Vallejo CA – Municipal Code Chapter 7.54.030 – Unlawful property violations

It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon, except as may be allowed by this code. The code enforcement manager shall determine when any of the following conditions are property violations and substantially detract from the overall appearance of adjacent properties and/or are detrimental to properties and/or property values;

A.

Vacant buildings;

B.

Unpainted structures, structures with deteriorated paint or those having dry rot, warping or termite infestation. Any structures in which the condition of paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, chalking, dry rot, warping or termite infestation as to render the building unsightly or in a state of disrepair;

C.

Buildings with windows and/or doors containing broken glass or no glass at all where the window is of a type which normally contains glass or buildings with missing or unsecured doors constituting hazardous conditions and inviting trespassers and malicious mischief. Plywood or other material used to cover window and/or door space, if permitted under this code, shall meet the standards of the code enforcement division;

D.

Building exteriors, walls, roofs, fences, accessory structures, driveways, sidewalks, walkways or alleys that are maintained in a condition of deterioration or disrepair;

E.

The accumulation of dirt, litter or debris in vestibules, doorways or the adjoining sidewalks, passages or breezeways of a building;

F.

Used or damaged lumber, junk, trash, debris, automotive parts or tools, salvage materials and abandoned or unused furniture, stoves, sinks, toilets, cabinets or other household fixtures or equipment stored as to be visible at ground level from a public right-of-way or from adjoining properties, except nothing herein shall preclude the placement of stacked firewood (not to exceed one cord of such wood) for use on the premises. Tarps or other covers placed over the above mentioned items shall not constitute compliance with this section;

G.

Attractive nuisances dangerous to children and other persons, including but not limited to, abandon, broken or neglected household appliances, equipment and machinery, hazardous pools, ponds and excavations;

H.

Construction equipment, materials or machinery of any type of description parked or stored so as to be visible from a public right-of-way or from adjoining properties except while excavation, construction or demolition operations covered by an active building permit are in progress on the subject property or an adjoining property;

I.

Improper maintenance of signs related to uses no longer conducted or products no longer sold on the property;

J.

Vehicles, including recreational vehicles as described in Health and Safety Code § 18010, trailers and boats, parked in front yards in a residential zoning district except when such vehicles are parked on a drive approach to the garage or other durable or permanent driveway, apron or pad installed for the purpose of parking such vehicles and meeting the standards of the planning division, but in no event routinely parked on the lawns, grassy or landscaped areas of front yards;

K.

Dead, decayed, diseased or hazardous trees, weeds and overgrown or uncultivated vegetation which is likely to harbor rats, vermin or constitute an unsightly appearance;

L.

Clotheslines in front yards and the drying of laundry or routinely washed articles on front porch or stair railings or placing on fences, hedges or other supporting structures located in front yards;

M.

Any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons or property;

N.

Any property with pooled oil accumulation, oil flowing into a public right-of-way or adjoining property, or excessive accumulation of grease or oil on paved surfaces, buildings, walls or fences;

O.

Any yard areas which cause excessive dust or allow the accumulation of debris;

P.

Graffiti or other words, letters or drawings which remain on the exterior of any building, fence or other structure and are visible from a public right-of-way or adjoining property;

Q.

The keeping, storage, depositing or accumulation of dirt, sand, gravel, concrete or other similar materials on the premises for an unreasonable period of time which manner of keeping, storage, depositing or accumulating constitutes visual blight or reduces the aesthetic appearance of surrounding areas;

R.

The leaving of any garbage can, recycling container or refuse container in a front or side yard area visible from a public right-of-way, except as permitted by Section 7.44.020 of this code; or

S.

Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance.

(Ord. 1456 N.C. (2d) § 1 (part), 2001.)

This is drawn from the City of Vallejo’s Municipal Code, which is available online at <http://library.municode.com/HTML/16106/level3/TIT7PUHESAWE_IIINU_CH7.54PRMA.html#TIT7PUHESAWE_IIINU_CH7.54PRMA_7.54.030UNPRVI>