

Security Lighting:

- Lighting must be adequate.
- Must be located at entrance/exits and in parking areas.

Signage:

- Signs generally require a permit with exception of directional. (Maximum 12 square feet, 8 feet high, 50% of sign is directional—arrow).
- Banners, pennants, flags are only permitted for a grand opening of a new business (maximum 60 days).
- Portable, A-Frame signs are not permitted.

Smoke Detector/Fire Alarm:

- Operable smoke detectors in all units and bedrooms where required.
- Fire alarms must be operable where installed.

Stairs, Patio Covers, and Porches:

- Must be maintained and repaired.
- May not be over height in required yards.
- May not be enclosed without permits.
- Requires a permit to construct except patio covers less than 300 square feet.

Trash: (Environmental Services)

- Trash cans may be placed at point of collection only from 6 p.m. the day before to 6 p.m. day of collection.
- Trash receptacles must be adequate to accommodate level of trash generated.

Use of Public Streets/Sidewalks:

(San Diego Police Department)

- Boats/trailers may not be stored for more than 72 hours on public streets.
- No vehicle repair.
- No selling of merchandise.
- Vehicles overhanging sidewalks is a citable offense.

Vehicles parked on the Lawn:

(San Diego Police Department)

- Parking on lawns is not permitted.
- Park operable vehicles within driveway, in garage or on the street.
- Properly dispose of chemicals through recycling centers, averting oil contaminants, antifreeze, car fluids etc. from draining onto the ground or down the storm drain.

Many communities have volunteers who need your assistance in maintaining a high quality neighborhood free from blight and criminal activity. Your cooperation in good property maintenance will be recognized and appreciated.

Questions: If you wish to file a complaint with NCCD about Land Development (zoning), building/housing code or noise violations, call (619) 236-5500 between the hours of 8:00 a.m. to 4:00 p.m. For Graffiti Control, call (619) 525-8522. If you want code compliance information on an existing case, inspectors are generally available from 8 a.m. to 9 a.m., Monday through Friday.

- Abandoned Vehicle Abatement858-495-7856
- Environmental Services858-492-5055
- Planning and Development Review . .619-446-5000
- San Diego Police Department619-531-2000
- Storm Water Pollution
complaint hotline619-533-3793



THE CITY OF SAN DIEGO



Neighborhood Code Compliance Department
1200 Third Avenue, 8th Floor, MS 51N
San Diego, CA 92101-4106
www.sandiego.gov/nccd
www.sandiego.gov/graffiti

In Partnership With Neighborhoods

This information is available in alternative formats upon request.

City of San Diego



Helpful Hints Regarding Your Property or How to Avoid Code Enforcement Problems



Neighborhood Code Compliance Department

Attention:

- *Property Owners*
- *Business Owners*
- *Tenants and Lessees*

The City of San Diego's Neighborhood Code Compliance Department receives over 10,000 requests for assistance each year on community issues ranging from aesthetics to health and safety violations. In general, continual maintenance of your property will protect your investment and project a positive image of your neighborhood. In addition, good maintenance practices will reduce the possibility of being subjected to an enforcement action which can include fines or penalties. Below are some helpful hints to assist you. This handout is not specific to issues covered by NCCD only nor is it all inclusive nor code specific but represents some commonly neglected areas. Reference to the responsible agency for enforcement other than NCCD is noted.

Address:

■ Numbers must be clearly visible at all times from the dedicated streets and alleys. This allows for quick identification for emergency vehicles.

Residence: 2 inches high.
Commercial: 6 inches high.

Animals:

■ Type and quantity restricted in the City limits, (i.e., chickens must be maintained a minimum 50 feet from residences).

■ More than six dogs is considered a kennel, and not a permitted use in residential zones.

Buildings:

- Structures must be well maintained.
- No broken windows.

Business Activity:

■ Only conduct business in zones that permit this activity (i.e. auto repair not permitted in residential zone). Be sure to obtain all the required clearances prior to conducting business. Begin with Planning and Development Review Department (PDR).

■ Merchandise must be within the building with the exception of: flowers and plants; food products; handcrafted products and goods; artwork and pottery; for-rent recreational equipment such as roller skates, bikes and surfboards; operable

automobiles, trucks, motorcycles and boats. n Temporary displays of merchandise for sale on the premises are permitted for 7 calendar days within any 6-month period.

Dwelling Units:

- Dwellings must be maintained in good livable condition with operational plumbing, electrical and heating.
- No insect or rodent infestation.
- Must be legal through zoning and building permit process.

Fences/Walls:

- Must be kept well-maintained, free of graffiti and not dilapidated or in a dangerous condition.
- May not be constructed in public right-of-way.
- May not be over height (check PDR Zoning for approved location, height, design, and permit requirements).
- Do not use as clothes lines or shade structure.
- Retaining wall over 2 feet in height with slope backfill or 3 feet high with level backfill and fence exceeding 6 feet in height requires a building permit (PDR).

Fire Extinguisher:

■ Properly maintained extinguishers are required in complexes with three or more residential units.

Garage:

■ Garages must be available for the parking of the commercial and/or resident's operable vehicle(s).

Garage Sales:

■ Maximum three sales per calendar year per property (two consecutive days each).

Grffiti:

■ Must be removed or painted over immediately.

Illegal Discharge:

■ Do not allow water with oil, paint, cleaning chemicals or other pollutants to drain into streets or storm drains (Storm Water Pollution Prevention Program).

■ Properly dispose of chemicals at recycling centers (Environmental Services).

■ Prevent oil contaminants, antifreeze, car fluids, etc. from draining onto the ground or down a storm drain.

Inoperable Vehicles: (Abandoned Vehicle Abatement)

■ A maximum of two inoperable vehicles may be stored on private property if they are fully, legally

screened from public right-of-way in an area not exceeding 400 square feet. Storage of inoperable vehicles (screened or not) is not permitted within some areas of the City. Check with (PDR) for more information.

■ Inoperable vehicles may not be located in driveway or garage if no alternate legal parking is available.

Landscaping:

■ Required landscaping must be maintained in a healthy, growing condition - not over-grown, dead or full of weeds, debris or litter.

■ Vehicles parked on landscaping is a citable offense.

■ Removal of landscaping to provide parking is a citable offense.

■ Removal of required landscaping is a citable offense.

Litter: (Environmental Services)

■ Private property and public areas in front of or behind your property must be maintained free of litter.

Miscellaneous Storage:

■ Miscellaneous storage must be limited to incidental items used on the property and designed for outdoor use such as lawn furniture, recreation equipment, or toys.

■ Must not be a fire hazard.

Noise:

■ Stereo, animal, construction noise is restricted.

■ Construction Noise is restricted on weekdays from 7pm to 7am and on Sundays and legal holidays (except Columbus Day and Presidents' Day).

■ Unlawful to cause noise which exceeds applicable limits on any property in the City of San Diego.

Parking Areas:

■ Parking area must be well maintained, surfaced and striped for parking.

■ May not contain carpet or flooring material.

Recreational Vehicles:

■ One item can legally park on the lawn perpendicular to the street, not overhanging the sidewalk.

Roof:

■ Must not leak.

■ May not be of plastic tarp, except for temporary emergency situations.