

#7: Vacant and/or Blighted Buildings

If a property is vacant, it must be secured; especially if a complaint is received from PD, drug paraphernalia is found upon inspection, or if an open building is in close proximity to a school. The Division inspects and monitors over 500 vacant buildings throughout the City, ensuring that owners comply with City standards. Many of these residential, commercial, and industrial vacant buildings would significantly contribute to blight if the City did not require owners to actively maintain, monitor, and keep them secure.



#8: Illegal Dumping

Dumping of trash and debris lowers the standards of our neighborhoods and continues to be a challenge throughout the City. It is one of the most frequent complaints from citizens. The Division collaborates with the State,



Fresno PD, and local authorities to identify and prosecute illegal dumpers.

#9: Construction without Permits

The Community Revitalization Division monitors any construction, alteration, demolition, or other activities within any building or structure in which permits are required in order to ensure public safety.

#10: Attractive Nuisance

Defined in the City Ordinance to mean, "any condition which is or may prove to be unsafe or dangerous to children or which otherwise blights the neighborhood."

Enforcement is done in the interest of public health, safety, and welfare. The Code lists those activities which the City Council has declared to be a Public Nuisance; including tall weeds and grass, fire hazards, inoperative vehicles, overgrown landscaping, blight, discarded used tires, and more.



#11: Hazardous Conditions

City Codes authorize the Division to evaluate dilapidated, fire damaged, or other severely distressed residential or commercial structures. It is Code's primary responsibility to legally pursue renovation or demolition if the property owner fails to remedy the situation. Examples of hazardous conditions include sagging roof structures or beams, walls leaning and/or deteriorating, and failing floor joists or foundations.

#12: Substandard Buildings

A Code violation makes a building "substandard" within the meaning of the Code when the violation is to such an extent that it endangers life, limb, health, property, safety, or the welfare of the public. Minimum standards for dwellings are required by the Uniform Housing Code and the CA State Health and Safety Code. These standards include such items as requiring adequate heating, plumbing, and electrical systems, or proper venting of fuel burning appliances, and more. Typical complaints include unlawful use, structural failures, damaged floors and ceilings, inadequate egress, sewer overflows, potable water cross connections, or stopped up waste lines. There are more than 53,000 rental units throughout the City and a majority are over 50 years old. Addressing them in a timely and systematic manner is essential in order to protect the life, health, and safety of our City's residents.



Community Revitalization Division

Community Revitalization's DIRTY DOZEN



TOP 12 CODE VIOLATIONS



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DEVELOPMENT AND
RESOURCE MANAGEMENT
Community Revitalization
Division
2600 Fresno Street, Room

**MORE INFORMATION
TO HELP US ALL
KEEP OUR CITY BEAUTIFUL**

The City of Fresno's Community Revitalization staff respond to approximately 25,000 complaints per year. Public safety is top priority. Calls are handled on a priority basis so if you call about an abandoned house, sewer leak or a green pool, you will generally get a quick response. The Division enforces the City's Minimum Housing Code, which covers safety and livability requirements in housing.

The Division also oversees the condemnation and demolition of dangerous structures, investigates community standard complaints on issues such as vacant and open buildings and residences, trash and debris, illegal dumping, inoperable vehicles, insect infestation, trash, and high grass on vacant lots. In addition, they enforce several ordinances and regulations. Inspectors investigate issues that range a variety of community standards, public health, and public safety issues. These violations can lead to fines and, in extreme cases, liens on homes. They also affect the appearance and safety of our community.

The City issues violations citing a variety of community standards, public health and public safety issues.



**BEFORE AND AFTER
CLEAN-UP & REHAB**

It is important to know about the Codes and Ordinances that effect your property. To help you learn more about these issues, Community Revitalization has put together information about twelve common violations considered to be among the highest priority violations because they directly affect the health and welfare of Fresno's citizens.

#1 Junk, Trash, & Debris



Fresno Codes state that it is a public nuisance for any owner or occupant to allow the accumulation, abandonment or storage of trash, rubbish or junk on private or public property. These conditions affect public health and result in dangerous and unsanitary conditions.

#2 Inoperable and Abandoned Vehicles

Fresno Codes state that inoperable vehicles may not be kept in any residentially zoned area. It refers to any vehicle that is in an abandoned, wrecked, scrapped, junked, dismantled or partially dismantled condition. Additionally, this includes any vehicle that, because of mechanical defects or a wrecked or partially wrecked frame; having uninflated tires; no wheels; or lacking other parts necessary for normal operation and



#3 Overgrown Conditions

City Codes state that grass and weeds higher than 10 inches in height within 200 feet of any building, recreational area, or street right-of-way is not allowed. The City's Weed Abatement Program is a year-round effort to keep Fresno clean and safe. During the fire season, the primary goal is to prevent fire hazards and blight.

#4 Improper Parking: RVs, Boats, Commercial Vehicles

City of Fresno Codes state that trucks or trailers with the capacity of more than one ton and made by the manufacturer to be used for commercial use are not allowed to be parked on a residential zoned property. Recreational vehicles (RVs, tent trailers, and boats) or auto trailers must be stored in a side or rear yard enclosed behind a five-foot wall or fence. (Other restrictions may apply.) It is also illegal to park, store upon, or otherwise obstruct the public right of way (sidewalk, park strip, driveway approach, or alley) with a vehicle.

#5 Fence /Pool Violations

Fences may not exceed THREE feet in the front yard, or SIX feet on the side and rear yard. They must be constructed of materials that are consistent with the neighborhood and of commonly-used materials (no scrap metal or any offensive material). Pool fencing is required around swimming, wading, and bathing pools with a depth of 18 in. or more. Green pools are a hazard to children and to the environment. Green pools also attract mosquitoes and can breed diseases such as West Nile. City Code requires all pools to be kept clean and clear.

#6 Improper Zoning Usage

Zoning regulations define the type and location of businesses and housing throughout the City. The major categories of land uses are: commercial, residential, agricultural, and mixed-use.



City of Fresno Codes do not allow a property to be used for a purpose other than what is permitted by its zoning.