

Unsecure Vacant Structures

Persons owning, or in charge or control of a vacant building or portion thereof, shall remove there from all accumulations of flammable or combustible waste or rubbish and shall securely lock or otherwise secure doors, windows and other openings to prevent entry by unauthorized persons. The premises shall be maintained clear of waste or hazardous materials.

Maintaining Right-of-Ways

Property owners / tenants are required to maintain property beyond the property line of any lot or parcel of real estate to the curb line of adjacent streets where a curb line has been established, and any abutting rights-of-way beyond the property line where no curb line has been established and also to the center of adjacent alleys.

Curbside Trash Containers

Containers for automated collection shall be placed at a point adjacent to the street on the side so designated by the sanitation division to facilitate cost effective and efficient service. **Containers shall be placed at the curb no earlier than 5:00 p.m. on the day before the scheduled collection day.**

Every resident shall ensure the container is at least five feet from any horizontal obstruction as well as 12 feet from any vertical obstruction. **Containers shall be removed from the curb no later than 11:59 p.m. on the day of collection.**

Overhanging Shrubs, Trees & Vines

Any person owning, occupying or controlling any lot or other land within the corporate city limits upon which there is planted or growing any tree, hedge, bush or vine or owning, occupying or controlling any lot or other land abutting upon any curb within the corporate city limits upon which curb there is planted or growing any tree, hedge, bush or vine shall prune or train the branches or limbs of any such tree, hedge, bush or vine so that any of the branches or limbs projecting over any street, alley, sidewalk or public passageway **shall not be less than 12 feet above the surface of such street, alley, or public passageway and not less than 7 feet above the surface of any sidewalk.**

Residential Sign Regulations

A sign may be placed on private property in a residential district as long as they do not advertise products or services. They cannot exceed 4 sq. ft. in area and 4 ft. in height. **During a garage/yard sale, you can have one sign on your property. No sign may be placed in the right-of-way.** General rule of thumb, 10 feet from the curb inward is considered the right-of-way.

Meddling With Receptacles

The meddling with municipal solid waste cans, recycling containers, yard waste or rubbish receptacles or in any way pilfering, scattering contents or junking in any alley or street within the city limits is prohibited.

Illegal Outdoor Storage

Any material, vehicle or equipment that has been used, damaged or partially dismantled and is:

- (1) Stored outside indefinitely, or
- (2) Held outside as inventory for future sale, processing or use.

Such articles include but are not limited to inoperable motor vehicles or motor vehicle parts, appliances, boxes, crates, pipe or pipe fittings, paper, metal, tires, toys, concrete blocks, bricks, furniture, fixtures, machinery, motors, lumber, buildings or portions of buildings, building materials, barrels or clothing.

Hazardous Structures

Dangerous building or structure means all buildings or structures of any nature that are found to be dangerous structures or buildings or dilapidated buildings or structures or buildings or structures that are calculated to increase the fire hazard; that injure, hurt or harm individuals; that may hurt or annoy the lands, tenements, hereditaments or another; or which endanger life or health or violate laws of decency or obstruct the reasonable and comfortable use of property or are subversive of public order, decency or morals and which have any one of the defects listed in the City Code.

Tenants Rights Handbook



CITY OF WICHITA FALLS CODE ENFORCEMENT DIVISION

1300 7th Street - Room 304 • P.O. Box 1431 • Wichita Falls, Texas 76307 • t: (940) 761-8841 • f: (940) 761-6882
www.wichitafallstx.gov



Illegal Dumping of Refuse

No person shall deposit, place or dump or cause to be deposited, placed or dumped any refuse at a place that is not an approved solid waste receptacle, including on a public street, alley, right-of-way, other public or private property, or into an inland water of the State within the corporate city limits. For this section, "refuse" includes non-putrescible solid waste (excluding ashes), consisting of both combustible and noncombustible waste materials. Combustible refuse includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, brush, or similar materials; noncombustible refuse includes glass, crockery, tin cans, aluminum cans, and similar materials that will not burn at ordinary incinerator temperatures (1,600 degrees Fahrenheit to 1,800 degrees Fahrenheit). An approved solid waste receptacle is any container or location provided by the City for the purpose of placing refuse and municipal solid waste and including roll-out carts and dumpsters.

Front Yard Parking

No parking will be permitted on unpaved or grassy surfaces within the area defined as the front yard or exterior side yard, unless recognized as the primary driveway serving a residence.

**Report New
Code Violations**



Rubbish and Unsanitary Matter

It shall be unlawful for any person who owns or has possession or control of any lot or parcel of real estate to permit rubbish or any other objectionable, unsightly and unsanitary matter of whatever nature to exist, covering or partly covering the surface of any lot or parcel of real estate within the city so as to produce an unsightly appearance or which may harbor reptiles or rodents, create a fire hazard or result in unsanitary conditions. Such a condition is declared to be unlawful, the abatement of which shall be a public necessity.

Weeds and Grass

Weeds includes grass, or rank or uncultivated vegetable growth or matter that:

- (1) Has grown to more than nine inches in height;
- (2) Creates an unsanitary condition or becomes a breeding place for mosquitoes, rodents, vermin or other disease-carrying pests regardless of the height of the growth; or
- (3) Endangers property or is liable to catch on fire.

It shall be unlawful for any person who owns or has possession or control of any lot or parcel of real estate to permit weeds to grow on the property.

Garage / Yard Sales

Garage/Yard sales shall be permitted ***no more than four times per calendar year***, with such garage/yard sales lasting ***no more than three consecutive days or seventy two hours each time***.

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Code Enforcement

The Code Enforcement Division is responsible for inspecting property in an effort to ensure a safe, sanitary and clean city while reducing the appearance of slum and blight.

Code Enforcement Officers enforce city ordinances related to weeds and grass, rubbish and trash, outdoor storage, front yard parking, unsecured structures, dilapidated structures and other ordinances targeted at improving the quality of life in Wichita Falls.

**View Case
Information**

