



# City of Duncanville

We find in many cases that when we approach property owners and occupants about code violations, they are unaware of the minimum requirements. We would like to take this opportunity to share with you some general information so we may all succeed in maintaining properties in accordance with city requirements.

1. Homeowners and/or Occupants are responsible for **mowing and maintaining grass, weeds and other vegetation** on the front, side, and rear yards, including the parkway, alleys and easements that surround the property. **Alleys and Easements:** All occupants/owners in control of any real property, occupied or unoccupied, must keep the area adjacent to his property line, including the front or side parkway between the property line or sidewalk and the curb and the rear parkway between the property line and the alley pavement or travel way, or if there is no curb, then to the edge of the pavement, free and clear of grass, weeds and vegetation.
2. **Garage/Yard/Occasional Sales** require a permit for **EACH** sale. Only four (4) sales can be held per **CALENDAR** year. Only two (2) sales can be held per six (6) months of the **CALENDAR** year. (Two sales during the first six months (January - June) and two during the second six months (July - December).)
3. **Parking on the grass** is not allowed unless it is behind the house and out of public view. All vehicles must be parked on an approved concrete or paved surface. For some neighborhoods where there are no curbs or sidewalks, parallel parking on city rights-of-way adjacent to unimproved streets is permitted in a single row only, unless designated as a no-parking zone. In some instances, gravel or brick pavers are allowed due to grandfathering or existing non-conforming status.
4. **Trash** may **ONLY** be placed at the curb the day of scheduled trash and/or recycle pick up and no later than 7:00 a.m. Please refer all questions for regular pick-up, tree/vegetation removal or bulk waste removal to Republic Services (972) 225-4207.
5. Items that are not allowed to be outside on residential property include, but are not limited to, merchandise for sale; building materials; trash, garbage or refuse; inoperative or wrecked vehicles; motor vehicle parts or accessories; tires; hubcaps; chemicals; household furniture; appliances; tools; boxes; or mobile or mechanical equipment. All *exterior property* and *premises* shall be maintained in clean, safe and sanitary condition. Dirt, rock, debris, etc., to be used as fill material shall not be stored on non-residential property longer than 30 days, unless it is part of a construction project for which the city has issued a permit. The keeping or depositing on or the scattering over such premises of junk, trash, debris, abandoned, discarded, or unused objects or equipment is not allowed. This includes, but is not limited to, furniture, stoves, refrigerators, freezers, appliances, cans, containers, or unused, discarded and/or inoperable motor vehicles; or any item which is not customarily used or stored outside, or which is not made of material that is resistant to damage or deterioration from exposure to the outside environment, for a period in excess of 24 hours.
6. All **accessory structures**, including **detached garages, fences and walls**, shall be maintained structurally sound and in good repair.
7. **Home and accessory structures** are required to be in good repair and weather-tight. Keeping a fresh coat of paint, stain or water sealant protects from deterioration and improves the overall appearance of your neighborhood.
8. **All accessory/storage buildings** require a permit through the Building Inspection Department. Before construction of any accessory building (includes detached structures, detached carport, detached patio cover or awning, gazebo or any other detached or attached structures, please check with the Building Inspection Department for any setback requirements or any new regulations.

9. **Remodeling or construction of any kind** being done that requires any structural change, electrical, mechanical and/or plumbing work requires a building permit to be approved before any work can be started. **Concrete** work of **ANY** kind requires a permit.
10. **Commercial vehicles** and commercial trucks exceeding 14,000 lbs. and/or trailers exceeding 5,000 lbs. are prohibited from parking in residential areas.
11. **Home occupations** are allowed with the following stipulations: no retail business is involved; no stock or trade is kept on the premises; no employees and/or customers are coming or going; the residence was not altered in any way to be a business; there is no advertising of any type of on the premises.
12. **Trees:** Upon a determination by the city, it shall be the duty of any person owning, claiming, occupying or having supervision or control of any real property, to cut, trim and/or remove any tree or parts of a tree determined to be **dead, diseased, or damaged** beyond the point of recovery or in danger of falling.
13. **Specific regulations pertaining to trees:** Trees shall be trimmed so as to avoid causing a hazard to public places. The minimum overhang shall be seven feet *above* sidewalks and above top of street curbs, 14 feet above street surfaces, 14 feet *above* alley paving if the alley right-of-way is improved, and 14 feet above the grade of the entire alley right-of-way if the alley right-of-way is not improved. The minimum overhang of street curbs *may* be seven (7) feet when the tree is at least 150 feet from an intersection and not obstructing traffic control signs. No planting of trees or shrubs will be permitted within alley rights-of-way. Growth encroachments in an alley shall not exceed one foot. In areas where the dedicated right-of-way is enhanced by alley easements on either or both sides, the one-foot maximum growth encroachment shall not be exceeded.
14. Any private **pool or spa** shall not remain in a condition so as to create a public health or safety hazard or a nuisance to the general public. Any time a private pool or spa contains any amount of water, the owner or occupant of the premises must maintain water clarity so that all parts of the bottom can be seen, maintain proper fencing as required, maintain pool substantially free of foreign matter, secure and lock all access gates to any pool located on unoccupied property, and prevent harborage or breeding places for insects or rodents.
15. **Junked motor vehicles** - A "junked vehicle" is defined as a vehicle that is self-propelled and:
  - (1) Does not have lawfully attached to it either an unexpired license plate or registration insignia, or a valid motor vehicle inspection certificate.
  - (2) Is wrecked, dismantled or partially dismantled, or discarded.
  - (3) Is inoperable and has remained inoperable for more than 72 consecutive hours if the vehicle is on public property or 30 consecutive days if the vehicle is on private property.

We anticipate a successful partnership and appreciate your help with Code Services to improve our neighborhoods and the overall look of our city. Remember that "**Code Cares**", and it is our desire to gain voluntary compliance for our communities to maintain property values.

Respectfully,

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