



FARMERS
BRANCH

Chapter 56: Property Maintenance

Proposed Exemption(s) for
Agricultural Properties



Explanation of Changes

On August 3, 2021, the City Council repealed and replaced Chapter 56 of the Code of Ordinances, also known as the Farmers Branch Property Maintenance Code.

After its passage, the Council discussed offering a possible exemption(s) to certain mowing and outside storage requirements for land used for genuine cropping purposes.

The slides that follow contain the recommended changes to Chapter 56 proposed by the City Council.

Chapter 56: Vegetation

Current Code: Section 56-51(a)

It is unlawful and declared a public nuisance for any person, owner or tenant of any real property, occupied or unoccupied, to maintain any and all vegetation on such real property that fails to comply with the following provisions:

- (a) Except for water buffers and ornamental plants used as landscaping, grass or weeds shall not be allowed to grow in excess of eight inches (8”) in height;



Chapter 56: Vegetation

Proposed Change: Define *Crops* and Add Section 56-53

Crop or Crops means plant materials produced for human food, animal feed, planting seed, or fiber.



Sec. 56-53. – Maintenance of Crops

(a) It shall be a defense to a violation of this article relating to the maintenance and height of vegetation growing on a property within the City if:

- (1) The vegetation consists of a homogenous crop;
- (2) The property on which the crop is being grown is presently being appraised by the Chief Appraiser of the Dallas Central Appraisal District as Qualified Open Space Land and/or Agricultural Land in accordance with Chapter 23, Subch. D. of the Texas Tax Code;
- (3) The crop does not exceed four feet (4.0') in height; and
- (4) The vegetation on the property located within twenty feet (20') of all property lines to the tract where the crop is being grown is maintained in accordance with Section 56-51 unless the crop is being grown on adjacent tracts owned by the same person or entity, in which case the crop may be grown up to the common boundary between such commonly-owned tracts.

Chapter 56: Outside Storage

Current Code: 56-61

- (a) It is unlawful and declared a public nuisance for any owner or tenant to allow, conduct or maintain any outside storage on any premises or adjacent rights-of-way.
- (b) The following shall constitute a defense to a violation of the article if the item(s) constituting outside storage:

The code goes on to list items (1) through (20) representing various objects that are allowed to be stored outside including, but not limited to, outdoor furniture, firewood, birdbaths, building materials (in conjunction with an active permit), flower pots with vegetation therein, etc.

Chapter 56: Outside Storage

Proposed Change: Add Item (21) for Hay Bales

- (a) It is unlawful and declared a public nuisance for any owner or tenant to allow, conduct or maintain any outside storage on any premises or adjacent rights-of-way
- (b) The following shall constitute a defense to a violation of the article if the item(s) constituting outside storage:

(21) is a hay bale located on property on which crops are being grown and maintained in accordance with Section 56-33, provided such hay bale does not remain on the property in public view for more than seven (7) calendar days.

Chapter 56: Outside Storage

Freshly Cut Hay Bale on a Maintained Lot



Chapter 56: Outside Storage

Hay Bales on an Unmaintained Lot



A decorative graphic on the left side of the slide featuring stylized blue leaves of various shapes and sizes, arranged along a diagonal branch. The background is a solid dark blue, with a light blue horizontal bar at the top and a light green horizontal bar at the bottom.

Questions