

Code Compliance Department

Teaching Residents About Code

We care about our community.

The Code Compliance Department's mission is to enforce State legislation and City ordinances that involve residential and commercial properties in order to ensure healthy, vital communities. The department attempts to prevent and eliminate aesthetic problems and ensure that residents have the opportunity to live in a clean, safe, and healthy community. The department also helps to maintain property values and a strong City tax base. This is accomplished by inspecting residential and commercial properties to ensure proper maintenance and compliance with minimum standards.

Did you know?

If you are having a gathering, neighborhood association meeting, or crime watch meeting, we are more than happy to come out and speak to you and your neighbors. We will explain who we are, how we perform our duties, and the types of code violations we see in the community.

The following are some examples of the City's Neighborhood Health and Sanitation codes. For a complete listing of City of Garland Code of Ordinances, please go to the Code Compliance Webpage at GarlandTX.gov, then click on City Charter and Code of Ordinances in the navigation panel.

Address Numbers

Each property must display address numbers that are at least 4 inches tall in the front and back of the building — whether on the building itself, on an adjacent fence, or on an appropriate detached sign. The address numbers must be installed and maintained so that they are visible and legible from streets, alleys, private drives, and fire lanes.

Encroachments

When tree limbs and bushes are allowed to grow over the street, alley, or sidewalk they become a hazard for pedestrians and vehicles. Tree limbs, basketball goals, and other items that block the street, alley, or sidewalk should be removed. Limbs should be trimmed so that there is 14 feet of clearance from the ground (street) to the lowest limb. This clearance standard should be applied not only within your property limits but to the center of the street or alley. The City's ordinance specifies that the sidewalk should be free of obstructions to a height of 8 feet.

Fences

It is your responsibility as a Garland resident or property owner to keep your fence in good repair. The fence should not contain broken or missing slats, lean more than 10 degrees vertically, or contain badly deteriorated material. If it is not financially possible for you to repair or replace a fence that is in violation, it may be removed, provided there is no pool in the yard.

Swimming pool fences: The following requirements must be met whether the pool in the yard is in-ground or above-ground:

- The fence must be at least 4 feet tall.



Neighborhood Standards Housing Standards Commercial Standards

210 Carver St., Suite. 101
Garland, TX 75040
Phone: 972-485-6400
Fax: 972-485-6429
Email: Codenfc@garlandtx.gov



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- The slats cannot be further than 4 inches apart.
- All gates must be self-closing and self-latching.
- The latch must be located in the top third of the gate.

A permit from the Building Inspection Department is required to build a fence. That department can be reached at 972-205-2300.

Garage Sales

A permit is required for all garage sales and yard sales. There is no fee for this permit. Sales may last only three consecutive days, and only three garage sales or yard sales are allowed each year. Directions for sign placement will be given at the time the permit is issued.

Graffiti

The City of Garland's ordinance is not intended to punish property owners but to work with them to cooperatively wipe out graffiti. If your property is marked with graffiti, you can remove it yourself or call the Code Compliance Department at 972-485-6400 and report the location so that a City contractor can remove the graffiti at no cost to you. Written permission to remove the graffiti is the only requirement.

Grass and Vegetation

As a resident or property owner in Garland, it is your responsibility to keep the lawn on your property maintained. Maintaining the alley or utility easement to the midpoint and the entire parkway (the area from the curb to the sidewalk) is also your responsibility. Violations occur when the grass and/or weeds reach over 12 inches. When allowed to grow taller than 12 inches, grass and weeds harbor insects, rodents and snakes. During extended dry weather, high grass presents a fire hazard as well. In addition, property owners and residents must not allow unmanaged landscape and/or vegetation on any developed property. All brush, shrubs and trees must be cut back so as not to block the sidewalk, the approach to the house, or the driveway, and so as not to cover any windows, doors or emergency egress. When mowing, please trim grass to prevent it from encroaching the sidewalk.

Improper Storage

For the health and safety of your neighborhood, your yard must be kept neat and clean. Items that can deteriorate when left outside should not be kept outdoors. These include items such as indoor furniture, appliances, boxes, car parts and paper products. Lumber should be neatly stacked on a rack at least 6 inches off the ground to avoid becoming harborage to insects and rodents.

Refrigerators

Storing or keeping refrigerators or freezers outside is dangerous and unsightly. They can be an attractive nuisance to small children, who may become trapped inside. If a refrigerator or freezer is being placed at the curbside for pickup, you must ensure that the doors are secured and cannot be opened or have been removed.

Rental Property Registration

Every property owner who rents or leases to another person must register the home with the City of Garland. The owner/manager must submit an application for each single-family rental home to the Code Compliance Department. Rental properties are inspected at each change in occupancy or if a complaint is filed with Code Compliance.

Trash and Refuse

Trash that is left outdoors is an eyesore and a health hazard. The City of Garland prohibits loose trash and refuse at a residence. Trash that will fit should be placed in the green trash container. When not placed at the curb for service, green containers must be placed behind the front door line of the front of the home. Waste that is too large for the green container — such as large boxes, furniture, appliances, or bags of leaves and grass — should be placed at the front curb no earlier than 6p.m. the day before scheduled pick up. The exception is yard waste, such as tree limbs, which may be placed at the front curb any day of the week. For a list of items eligible for pick up, please contact the Environmental Waste Services Department at 972-205-3500.

Vehicles on Public Property

Vehicles cannot be left on the street or public property unattended for more than 48 hours. Trailers, boats, and inoperable vehicles may not be parked on the street or any governmental property at any time.

Substandard Premise

A home or accessory building is considered substandard when it has missing or broken windows, chipping or peeling paint, rotten or damaged materials, or when a person is occupying an accessory structure. Additional factors can also make a home or accessory building substandard and can be found on the City's website.



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