

CITY OF  
SAN MARCOS

# Neighborhood Preservation Kit Bag:

## “Property Appearance & Maintenance Ordinance”



# City Council Goals & Objectives

## Objectives: (Planning and Code Compliance)

- Protect the integrity/desirability of existing neighborhoods
- Develop additional ordinances
- Emphasize protection of existing neighborhoods

# City Council Goals & Objectives

## Action Items: (Planning and Code Compliance)

- Enforce existing Codes
- Develop property appearance and mini-dorm ordinances
- Focus on illegal parking



# What is already in the Kit Bag

- “Enforce existing codes”
  - Added second Code Compliance Officer
  - Administrative Citation program
  - Targeting illegal parking/garage conversions
- Amended Noise Ordinance
- Adopted Rooming House Ordinance



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# What is still missing from the Kit Bag

- Hire a Parking Enforcement Officer
- Property Maintenance & Appearance Ordinance

# Property Appearance & Maintenance Ordinance

- Based on citizen complaints currently not covered in City codes
- Purpose and Intent:
  - Avoid further deterioration of communities
  - Maintain property values
  - Utilize the PAMO penalties as a “last resort”
  - Establishes minimum standards of property appearance
  - These standards apply to only portions of private property *visible from the public right-of-way*



# Property Appearance & Maintenance Ordinance

- Property in General
  - Outside Storage



# Property Appearance & Maintenance Ordinance

- Property in General
  - Outside Storage
  - Accumulation of Junk





# Property Appearance & Maintenance Ordinance

- Property in General
  - Outside Storage
  - Accumulation of Junk
  - Seasonal Decorations/Temp Lighting



# Property Appearance & Maintenance Ordinance

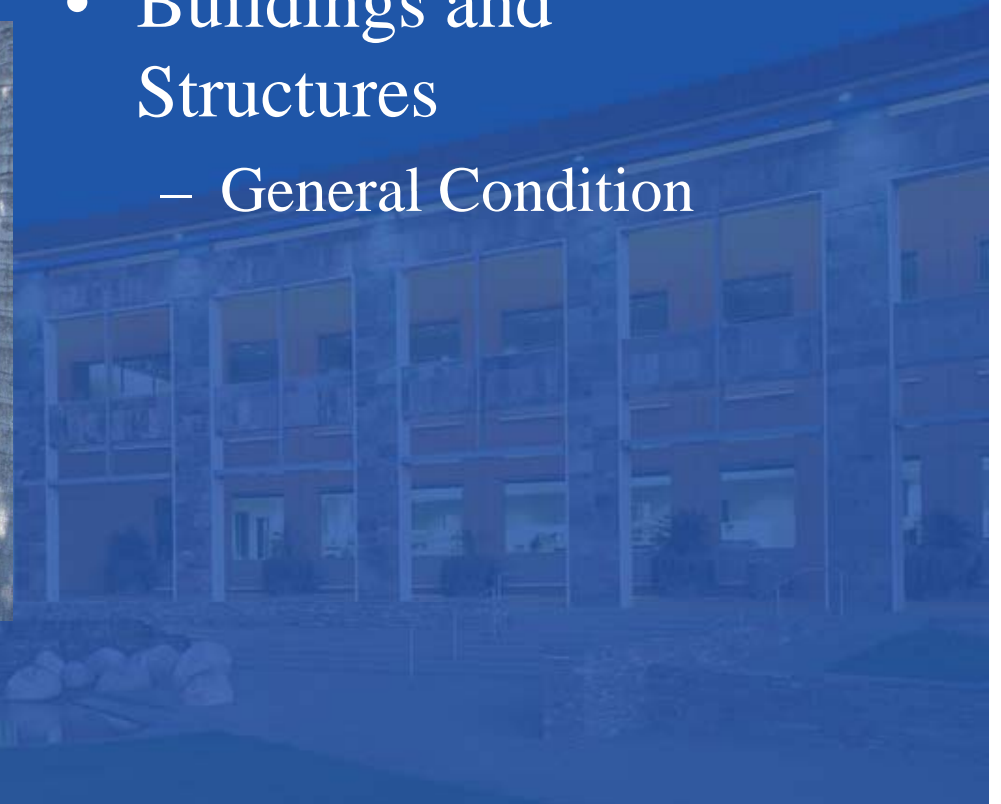
- Property in General
  - Outside Storage
  - Accumulation of Junk
  - Seasonal Dec/Temp Lighting
  - Outside placement of furniture



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## Property Appearance & Maintenance Ordinance

- Buildings and Structures
  - General Condition





# Property Appearance & Maintenance Ordinance



- Buildings and Structures
  - General Condition
  - Exterior Surfaces

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# Property Appearance & Maintenance Ordinance





# Property Appearance & Maintenance Ordinance

- Landscaping
  - Landscape Minimum





# Property Appearance & Maintenance Ordinance

- Landscaping
  - Landscape Minimum
  - Ground Cover Required



# Property Appearance & Maintenance Ordinance

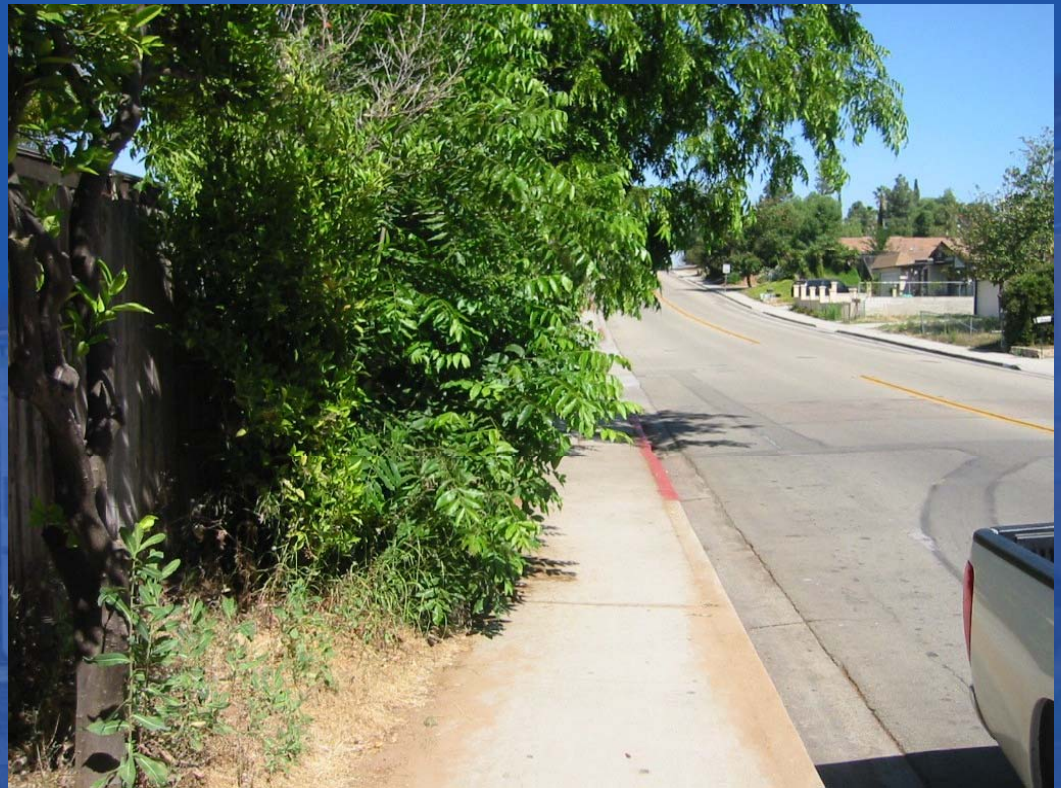
- Landscaping
  - Landscape Minimum
  - Ground Cover Required
  - Lawn Standards





# Property Appearance & Maintenance Ordinance

- Landscaping
  - Landscape Minimum
  - Ground cover Required
  - Lawn Standards
  - Overgrown Vegetation





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## Property Appearance & Maintenance Ordinance

- Off-Street Parking



# Property Appearance & Maintenance Ordinance

- Obstructions in the Right-of-Way
  - Physical Obstructions





# Property Appearance & Maintenance Ordinance

- Tents, Shelters, Canopies and Tarps





# Property Appearance & Maintenance Ordinance

- Dangerous Conditions
  - Unprotected Water features
  - Neglected appliances
  - Abandoned equipment/vehicles



# Property Appearance & Maintenance Ordinance

- Storm Water Conveyance System
  - No discharge of any material into one
  - No modification or removal of one
- Emission of Obnoxious Odors
  - No discharge of odor that is noticeable at a distance of 200 feet
  - Exception for law use of property



# Property Appearance & Maintenance Ordinance

- Recommendations
  - SNRC review and comment
  - Receive public input
  - Forward ordinance with SNRC/public input to Council with a recommendation

The background of the slide features a photograph of a modern, multi-story building with large glass windows and stone accents. In the foreground, there is a small pond with some rocks and a fountain. The entire image is overlaid with a semi-transparent blue filter. At the top, there are decorative wavy lines in shades of green and maroon.

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# Questions