

# COMMON CODE VIOLATIONS

Neighborhood Services 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

### Open Storage Prohibited

(IPMC) Chapter 78, Subsection 302.10

It is an offense for an owner, owner's Occupant or person with care, custody or control of property to allow open storage, as defined in subsection 202 of this code



### Junk Motor Vehicles:

Rowlett Code of Ordinances, Article II, Division 3, Chapter 22 Sec-81-87

No Inoperable vehicle, Trailer, etc. means not capable of being used or operated due to legal or mechanical incapability.



### High Grass/Weeds and/or Leaves Accumulation:

(IPMC), Sec. 302.4, Rowlett Development Code, Article II, Sec. 22-121 (a) and 122(1)

Grass and/or weeds 12" or higher on property. Cut grass/weeds and/or leaves on sidewalk, street or alley.



### Trash/Debris/Stagnant Water

(IPMC), Sec. 308.1 Rowlett Code of Ordinances, Article III, Sec. 22-123

Trash, rubbish, impure or unwholesome matter and/or stagnant water or property. Bulky trash is placed at the front of the property.



### Fence Violations

Rowlett Code of Ordinances, Article III Sec. 22-124

Fence and/or gate in disrepair. Should be reasonably plumb and structurally sound. Repair materials should be compatible in size, shape, and quality of the original fence.



## Tier Two: Code Violations

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

### Trailers/RV/Boats

Rowlett Code of Ordinances, Sec. 22-26

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, if 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 and Recycling Bins

Rowlett Code of ordinances, Chapter 50,

Sec. 50-2 No poly carts or recycling bins or shall be allowed to remain at the collection point prior to 12:00 p.m. on the day before collection and after 12:00 p.m. on the day after the collection.

### Parking Violation

Rowlett Uniform Development Code, Article VII, Sec. 22-263(3) Sec 22-264 (a)

All Vehicles, trailers, boats, rv must be parked on an approved surface.



### Address Number

(IPMC) Chapter 78,

Subsection 304.3 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

(IPMC) Chapter 78, Subsection

302.9 Unauthorized inscriptions, words, signatures, symbols, designs, etc. on any exterior surface



## Life Safety Code Violations

### Overhanging Vegetation/Obstruction

**Rowlett Code of Ordinances, ORD-015-21 Subsection 302.11**

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



### Mosquito Breeding/Stagnant Water

**Rowlett City of Ordinances, Sec. 701-114 / stagnant water-Article III, sec. 22-123 (a)**

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.
- 4) Keep Properties free of stagnant water **Sec. 22-123 (a)**

### Turbid Water in Swimming Pool/SPA

**Rowlett Code of Ordinances, Article III, Sec. 22-123 (a)**

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

**Rowlett Code of Ordinances, Article X, Sec. 78-311, (IPMC) 303.2**

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. **All pools must be secured at all times**

Community Development | Neighborhood Services

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**OUR PURPOSE IS TO SERVE!**