



Code Enforcement Update
August 25, 2015



What is Code Enforcement?

- The process of preventing, inspecting and mitigating nuisances on public and private premises relating to health, safety and general welfare.
 - Defined by federal/state law and local ordinances
- Code enforcement does not regulate aesthetics, taste, civil disputes, HOA violations, or noise.



Why a Code Enforcement Program?

- To help create and maintain a safe and healthy environment
- To prevent physical and aesthetic deterioration of the community
- To protect property values of residents and businesses
- To reduce vandalism and deter crime
- To publish standards for compliance that are based on reasonable and consistent enforcement of state and local laws and ordinances
- To establish a framework for community involvement to resolve public nuisances



Code Enforcement Program Goal

- To encourage both residential and commercial property owners to voluntarily resolve code violations on their property in order to ensure that Addison remains a community that is a clean and safe place to live, work, and play.



Approved Program Overview

- Three pronged comprehensive program:
 1. Education and Communication
 2. Organization-wide and Community-wide Support
 3. Traditional Code Enforcement Program Enhancements



Completed To Date

- Program Name: Property Standards
- Personnel
 - Gilbert Fernandez, *Property Standards Specialist*
 - Beatriz Faustino, *Department Clerk*
- Office Renovations
- Property Standards Vehicle
- Process Review and Implementation
- Ordinance Review
- Preliminary Compliance Efforts
 - 86 violations corrected to date





Early Successes

- IPMC 304.2 – Protective Treatment





Early Successes

- Sec. 18-125 – High Grass and Weeds





Early Successes

- Sec. 78-277 – Junk Vehicle





Early Successes

- Sec. 62-246 – Temporary Banner Signs





Early Successes

- Zoning: Site Plan Violations





Next Steps

- Property Maintenance Code revision approval
 - Trees, shrubs and vegetation clearances
 - High grass and weed revisions for non-residential property
 - Fences
 - Graffiti
 - Outside Storage
 - Accessory Structures
 - Trailers, Campers, RVs
 - PODs
 - Ice on public rights of way



Examples

- High grass and weed revisions for non-residential property
 - Current: 12 inch height limit for commercial properties
 - Proposed: 8 inch height limit for commercial properties
- Graffiti
 - Current: Property owner has 30 days to address and remove
 - Proposed: Property owner has 48 hours to address and remove
- PODs
 - Current: Code silent, staff interprets them to be non-compliant structures
 - Proposed: Establish permit process to allow for temporary placement



Next Steps

- Sign Code revision approval
 - Presumption language
 - Abandoned signs
 - Real estate signage for townhomes
 - Vehicular signs
 - Commercial real estate signage restrictions
 - Outline lighting for office buildings
 - Other clarifying revisions



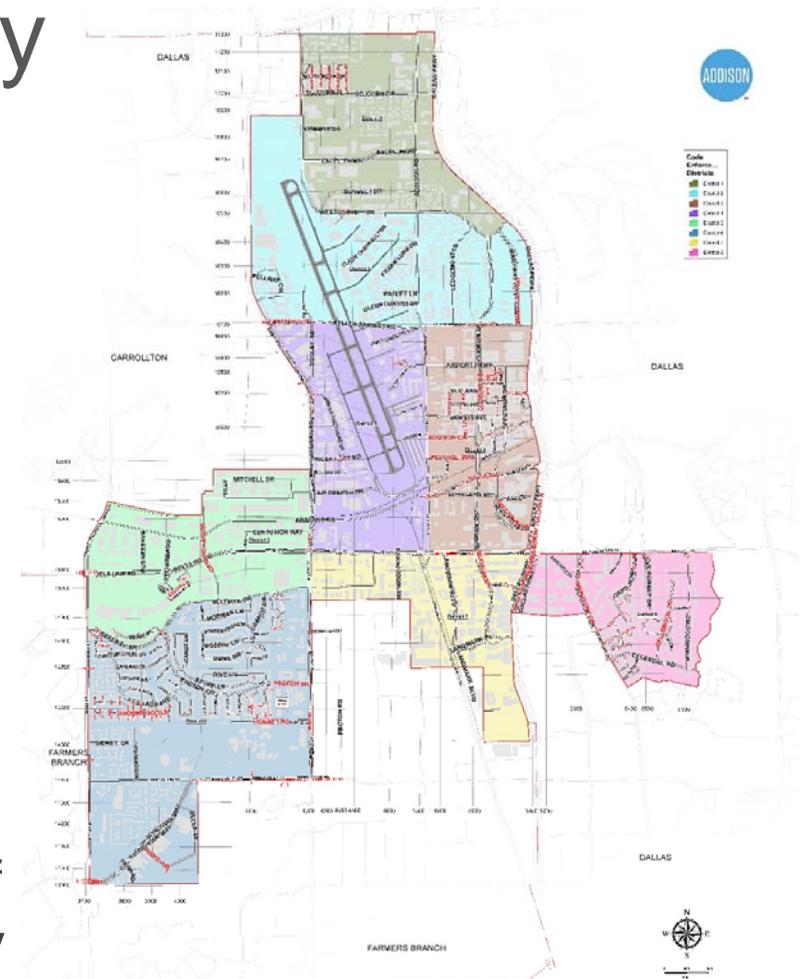
Examples

- Abandoned signs
 - Current: no requirement to remove signage when a business leaves
 - Proposed: sign must be removed within 30 days
- Vehicular signs
 - Current: code focuses on defining an allowable vehicular sign
 - Proposed: focus on where a vehicular sign is allowed to be located
 - out of view or as far away as possible from the right of way.
- Commercial real estate signage restrictions
 - Current: code could allow for 4 signs on one frontage per lot
 - Proposed: limited to one sign per frontage per lot



Enforcement Strategy

- Divide Town into 8 districts
- Prioritize districts
 - Purple
 - Cyan
 - Yellow
- Address all code violations in each district
- Focus on education and compliance
- Move to the next district
- Time in each district dependent on number of violations and the responsiveness of property owners





Next Steps

- Begin education and communication efforts
 - Create and distribute collateral
 - Utilize website
 - Public outreach
- Engage employees and community support
 - Identify and report violations
 - Distribute collateral



Questions?