



**Top 10 Code  
Enforcement  
Residential Concerns**

## 1. Overgrown Lots

What constitutes an overgrown lot? Weeds and plant growth, including grasses, annual plants and vegetation that are higher than 12 inches are in violation. Trees, shrubs, cultivated flowers and gardens are excluded.

## 2. Roll carts

What are the rules? All roll carts shall be placed at the curbside by 8:00 AM and removed from curbside by 7:30 PM on the day of collection.

## 3. Outdoor Placement

It shall be unlawful for the occupant or owner of any property within the city to allow any of the following items to remain on the property outside a dwelling or other enclosed structure for longer than 48 hours, in any location visible from streets or sidewalks adjacent to the property: Appliances, bedding, bottles, glass, cans, cardboard, upholstered furniture manufactured for indoor use only, household appliances, jars, lumber and building supply materials not related to an active permit and not neatly stacked, machine parts, motor vehicles parts, pallets, paper, plumbing fixtures, rags, scrap metal.

## 4. Peeling paint

All exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or applying protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.



## 5. Abandoned cars - license plate expired, on homeowners property and abandoned on street

No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Department for vehicles parked on the street at 803-545-3500.

## 6. Front Yard Parking

No person shall park a vehicle of any description, including but not limited to automobiles, trucks, vans, buses, motorcycles, all-terrain or similar off-road vehicles, recreational vehicles, motor homes, campers or camping trailers, trailers, boats, and jet skis within the front yard of any property used for residential purposes except upon an improved surface.

An improved surface is a parking space and/or driveway that shall be paved with asphalt, brick, concrete, or covered with pervious material such as crushed stone, gravel, or mulch. Parking spaces and driveway shall not occupy an area greater than 40 percent of the primary front yard or 500 square feet within the primary front yard, whichever area is greater.

## 7. House in extreme disrepair

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure and premises which they occupy or control in a clean and sanitary condition.

## 8. Number of unrelated people living in a dwelling

No more than three unrelated adults shall occupy a single dwelling unit.

## 9. Residential Rental Ordinance

Columbia City Council gave final reading approval of Ordinance 2015-099 on April 19, 2016 with an effective date of July 1, 2016, which establishes that every residential rental unit within the City must have a Residential Rental Permit prior to allowing occupancy as a rental unit.

## 10. Right-of- ways

Property owners (or tenants) are responsible for maintaining the area of right-of- way adjacent to their property. Generally this is the area between the property line and the gutter or pavement of the adjoining street. Maintenance generally includes cutting overgrowth and removal of debris or rubbish.