

# Top Code Violations Continued...



## #9: Sign Violations

*Otherwise known as: Uncle Larry's "classic" truck sale and marketing plan. \*Refer to violation #2. \*Some restrictions may apply.*

Lehi City Code defines the design standards and even time limits for the posting of signage, including garage and yard sale, open house, and residential housing signs, as these types of violations can create blight and traffic safety issues. Different requirements are established for both permanent and temporary signs.

## #10: Improper Use of Zone

*Otherwise known as: A home is not a home when you are operating a business out of it. \*Some restrictions may apply.*

Zoning regulations define the type and location of businesses and housing throughout the city. The major categories of land uses are: commercial, residential, agricultural and mixed-use. Lehi City Code does not allow a

use on a property other than what is permitted by its zoning.

## #11: Right-of-Way Obstructions

*Otherwise known as: Not being able to use the sidewalk because Uncle Larry's "classic" truck is parked in the way. \*Refer to violation #2.*

Lehi City Code does not allow objects to obstruct the full and free use of the public right-of-way, including low-hanging trees and parked vehicles, as these violations pose safety and welfare threats.

## #12: Work Without Permits

*Otherwise known as: Building Uncle Larry's storage shed to his informal specifications (not a good idea). \*Refer to violations #2, #7, #8.*

Lehi City Code states many property improvements, including accessory structures, decks and pools, require permits to ensure projects are built to meet safety standards and ensure quality development. Permits acquired after construction begins are subject to a fine which doubles the normal permit fee.



## More Information About the Code Enforcement Department

The Lehi City Code Enforcement Department enforces the City's Minimum Housing Code, which covers safety and livability requirements in housing. They also oversee the condemnation and demolition of dangerous structures. The department investigates community standard complaints on issues such as inoperable vehicles, rat infestation, trash on lots, and high grass on vacant lots. In addition, they enforce several ordinances and regulations, such as the Graffiti Ordinance. The department's approach links fair enforcement with community outreach and education.

## How to Contact Us

- Call us at: (801) 766-5800
- Visit us at: 580 West State St.  
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- Visit our website at:  
[www.lehi-ut.gov/police/](http://www.lehi-ut.gov/police/)



## CODE ENFORCEMENT

Lehi City: Pioneering Utah's Future



## TOP 12 Code Violations



# Lehi City's Top Code Enforcement Violations

In 2009, the Lehi City Code Enforcement Department issued 507 violations in the city, citing a variety of community standards, public health and public safety issues. These violations can lead to fines and, in extreme cases, foreclosure on your home. They also affect the appearance and safety of our community. So, it is important that you know about the Codes and Ordinances that affect your property.

To help you learn more about these issues, we have put together a list of the most common violations that were cited last year and an explanation of the Code or Ordinance that they relate to.

## #1: Junk, Trash & Debris

*Otherwise known as: All the stuff that belongs in the dump, but never seems to make it there.*

Lehi City Code states that it is a public nuisance for any owner or occupant to allow the accumulation, abandonment or storage of trash, rubbish or junk on private or public property. These conditions affect public health and result in dangerous and unsanitary conditions.

## #2: Inoperable Vehicles

*Otherwise known as: Uncle Larry's "classic" truck (motor not included).*

Lehi City Code states that inoperable vehicles may not be kept in any residential-zoned area. It refers to any vehicle that is in



an abandoned, wrecked, dismantled, scrapped, junked or partially-dismantled condition which includes having deflated tires, no wheels, or lacking other parts necessary for the normal operation of the vehicle. Additionally, this includes any vehicle that, because of mechanical defects, a wrecked or partially wrecked frame or dismantled parts, cannot be operated in a normal and safe manner.

## #3: Overgrown Conditions

*Otherwise known as: When you cannot see Uncle Larry's "classic" truck because the grass is too tall. \*Refer to violation #2.*

Lehi City Code states that grass and weeds higher than 6 inches in height within 25 feet of any property limits or street right-of-way is not allowed.

## #4: Improper Use: Commercial Vehicles

*Otherwise known as: When your front yard becomes an all-night truck stop.*

Lehi City Code states that trucks or trailers

with the capacity of more than one ton and made by the manufacturer to be used for commercial use are not allowed to be parked on a residential-zoned property.



## #5: Fence Violations

*Otherwise known as: When your property looks like a fortress because of the barricade around it.*

Lehi City Code states that fences may not exceed four feet in the "required" front yard, or six feet on the side and rear yard. It must be constructed of materials consistent with the neighborhood and of commonly-used materials (no scrap metal or offensive material). Barbed wire or other material which may inflict pain or injury are not allowed in residential zones.

## #6: Window Violations

*Otherwise known as: Just because the neighbor's kid broke the window, doesn't mean you don't have to fix it.*

Lehi City Code states that every habitable room of a dwelling must have sufficient ventilation or at least one window, skylight or glass door

facing directly outdoors. Windows must open and close freely and be in good repair and weather-tight.

## #7: Vehicles: Improper Storage of Parts

*Otherwise known as: Parts that belong on Uncle Larry's "classic" truck laying all around the yard. \*Refer to violation #2.*

Lehi City Code states that automobile, truck, boat or aircraft parts which are stored outside, exposed to the elements, and not otherwise under a roof, are not allowed on a residential-zoned property.

## #8: Improper Outside/Open Storage

*Otherwise known as: It's time to build a shed if you're going to store that much stuff. \*Some restrictions may apply.*

Lehi City Code states that the storage of materials, supplies, merchandise, equipment and commercial vehicles outside of a building is not allowed in residential-zoned areas.

