENT.

No person shall leave unattended, park, stand or store any commercial truck or truck tractor on residential property or on a residential street. This is an effort to reduce hazardous driving conditions in residential neighborhoods as a result of large vehicles and heavy equipment being stored in areas that are not being actively loaded or unloaded or while performing work or service in the area.



9. ABANDONED AND DERELICT STRUCTURES.

It is the responsibility of every property owner to prevent the existence of abandonment conditions to any structure he/she owns or is liable for by properly securing, carrying out repairs or performing reconstruction to the property. A structure is considered abandoned when it is without obvious supervision by the owner/tenant or person in charge and if such conditions exist that could cause a danger, nuisance or hazard to the public. This includes any structure where the owner has failed to properly board or secure broken doors and windows to the entry of vagrants or criminal activity.



10. GENERAL SERVICE AND REPAIR SHOPS.

No person shall operate a residential business within a residential zone that promotes blight and could cause a danger, nuisance or hazard to the community. It is a violation to own or operate a commercial business in a district zoned residential without proper permits. Certain commercial establishments are strictly prohibited in residential zoned areas. This includes any for profit general repair services, such as automotive, equipment or appliance repair shops.



*This educational handout is adapted from a brochure prepared by Property Standards in the City of Plano, Texas.