

Proposed Changes to Chapter 56: Property Maintenance

New Article	Changes		
<p style="text-align: center;">Article I</p> <p style="text-align: center;">In General</p>	<ul style="list-style-type: none"> Purpose, Intent, and Scope have been combined. 		
<p style="text-align: center;">Article II</p> <p style="text-align: center;">Definitions</p>	<ul style="list-style-type: none"> All definitions throughout the chapter have been relocated to Article II. Redundant definitions have been deleted. <p style="text-align: center;"><u>New/Updated Definitions include:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> abandoned vehicle collector / motor vehicle collector estate sale fence graffiti hazard / hazardous improved parking surface inoperable vehicle motor vehicle on-demand storage container outside storage person property special interest vehicle structure substandard building trash and debris, including: carrion, dumping, filth, garbage, junk, refuse, yard waste vehicle view obstruction water buffer yard, rear </td><td style="width: 50%; vertical-align: top;"> antique vehicle enforcement authority exterior elements garagekeeper hot water inoperable motor vehicle junked vehicle nuisance ornamental plant owner premises public right-of-way / right-of-way standing water / stagnant water subdivision fence substandard building vegetation walkway yard, front yard, side </td></tr> </table>	abandoned vehicle collector / motor vehicle collector estate sale fence graffiti hazard / hazardous improved parking surface inoperable vehicle motor vehicle on-demand storage container outside storage person property special interest vehicle structure substandard building trash and debris, including: carrion, dumping, filth, garbage, junk, refuse, yard waste vehicle view obstruction water buffer yard, rear	antique vehicle enforcement authority exterior elements garagekeeper hot water inoperable motor vehicle junked vehicle nuisance ornamental plant owner premises public right-of-way / right-of-way standing water / stagnant water subdivision fence substandard building vegetation walkway yard, front yard, side
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<p style="text-align: center;">Article III</p> <p style="text-align: center;">Enforcement</p>	<ul style="list-style-type: none"> Code Enforcement's authority and responsibilities are more clearly stated. CO requirement for owner/tenant/use changes have been copied from the Residential Code. Code Enforcement can now disconnect utilities at illegally-operating businesses. Dallas County Appraisal District has been specified with regard to mailing Notices of Violation. Notices of Violation will now expire one year after they are issued as opposed to December 31 of every year. Interest on liens has been clarified to accrue 10% interest <i>per year</i> in accordance with state law. 		

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<p style="text-align: center;">Article IV</p> <p style="text-align: center;">Trash and Debris</p>	<ul style="list-style-type: none"> • Owner/Tenant responsibilities to remove trash and debris from the property and adjacent rights-of-way have been clarified. • New requirement to remove any conditions that attract pests.
<p style="text-align: center;">Article V</p> <p style="text-align: center;">Vegetation</p>	<ul style="list-style-type: none"> • Mowing exception has been created for water buffers and ornamental plants. • Accumulation and depositing of yard waste has been combined. • Vegetation shall be considered dead if it has lost more than 50% of its foliage, down from 75%. • All tree stumps must be removed or cut down to 6" above grade; not just tree stumps from dead or hazardous trees. • Any vegetation deemed to be hazardous to people or property must be removed. • Requirement for non-residential locations to maintain live vegetation in accordance with the approved landscaping plan added. • Dangerous weeds abatement authority added to match state regulations.
<p style="text-align: center;">Article VI</p> <p style="text-align: center;">Outside Storage</p>	<ul style="list-style-type: none"> • All outside storage on any premises or adjacent rights-of-way is more clearly declared as prohibited. • List of examples of prohibited outside storage has been deleted. • Defenses to outside storage violations have been made more specific. • Firewood defense of 6" has been removed and replaced with language prohibiting access to firewood by pests. • Properly stored trash/recycling containers are exempt from screening in the rear or side yards. Screening containers in the front yard from the road and neighbors is still required. • Height limits on lawn furniture and statuary have been removed. • Fountains have been added to the list of freestanding statuary. • Temporary flower pots are now prohibited. • Children's toys are exempt from outside storage regulations. Conditions apply.

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<p style="text-align: center;">Article VII</p> <p style="text-align: center;">Parking</p>	<ul style="list-style-type: none"> • Parking is clearly prohibited on curbs, traffic-calming devices, and other public improvements. • Regulations, appeals and definitions for <i>utility vehicles</i> and <i>specialty vehicles</i> have been deleted. • Counting vehicles located on public property towards the limit of 5 per property has been removed. • Requirement of a car cover having a window for viewing registration stickers has been removed. • Vehicle sale restrictions on residential property apply even if no sale takes place. • Parking surface maintenance includes more than just the surface (wheel stops, signs, markings, etc.). • Parking or driving surface expansions, extensions, and/or repairs must be made of the same material as the existing parking surface.
<p style="text-align: center;">Article VIII</p> <p style="text-align: center;">Fences</p>	<ul style="list-style-type: none"> • General fence maintenance regulation language has been added to address any deterioration that might appear. This also gives Code Officers more discretion over fence maintenance enforcement. • The specific 10 degree lean limitation on fences has been removed. Any degree of lean is now prohibited. • General fence and wall repair/replacement requirements have been added to ensure repairs match the look of the existing fence. • Fences are exempt from maintenance regulations if the owner cannot be determined.
<p style="text-align: center;">Article IX</p> <p style="text-align: center;">Vehicles</p>	<ul style="list-style-type: none"> • Vehicles will no longer be considered inoperable based solely on the expiration of their registration. • Junk vehicle status will no longer consider inspection stickers as the state has stopped issuing them. • Hearings for the removal of junk vehicles will be brought before the Municipal Court Judge, not the Building Official.
<p style="text-align: center;">Article X</p> <p style="text-align: center;">Graffiti</p>	<ul style="list-style-type: none"> • This article is unchanged.

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<p style="text-align: center;">Article XI</p> <p style="text-align: center;">Minimum Property Standards</p>	<ul style="list-style-type: none"> • Exterior areas of a property have been more elaborately described, as have their potential forms of deterioration, to better enforce a lack of maintenance in these areas. The same is also true for exterior lighting. • Sprinkler/irrigation system maintenance is now requirement. • Exterior elements have been defined and specifically mentioned to address the deterioration of any outdoor object. • Building elements are now combined into one section based on the element rather than two or more sections (interior and exterior). Example: Interior and exterior stairs are now regulated together in one section instead of separately in two. • Interior surfaces must be maintained to prohibit pests. • Shutter maintenance has been added. • Garage door maintenance requirements have been expanded to include garage door equipment (openers, sensors, tracks, lights, ropes, etc.). • Exterior plumbing fixture maintenance requirements have been added. • The maintenance of exposed wiring has been added. • The required size of building address numbers has been increased from 3” to 4” to match the requirements of the Residential, Building and Fire Codes. Building numbers are no longer required to be on buildings; they can be anywhere on a premises as long as they can be clearly seen from a public street and a fire lane (if applicable). • Carbon monoxide detector requirements have been added alongside smoke detector requirements. • Pool and pool equipment maintenance regulations added.
<p style="text-align: center;">Article XII</p> <p style="text-align: center;">Vacant Buildings</p>	<ul style="list-style-type: none"> • Owners of vacant buildings that are unsecure have three days instead of seven to secure their building. • Vacant building signage requirements have been altered. The size requirement has been eliminated and the language requirement has been clarified.
<p style="text-align: center;">Article XIII</p> <p style="text-align: center;">View Obstructions</p>	<ul style="list-style-type: none"> • This entire article is new.
<p style="text-align: center;">Article XIV</p> <p style="text-align: center;">Dangerous Buildings</p>	<ul style="list-style-type: none"> • This article is unchanged.

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Article XI On-Demand Storage Containers	<ul style="list-style-type: none">• This entire article is new.

Miscellaneous Changes

- The four articles of the current Chapter 56 have been expanded to include relevant maintenance regulations and definitions found throughout the Code of Ordinances. Relevant codes were brought into the new Chapter 56 and deleted from their current location in other Chapters as necessary.
- Regulations have been consolidated and organized based on topic and then divided into sections.
- The words *article*, *chapter* and *division* have been adjusted as necessary to accommodate the new layout of the Chapter. Examples of other words/phrases that have also been adjusted include:

property / premises
building / structure / dwelling unit
plants / grass / weeds / vegetation
building official / city management / enforcement authority

- Phrases like “good condition” and “good repair” have been removed from the entire chapter because they are very subjective and difficult to define. Instead, these phrases have been replaced with a prohibition on “damage” or “deterioration”, which are much easier concepts for the public to understand.

For example:

- Before: Walls must be kept in good condition.
 - After: Walls maintained free of damage or signs of deterioration including but not limited to cracks, holes, missing or peeling paint...
- Some verbiage directing readers to other codes has been deleted or updated because those references are no longer existing or necessary.
- Large code sections have been separated into multiple sections and/or subsections to present information to readers in digestible amounts.
- Related code sections have been combined and/or moved closer together.