

PROPERTY MAINTENANCE ISSUES, A COMMUNITY CONCERN

Whether you have lived in Shawnee all your life or have just moved into the City, the way in which you maintain your property impacts the whole community through property values. Many residents do a great job keeping up the appearance of their homes and properties. When there is a problem, it is often an awareness issue. That is why we have included a summary of some of our most common property maintenance concerns for you to review and address before they become a problem for you or your neighbors. Visit the City's website at www.cityofshawnee.org/codes for the complete property checklist.

TRASH

- ▶ Trash containers must be stored in a garage or behind the front of the house in a container that does not attract vermin and insects.
- ▶ Trash containers may be set out behind the curb no more than 24 hours in advance of the normal trash pick-up day and must be removed from the curb no more than 12 hours after trash pick-up.

STRUCTURES

- ▶ Exterior walls need to be free of holes and peeling or chipping paint.
- ▶ Broken windows are required to be repaired or replaced.
- ▶ Missing or damaged doors are required to be repaired or replaced.
- ▶ The roof, eaves, soffits are required to be structurally sound and in good repair.
- ▶ Guttering or downspouts are required to be maintained so that they are visually compatible and functional.
- ▶ Outbuildings, porches, landings, decks, railings and exterior stairs must be maintained in a safe and functional condition and kept in good repair.

YARDS

LAWNS

- ▶ Mow your lawn – grass or weeds should be cut before reaching 8 inches on residential lots. Edge or remove growth from sidewalks, curb lines, and gutters.

STORAGE

- ▶ It's safest to store furniture, building materials, auto parts, inside of a legally constructed, fully enclosed structure. If that isn't possible, you are allowed to use not more than 20% of your rear yard for exterior storage. The storage must be enclosed with some type of screen intended to block the view of the stored items from neighbors. You may not use your front or side yards for outdoor storage.

FENCES

- ▶ Fencing should be maintained and free of damage. All fences must have the finished side facing toward adjacent properties and a permit is required to construct a fence more than 6 feet tall.

PARKING

YARDS

- ▶ Parking on unpaved areas of your front or side yard is unlawful, except for once in a 30 day period, not to exceed 24 hours.

STREETS

- ▶ Vehicles parked on the street must be moved every 48 hours. The street is primarily for transportation, not for long-term parking or storage of vehicles.

INOPERABLE VEHICLES

- ▶ Inoperable or untagged vehicles must be stored inside a building.

TRAILERS

- ▶ Trailers are generally prohibited on the front driveway of homes. Trailers are those portable, vehicular units designed to be pulled or hauled. To prepare for summer vacations, a trailer may be parked temporarily on your front driveway for no longer than 24 hours, four times in a 30 day period.

MOTOR HOMES

- ▶ Motor homes must be parked on a paved surface and must be at least 14-feet from the asphalt of the adjacent public street and where there is a public sidewalk, they must be 4-feet from the sidewalk.

COMMERCIAL VEHICLES

- ▶ Commercial vehicles are prohibited in residential areas except when making deliveries. Commercial vehicle is defined as those vehicles larger than 24-feet in length, 8-feet in height, or 8-feet in width, or any vehicle licensed as a truck with a registered weight capacity of more than 16,000 pounds or designed to transport 16 or more people. Flatbed trucks, dump trucks, tow trucks, cement mixers or utility wreckers are considered commercial vehicles regardless of their registered weight or size.