

MINIMUM BUILDING STANDARDS

Protective Treatment

- Maintain all exterior surfaces, including but not limited to walls, windows, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, in good condition.
- Exterior wood surfaces shall be free of all peeling, flaking, chalking, and chipped paint.
- Metal surfaces must be free from any rust and coated to inhibit rust or corrosion.

Exterior Walls and Surfaces

- Shall be maintained free from holes, breaks, loose, missing, or rotting materials.
- Shall be maintained with paint or similar surface treatment to protect them from weather conditions, decay, and rust.

Roofs and Drainage

- Repairs and replacements shall be made of approved roofing materials and installed according to manufacturer's guidelines.
- Coverings and materials shall not be missing, broken, rotted, split, curled, or buckled.
- Shall be sound and tight to not admit rain or surface drainage water.
- Shall not allow dampness or deterioration in the walls or interior portion of the structure.
- Drains, gutters, and downspouts shall be maintained in good condition and free from obstructions.
- Roof water shall not discharge in a manner that creates a public nuisance.

Various Features

- Garage doors, cornices, belt courses, corbels, trim, wall facings, manufactured and mobile home skirting, and other similar features shall be properly anchored, and maintained in good and safe condition.

Unsecured and Vacant

- Unoccupied buildings or structures must be locked, boarded up, or otherwise secured so as not to allow entry by unauthorized persons.

"Up to Code"

A citizens guide to the
Denton Property Maintenance Code



The City of Denton's Community Improvement Services Division is committed to improving the quality of life for each Denton resident and business. Our mission is to work with residents and businesses to preserve the health, beauty, safety, and property values of the community through compliance with City codes. Community Improvement Services proactively enforces the Denton Property Maintenance Code (DPMC), i.e. nuisance, general property maintenance, minimum building standards, and dangerous building regulations.

Improving health and safety, enhancing the city's appearance, and maintaining property values is a cooperative effort between the City and its residents. This brochure highlights many of the ordinances found in the DPMC. For more details, visit www.cityofdenton.com/code.



GRASS, WEEDS, and OTHER VEGETATION

- In yards, easements, and rights-of-way (including easements and rights-of-way behind fences), grass and weeds shall not be taller than 12".
- Vegetation that is growing within 1' of a street or alley, which interferes with traffic or visibility, must be removed.
- Tree limbs lower than 13.5' above a street or 12' above an alley that obstruct vehicular traffic must be trimmed.

- Tree limbs lower than 7' above a sidewalk must be trimmed.
- Vegetation growing or encroaching upon improved rights-of-way (sidewalks, curbs, or streets) must be removed.

FENCE REQUIREMENTS

- Replacement or substantial repairs will require a fence permit which is obtained through the Building Inspections Division at (940) 349-8360.
- Fences are to be constructed with the smooth side facing out.
- Construction—wood, wrought iron, masonry, brick, vinyl, PVC, or composite material. Support frames, braces, and fastenings must be on the inside of fences.
- Newly constructed side and back yard fences—8' maximum; front yard fences—3.5' maximum.
- Must be set back at least 10' from the street or alley or 5' from the sidewalk, whichever is greater.
- Shall not be placed in any right-of-way, easement, fire lane, required parking space, or obstruct any visibility sight lines or triangles.

FENCE MAINTENANCE

- Shall be maintained in sound structural condition with no broken, loose, damaged, or missing parts.
- Repairs must be made using the same or similar materials of like color, size, and shape of the original fence.
- If 50 percent or more of one side of a fence needs repair, the entire side must be replaced.



GARAGE/YARD SALES

- No more than 1 sale every 4 months with a limit of 3 days per sale.
- Signs stating the location and date may not be larger than 6 square feet.
- No more than 1 sign is allowed on premises and no more than 3 signs may be located off premises.
- Put out signs no more than 24 hours before the sale and remove within 24 hours after the sale.
- Signs may not be placed on any public property, e.g. utility or traffic sign poles, utility boxes, street medians, between the curb and sidewalk, etc.

HOUSE NUMBERS

- Are required and must be at least 4" high and visible from the street.

GRAFFITI

- Remove graffiti, or paint over all graffiti in a color that closely matches the background.

TRASH/RECYCLING CONTAINERS

- Containers may not be set out until after 6 p.m. the night before scheduled pickup, and all containers and unaccepted items must be removed by 8 a.m. the morning after scheduled pickup.
- No items may be set outside the containers unless a special collection has been requested from Solid Waste Customer Service. Please call (940) 349-8787 for more information.
- Containers may not be stored in the front yard, on the front porch, or in front of the main structure on the property. Store containers at the side or back of the residence, in the garage, or in a storage building.

TRASH and DEBRIS

- Remove any refuse, trash, debris, junk, garbage, etc. from property, including adjacent easements and rights-of-way.
- Do not maintain property in a manner that creates unsanitary conditions.

PARKING of OVERSIZED VEHICLES

- Recreational vehicles, travel trailers, boats or boat trailers, tow trucks, or any vehicles other than a motor vehicle may not be parked or stored on a residential street. The police department enforces this ordinance - please call (940) 349-8181.

PARKING on RIGHTS-OF-WAY

- Do not park any vehicle in or on any right-of-way, including sidewalks, alleys, public easements, etc. Exception: vehicles legally parked on a street or highway.

STORAGE of GOODS in RIGHTS-OF-WAY

- Do not store any objects, items, or personal property (basketball goals, skateboard ramps, etc.) in or on any right-of-way such as a sidewalk, parkway, street, or easement.

PARKING REGULATIONS

- Park vehicles on improved surfaces only.
- When adding an improved parking surface, it must be made of the same material, be connected to, and run parallel with the original driveway.
- Added parking surfaces may not be more than 12' wide or closer than 3' to a neighboring property line. If the additional surface is parallel with a sidewalk, there must be at least 5'

between the added surface and the closest edge of the sidewalk.

- In a side or back yard, that has no improved parking surface, a vehicle may be screened behind a privacy fence or wall.
- Additional parking surfaces cannot be placed in an easement or right-of-way.
- Existing dirt driveways must be improved. Options: concrete, asphalt, pavers, and open pavers. (Single-family and duplex residences may opt to use 4" of gravel which must be bordered).
- Do not use a vehicle for living, sleeping, or storage of trash, debris, or personal property not normally associated with the vehicle.

INOPERABLE and JUNK VEHICLES

- Inoperable vehicles (not in operating condition, one or more flat tires, wrecked, dismantled, or dilapidated) and junk vehicles may not be visible from any right-of-way or adjacent property.
- Only one such vehicle is allowed on residential property if screened completely by a solid, opaque fence or enclosed in a building.
- A cover or tarp is not considered adequate screening.
- An inoperable motor vehicle that remains inoperable for more than 30 consecutive days becomes a junk vehicle.

TEMPORARY CARPORTS or AUTO SHADE COVERS

- A structure that provides shade, shelter, or weather protection that is not permanently secured below ground level or that has a non-rigid top material must be removed.

TEMPORARY STORAGE CONTAINERS/PORABLE STORAGE UNITS (PODS)

- Shall be permitted by the Building Inspections Division. Please call (940) 349-8360 for more information. Post permit in a visible location.
- Limited to 3, 30-day permits per calendar year.
- Storage containers must be located on an improved surface.
- Storage containers may not be located in any part of a fire lane, required parking space or maneuvering lane, public right-of-way, or visibility triangle.
- Property must have a primary structure to which the storage container is an accessory use.
- Storage containers less than 120 square feet, located in a back yard and screened from public view, do not require a permit.

OUTSIDE STORAGE

- Items or objects shall be located in the side or back yard only and shall be completely screened from public view.
- Children's play equipment, smokers, barbeque grills, and furniture or appliances designated for outdoor use shall be stored in the side or back yard, but do not need to be screened.
- Outdoor furniture that is in good repair may be maintained in the front yard.

For more information, or to view photos of sample code violations visit www.cityofdenton.com/codeviolations.

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Published by PCO, 07/14 • ADA/EOE/ADEA
TDD (800) 735-2989 • www.cityofdenton.com