



Neighborhood Responsibilities

As a Mesquite citizen, you may not be aware of your responsibilities regarding residential nuisance-related City ordinances. Studies have shown that an individual does not violate a City ordinance due to lack of concern or neglect. Most often, violations are noted when the average citizen is unaware of his or her current responsibilities regarding municipal residential regulations. The purpose of this brochure is to bridge this communication gap by providing a summation of local nuisance-related City ordinances monitored by the City's division of Environmental Code Inspectors. Some of the duties of this office include daily enforcement of environmental nuisances, zoning and related ordinance regulations. You will find listed below some major areas of concern handled by Environmental Code. ***Furthermore, specific information may be obtained by calling 972.216.6276 when individual questions arise.***

Inoperable Vehicles

City Code Section 10-164 makes it unlawful and a nuisance to leave, park or stand for a period longer than seven (7) days any motor vehicle in a condition such as to make it incapable of being operated upon the public streets and highways of the State of Texas or in a condition of partial dismantlement such as without a fender(s), hood, windshield or other major part, though physically capable of being operated without such part(s), unless such motor vehicle is screened from view on all sides by a solid wall or fence not less than six (6) feet high and is parked on an improved surface as required in Section 10-14.

Junk Vehicles

City Code Section 10-165 defines a junk vehicle as being inoperative and without having lawfully affixed to it either an unexpired license plate (tag) or a valid motor vehicle safety inspection certificate, that is wrecked, dismantled, partially dismantled, or discarded, or that remains inoperable for a continuous period of more than thirty (30) days.

Inoperable Vehicles in Street (Contact Police Department)

City Code Section 9-187 prohibits parking of inoperable vehicles on a public street, alley or public place in excess of forty-eight (48) hours. Inoperable vehicles include those not properly registered or inspected or vehicles with flats or substantial body damage or missing parts. Contact Police Dispatch by calling 972.216.6759.

Unlawful Parking of Trailers

City Code Section 9-205 prohibits any person to park, store or leave standing a trailer upon a public street. This section shall not prohibit the parking of construction or maintenance trailers upon a public street during the time the actual construction or maintenance activity is being conducted.

Unlawful Parking on Unimproved Surfaces

City Code Section 10-14 prohibits any person within any zoning district, other than industrial, to cause, suffer or permit the parking, standing or storing of a vehicle, trailers, campers, boats, machinery or equipment upon any surface other than an improved surface; or within an interior side yard of any lot of less than one (1) acre and used for residential single-family or duplex purposes regardless of the existence of an improved surface; or on any property without a residence or business establishment unless off-site parking has been approved pursuant to Section 3-403 of the Zoning Ordinance.

Unlawful Parking of Vehicles Within 10 feet of a Mailbox

City Code Section 9-206 prohibits parking vehicles on a public street within ten (10) feet of a mailbox used for the delivery of United States mail from 8:00 a.m. to 5:00 p.m. Monday through Saturday, except momentarily to pick up or discharge a passenger or in loading or unloading merchandise.

Front and Rear Numbering of Residence

City Code Section 10-28 requires that every residence within the City limits display the official house or street address numbers assigned it on the front and rear of all one or two family residential structures. All numbers posted shall be in Arabic block numerals and at least three (3) inches high by one-half inch wide and constructed of a durable, bright material or painted on a permanent structure and of a color that provides a contrast to the background. All posted numbers shall be legible and plainly visible so as to assist public safety vehicles in locating structures within the City.

Garage Sales

City Code Section 10-27 prohibits any person in control of a residence to hold more than two (2) garage sales at their residence during any calendar year or to hold a garage sale lasting longer than three (3) days at their residence.

Garage Sale Signs

City Code Section 13-73 (7) a-e allows temporary off-premise directional garage sale signs under the following criteria:

- a) Signs must be removed within four (4) hours of completion of sale.
- b) Placement of signs on overpasses, utility poles, trees, medians, traffic signs or other such public property is prohibited.
- c) The sign may be a maximum size of five (5) square feet and a maximum height of forty (40) inches.
- d) Signs shall not be placed in such a way as to create a traffic hazard. The edge of signs shall be placed no closer than three (3) feet from the street curb or edge of the pavement.
- e) Signs must be securely anchored and may not be mounted on or placed in vehicles.

Trash, Junk, Rubbish, Garbage or Other Objectionable Matter in Yard, Alley or Easement-Maintenance of Nuisance Premises

City Code Section 10-169 prohibits the presence of trash, junk, building materials, appliances, auto parts, products of commercial trade, outside storage, items of salvage, inoperable vehicles and dilapidated structures such as fences, etc., in any yard, alley or easement.

Stagnant Water, Rubbish, Impure or Unwholesome Matter

City Code Section 10-129 requires homeowner/occupants to maintain the premises free from stagnant water, rubbish, filth, carrion or other impure or unwholesome matter of any kind, and to keep the sidewalks in front of the property free and clear of the same; and to fill up, drain or re-grade any lots, ground or yards which shall be unwholesome or have stagnant water therein.

Trash Placement Times

City Code Section 14-35 prohibits the placement of trash receptacles for any scheduled pick-up prior to 5:30 p.m. the day before collection, and no later than 7:30 a.m. the day of collection. All curbside receptacles must be removed by 8:00 p.m. the day trash is collected.

High Weeds/Grass

City Code Section 10-127 prohibits any person owning, claiming, occupying and having supervision and control of any real property to intentionally, knowingly, recklessly or with criminal negligence permit weeds, grass, brush or other unsightly matter to grow to a height of greater than eight (8) inches in the front, back and side yards, alley, easements, parkways, drainage ditches and curb lines.

Accessory Structures

City Code Section 302.7 and Chapter 7 of the International Property Maintenance Code requires all structures including, but not limited to, detached garages, fences and walls be maintained structurally sound and in good repair.

Swimming Pools/Spas

City Code Section 5-411 prohibits any private pool or spa located within the City to 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:

- a) Maintain water clarity so that all parts of the bottom can be seen.
- b) Maintain proper fencing as required under section 5-408.
- c) Maintain pool free of all foreign matter.
- d) Secure and lock all access gates to any pool located on unoccupied property.
- e) Prevent harborage or breeding places for insects or rodents.

Unlawful Home Occupations

City Zoning Ordinance 2-701 allows low intensity home occupations that are incidental to the residential use of the property. Activities must not create a nuisance that would adversely impact adjacent residential properties. A home occupation permit is required and must be approved by the Planning and Zoning Division before any home occupation is allowed to begin.

Number of Individuals Living Together

City Zoning Ordinance Section 6-100 defines a family to be individuals living together as a single housekeeping unit, including cooking together, in which no more than four (4) individuals are unrelated by blood, marriage or adoption.