

COMMON CODE VIOLATIONS

The Code Enforcement Division is working towards enhancing your neighborhood and safeguarding your property values. All actions shall be conducted in a responsive and fair manner focusing on customer service and public awareness while respecting the property rights of our citizens.

Tier One: Code Violations

Most visible, high impact, most easily recognized code violations

Outside Storage

Section 77-303 2. (C) (2)
Rowlett Development Code
Upon every lot, tract or parcel there shall be no permanent or temporary keeping of materials, goods or products.



Junk Motor Vehicles:

Section 22-81-22-87
Rowlett Development Code
Inoperable means not capable of being used or operated due to legal or mechanical incapability.



High Grass/Weeds and/or Leaves Accumulation:

Section 22-121 and 122
Rowlett Development Code
Grass and/or weeds 12" or higher on property. Cut grass/weeds and/or leaves on sidewalk, street or alley.

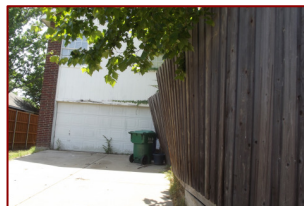


Trash/Debris/Stagnant Water

Section 22-123
Rowlett Development Code
Trash, rubbish, impure or unwholesome matter and/or stagnant water on property.

Fence Violations

Section 22-124
Rowlett Development Code
Fence and/or gate in disrepair. Should be reasonably plumb and structurally sound. Repair materials should be compatible in size and appearance with the remainder of the fence.



Tier Two: Code Violations

Other violations in descending order of impact and importance to the neighborhood

Trailers/RV/Boats

Section 22-263, Rowlett Dev. Code
Not more than one recreational vehicle shall be permitted to be parked or stored on such parcel or tract of land at one time unless on one acre or more; provided, however, that such recreational vehicle shall be parked or stored behind the front.



The following surfaces are required for storing hauling trailers for boats and other purposes, recreational vehicles, and travel trailers on parcels or tracts of land:

- All hauling trailers for boats or other purposes shall be parked on a required dustless surface of concrete or asphalt pad, brick or patio pavers, or gravel (cased in) with a depth of six inches, along with the access to the pad site being of the same material.
- All recreational vehicles and motorized vehicles shall be parked on a concrete surface. All vehicles shall be parked on a required surface at least three feet from the rear property line, provided that vehicles on corner lots shall not be stored on any side of the lot adjacent to a street. All pad sites must be of a surface as required in this section and equal to or greater in size than the size of the trailer or vehicle, plus any permanently attached towing mechanism.

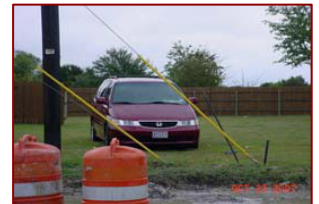


Poly Carts

Section 50-2
Rowlett Development Code
No polycarts or recycling containers shall be allowed to remain at the collection point prior to 6:00 p.m. on the day before collection and after 6:00 a.m. on the day after the collection.

Parking Violation

Section 22-263(3)A,D
Rowlett Development Code
All Vehicles must be parked on an approved surface.



Address Numbers

Section 505, Subsection 505.1
International Fire Code
Address numbers shall be attached to the front and back of house, shall be a minimum of 4" in height and be legible and visible from the street or alley.

Graffiti

Section 22-251-254
Rowlett Environment Code
Unauthorized inscriptions, words, signatures, symbols, designs, etc.



Life Safety Code Violations

Potential to cause immediate danger to the health, safety and welfare of citizens

Trees/Shrubs/Plants Creating Obstruction

Section 22-125

Rowlett Environment t Code

Trees, shrubs and plants shall not create an obstruction over sidewalks, streets or alleys and shall not block the view of an traffic sign or intersection.



Mosquito Breeding

Section 701-114

Sewage, sewage effluent, or human excreta shall not be allowed to remain open to the atmosphere or on the surface of the ground so that it is or is likely to be:

- 1) A source of flies and fly breeding.
- 2) A source of noxious or offensive odors and conditions inimical to public interest, dangerous or prejudicial to health or public nuisance.
- 3) A source of mosquitoes and mosquito breeding.



Turbid Water in Swimming Pool/SPA

Section 22-123

Rowlett Environment Code

Pools and spas shall have water clarity sufficient for the main drain to be readily visible from the surface of the deck above the pool or spa. Fence/Barrier for swimming pool /spa. A six foot fence or barrier with no opening larger than 4 by 4 inches in or under is allowed. Additionally personal gates must self close and self latch.



Swimming Pool Enclosures/ Gates

Section 22-123

Rowlett Environment Code

A six foot fence or barrier with no opening larger than 4 by 4 inches in or under is allowed. Additionally, personal gates must be self closing and self latching.

Rowlett Police Department • Community Services Division • Code Enforcement

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