



The following informational sheet has been developed to help make you aware of the various Code Compliance regulations that affect you and your property. Listed below are a few of the major violations that occur from time to time that are recorded by our Code Compliance Officers for the City of Lancaster. The listed areas are all within adopted City Ordinances. If you have any questions regarding any of these code violations please call (972) 218-1200 and ask to speak to the Code Compliance Officer for your area.



Bulk Brush - Ord. 2006-05-16 Section 13.1208

Brush and bulk collection shall be provided 6 times per year to all residential properties. All brush shall be placed between the curb line and the sidewalk. The maximum quantity of bulk brush shall be contained to 12 cubic yards. Bulk brush will be only picked up on even numbered months and according to your weekly pickup calendar. If the quantity of bulk brush exceeds the maximum of 12 cubic yards it will be the owners responsibility to remove the bulk brush from the property.



High Weeds and Grass - Ord. 2006-07-24 Section 8.1015 (e)

All premises and exterior property shall be maintained from weeds and grasses in excess of 12 inches, including rights-of-way areas between property lines and the paved street.. Where alleys are not paved it shall be the responsibility to maintain to the centerline of the grass alley easement. Any weeds in excess of 48 inches in height will be abated by City Contractor without notice of violation being sent. If you receive a notice of violation for grasses under 48 inches in height you are allowed 10 days to resolve the violation.



Overhanging Trees and Shrubs - Ord. 2006-07-24 Section 8.1015 (f)

It shall be unlawful for any person in control of property to allow to hang, overhang grow into or over any street or alleyway within the City growth below 14 feet in height above grade surface or 7 feet in height above any sidewalk grade surface. Failure of the owner to fail to comply with City Ord. shall allow the City of Lancaster to abate the violation at owner's expense.



Parking on Unapproved Surfaces - Ord. 2006-07-24 Section 8.1015 (b) (19)

Parking of vehicles in residential zoned areas shall be on an approved surface of concrete or asphalt. If your particular subdivision parking pads are primarily gravel surfaces and historically been used in your subdivision then gravel is an approved surface if approved by the City of Lancaster Code Official.



Swimming Pools, Spas, and Hot Tubs - Ord. 2006-07-24 Section 8.1016 (a) (b)

Swimming pools, Spas and hot tubs must be maintained in a clean and sanitary condition. All must be drained into a sewer clean-out at the house. All properties containing a swimming pool, spa or hot tub must be enclosed behind a fence or walls designed to prevent children from wandering into the pool or spa/hot tub area. Fences shall be a minimum height of 72 inches and no openings, holes or gaps larger than four inches in any direction. All gates or doors to pool enclosure shall be self closing and self latching.



Fences - Ord. 2006-07-24 Section 8-1015 (e) (i)

All fences shall be maintained in good repair and structurally sound condition. Repair of fences requires a building permit and inspection by the City of Lancaster. Permit for fences are only approved for standard fence materials. Metal panels, barb wire or electric fences are not allowed in a residential zoned neighborhood.

The City of Lancaster Code Compliance Division hopes the codes as stated above is informative in gaining code compliance at your property. Together we can make the City of Lancaster a cleaner and safer place to live.