

Code Compliance

Top 10 Code Violations

1.



High Weeds

High Grass/Weeds (Section 18-13(a))

Weeds or grass more than 12 inches high is a violation of the City Code. Failure to do so may result in a court citation and/or a bill for the City's mowing services.

2.



Litter

Litter and High Grass/Weeds (Section 7A-18/Section 18-

13(a)) Homeowners or tenants are responsible for keeping their lawns mowed, clipped mulched or cleared and the property free of litter (garbage, paper, cardboard, wood, glass, bedding, auto parts, appliances, limbs, etc.). The property must be maintained between the curb in front of the house (or if no curb then from the edge of the pavement) to the middle of the alley (or the back property line if there is no alley). Weeds or grass more than 12 inches high is a violation of the City Code. Failure to do so may result in a court citation and/or a bill for the City's mowing services.

3.



Obstructions Alley/Sidewalk/Street

Obstructions (Section 18-14)

The occupant or owner is responsible for keeping the street, alley, sidewalk and public grounds clear of obstructions. This includes the trimming of trees, shrubbery and vines which may obstruct any vehicle traveling through an alley, or which may obstruct a sidewalk or street or other public grounds. Additionally, sidewalks must have a height clearance of 8 feet - streets and alleys must have 15 feet of overhead clearance. Take advantage of the City's Bulky Trash Program by trimming trees and shrubbery to coincide with your legal Bulky Trash Week.

4.



Signs Public Right of Way

Signs (Section 3, 7A-16 and 51A)

It is a violation of the City code to post any signs (notices, posters or other paper devices) on a utility pole, lamp post, shade tree; public structure or building or on the City's right-of-way or median except as may be authorized or required by law. This includes garage sale signs.

5.



Bulky Trash

Brush Collection/Bulky Trash (Section 18-4)

This once-a-month large item (includes large limbs, shrubbery, bagged leaves-sealed in bags up to 50-gallon capacity, furniture, appliances, mattresses and box springs, etc.) is operated by Sanitation. The City does not collect debris from construction, demolition or clearing of land unless an additional fee has been paid. Additionally, no dirt, rock or concrete will be removed. No material may be placed out front earlier than the 7:00 a.m. on Thursday prior to collection week, and must be in place by 7:00 a.m. the Monday of the pickup week. Violations of our bulky trash ordinance are immediately ticketed.

Residential Garbage Collection

Placement

Please place your roll cart facing the point of collection and allow three feet to each side of the rollcart and one and one-half feet to the rear of the rollcart from any obstructions (e.g. fence, gas meter, telephone pole, utility box, tree, shrub, additional collection container, or other potential obstruction).

Bagged garbage should be contained in the roll cart, there should be no bags on top of the roll cart or on the side of the roll cart. Your roll cart must be placed at the curb in front of your residence (or in approved alleyways) by 7 a.m. the morning of your collection day (no earlier than 6 p.m. the evening before). The roll cart must not be blocked by vehicles, objects, or overhanging tree limbs and it should be brought in no later than 8 a.m. on the day following collection day.

6.



Substandard Structures

Substandard Structure (Section 27-11(b))

Property owners are required to keep structures in good repair. Peeling paint, leaking roof, electrical and plumbing problems, holes in the wall, floor and ceiling, and decayed wood are building violations.

7.



Junk Motor Vehicle

Junk Motor Vehicle (Section 18-20)

Motor vehicles that are inoperative and/or partially dismantled and have expired license tags or safety stickers are considered "junk motor vehicles". These vehicles are in violation of the City Code. Owners of

the vehicles and all lien holders will be notified of the violation by certified mail. Should the owner fail to remove the junk motor vehicle from the property or prove the vehicle operable, the vehicle will be towed and sold for salvage. Owners may store inoperable vehicles in a garage to avoid towing. Please note: Code Compliance only addresses vehicles on private property. If the vehicle is on the street, the Dallas Police Department has jurisdiction. Please report your concern to 311 and Dallas Police Department will respond.

8.



Illegal Dumping

Illegal Dumping (Chapter 18 Section 12)

The improper disposal of waste at any location other than a permitted landfill or facility.

9.



Illegal Outside Storage

Illegal Outside Storage (Chapter 51a Section 4.213 (b) (9))

A person commits an offense if he/she places outside on a lot, in excess of 24 continuous hours, an item that is not customarily used or stored outside or is not made of material that is resistant to damage or deterioration from exposure to the outside environment. (Unless permitted by zoning and a valid Certificate of Occupancy exists).

10.



Graffiti

Graffiti (Section 31-38(b))

Defined as any marking, including, but not limited to, any inscription, slogan, drawing, painting, symbol, logo name character, or figure that is made in any manner on tangible property. An owner of any tangible property in the City commits an offense if he/she fails to remove all graffiti from the property that is visible from any public property or right-of-way or from any private property other than the property on which the graffiti exists. Statistics prove that removing graffiti quickly may avoid the graffiti from re-appearing. Owners will be issued a Notice of Violation and a timeframe to remove the graffiti. Failure to remove the graffiti may result in a citation.