

# Property Maintenance

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Every citizen has a responsibility to keep residential neighborhoods clean and attractive. This brochure highlights some of the major provisions of the city's property maintenance ordinances. Please use this brochure to help you recognize potential violations on your property and take corrective action to preserve property values and the character of your neighborhood

## Exterior wall surfaces and trim including sheds, garages or other outbuildings

- All surfaces must be free of holes, damaged or loose material that would let in rain, moisture, insects or animals
- You must repaint when more than 20 percent of the surface of any one area is scaling or peeling



## Exterior openings

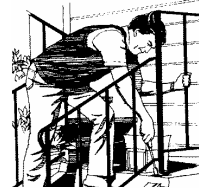
- Exterior openings must be fitted with an appropriate window, door, hatchway or crawl space cover
- Windows and doors must fit tightly within the frame. Doors must be in good working condition
- Glass windowpanes must not have open cracks or holes. Windowpanes may only be repaired using a method specifically designed for glass repair
- Screens and frames must be in good condition
- Awnings must be in good repair

## Hard surfaces, walkways and driveways

- No hard surfaces, such as concrete and asphalt, may be deteriorated to the extent that it would be a safety hazard

## Roofing and guttering

- Roof, eaves and soffits must be structurally sound, tight and not open to rain or animals.
- Guttering and downspouts must be in good repair and free of leaves and debris



## Attached structures

- Porches, landings, fire escapes, decks, railings and exterior stairs must be maintained in good repair
- All repairs or replacements must be made with compatible materials

## Exterior storage of items

- Exterior items must be stored within a fully enclosed structure or screened from view. These items may include but are not limited to: trash containers, barrels, ladders, lawn mowers, gardening equipment, tires and appliances.
- Certain items can be stored outside. These may include but are not limited to: barbecue grills, swing sets, lawn furniture or other outdoor recreational equipment
- Firewood can also be stored outside but must be neatly stacked, free of insects or rodents and must be placed behind the building setback line (in other words, not in the front yard). In the case of a corner lot, firewood cannot be located in the side yard adjacent to a street

## Vehicle parking

- You may park your passenger vehicle on your driveway, in your garage or carport.
- Parking on the grass is prohibited
- Commercial vehicles cannot be stored in a residential area but may be parked in a residential area on one occasion within a 30-day period for no more than 24 hours

## Inoperable vehicles

- Inoperable vehicles must be parked or stored within an enclosed structure.
- Examples of an inoperable vehicle may include but are not limited to: a vehicle that has a flat tire, is missing wheels, is being repaired or does not have a current license or registration.

## License plate obscured from view

- A vehicle with a license plate that is screened from view by an adjacent structure, vegetation or by a cover, tarp or similar object is considered inoperable.
- The property owner, vehicle owner or resident must furnish proof that the vehicle has a license plate and current registration. Such proof must be provided to Community Services within 15 days from the date when a notice of violation was first issued.

## Trees and shrubs

- Dead trees and broken or dead limbs that present a hazard to the public must be removed.
- You must keep shrubs and trees trimmed to eliminate sight distance problems on corner properties.
- Public rights-of-way such as streets and sidewalks must remain clear of limbs and branches. The minimum height clearance over the sidewalk is 8 feet. The minimum height clearance over the streets is 12 feet and for improved thoroughfares and designated truck routes the height clearance is 13 feet.

## Tall weeds and grass

- You must keep grass and weeds from exceeding more than 8 inches in height or more than 8 inches in length if matted down.

- You must control any vegetation that is poisonous to the touch.

### Fences

- You must have a permit from Planning and Development Services before installing a fence and/or gates. To obtain a fence permit, call Planning and Development Services at 913/895-6225.
- The fence and gates must be in good condition and any repairs or replacements must be made with compatible materials.
- If painted, scaling or peeling can't exceed 20 percent of the fence surface area.

### Animal Sanitation

- Excessive accumulation of animal waste must be cleaned up and disposed of properly.

### Water

- Do not allow water to stand and stagnate in swimming pools, birdbaths or any other items stored outdoors that retain water.

### Trash and refuse

- Solid waste is trash. Residential solid waste includes, but is not limited to, unwanted or discarded materials (solid or liquid), garbage, ashes, rubbish, dead animals, yard wastes, tree limbs, appliances, etc.
- Trash containers must be screened from view from any street or neighboring property and located behind the front of the house.
- Trash containers and /or trash bags must be leakproof and waterproof and kept closed at all times while being stored. Cardboard boxes and paper sacks are not acceptable trash containers.
- Trash and refuse may be placed in front of the residence or next to the street no more than 24 hours before your scheduled trash pick up. Trash and/or refuse placed next to the street other than 24 hours before a scheduled pickup

could be subject to immediate removal by the city and associated costs and administrative fees charged to the property owner

- You may not place your solid waste or waste containers in or on any curb, gutter, drainage area, sidewalk or paved portion of the street at any time.
- Dumping of trash, junk, limbs, grass or other yard waste on private property or in a storm drain is prohibited.
- The accumulation of any worn out or broken item, waste, garbage, trash, debris or refuse is not allowed on any property, drainage course or other land.

### Failed Inspection Fee

Failure to correct a violation(s) on your property within the time frame required by the Code Compliance Officer will initiate a failed inspection fee of \$140.00 to the owner of record. The owner of record will be charged an additional \$140.00 for each failed inspection that is noted, until the violation(s) are corrected. A Notice of Cost for the failed inspection fees will be sent to the owner of record once all violations are corrected and the case has been closed. Failure to correct violation (s) may result in a notice to appear in Municipal Court.

**Feb 2012**

**Community Services Division**

**8500 Antioch Rd,**

Overland Park, KS 66212

Ph. 913/895-6270 Fax 913/895-5084

[www.opkansas.org](http://www.opkansas.org)

# Property Maintenance

Community Services

## Guidelines for Residents



### FYI - City Ordinance Change

As of November 15, 2011, maximum height on grass and vegetation is 8 inches!

Planning and Development Services Department

# OVERLAND PARK

K A N S A S

ABOVE AND BEYOND. BY DESIGN.