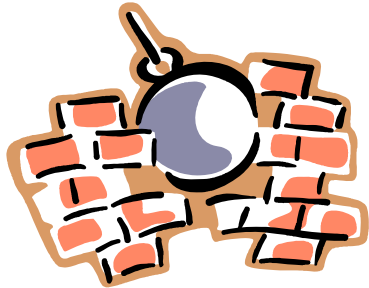


9. **DILAPIDATED STRUCTURE:**

All structures must be maintained in good repair.



MOST COMMON RESOLUTION:

Repair or demolish any structure that is damaged, decaying, or is otherwise in a state of disrepair. Check with the One-Stop Division to determine if a permit is required for the repairs you need. A permit is required for demolition.

10. **BUILDING STRUCTURES OR INSTALLING MECHANICAL, ELECTRICAL, OR PLUMBING WITHOUT PERMITS:**

MOST COMMON RESOLUTION:

Permits are required prior to erecting all structures, including sheds, pools, outbuildings, etc. Permits are also required for mechanical, electrical and plumbing installations.

These ten code violations represent only the most common violations found within the City of Broken Arrow.

They are NOT all-inclusive. Our citizens are encouraged to educate themselves on the municipal code, which may be found at the City’s website: www.brokenarrowok.gov

Additional information is available at the One-Stop Division on the north end of City Hall, or by calling (918)259-2411.

HOW TO FILE A COMPLAINT OF CODE VIOLATIONS:

Certain information is required for the City to accept a complaint. Call the Action Center at (918)258-3587 with:

1. The street address of the problem property (including house number).
2. A description of the problem.
3. Your name, address and phone number (in case we need to contact you).

PENALTY:

Violations such as those listed are Class B offenses. As such, they are punishable by fines up to \$750.00 per occurrence (each day is considered a separate occurrence). Owners, tenants, managers, and any other person, firm or company associated with the property may be held responsible for such violations.



City of Broken Arrow

Development Services Department
One-Stop Center Division
(918)259-2411

P.O. Box 610
220 South First Street
Broken Arrow, Oklahoma 74013-610

The City of Broken Arrow, like other municipalities, has citizens and business owners with code violations on their property. This brochure is an attempt to explain the most common code violations, along with the most common method of resolution. Oklahoma Statute and City Ordinance prohibit the following:

1. **TALL GRASS & WEEDS:**

Vegetation that is over 12 inches in height, including but not limited to noxious plants, untended yards and gardens.



MOST COMMON RESOLUTION:

Mow the entire property including all yards, rights-of-way and easements. Mow under trees, along buildings, and drainage ditches if you have them. Use a weed-eater where you cannot mow.

2. TRASH, JUNK & DEBRIS:

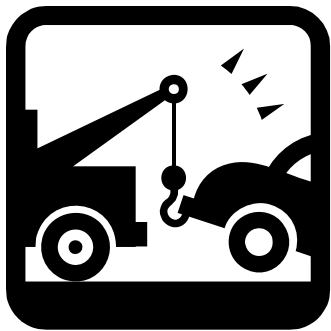
Discarded garbage, appliances, tree limbs, auto-parts, tires, old fencing, fallen buildings, etc.

MOST COMMON RESOLUTION:

Remove all trash, junk and debris from the property. Items not designed for use outside, such as appliances, sofas, etc. must be stored inside. Firewood must be stacked neatly off the ground six to ten inches, stored inside, or removed from the property.

3. INOPERABLE VEHICLES:

Vehicles that are missing major parts including, but not limited to engine, transmission, hood, lights, tires: or, vehicles that have flat tires, or otherwise are broken down and are not capable of being legally operated upon the public streets.



MOST COMMON RESOLUTION:

Repair the vehicle within 48 hours or store the vehicle within a fully enclosed structure.

4. PARKING VEHICLES, TRAILERS & RECREATIONAL VEHICLES BETWEEN THE BUILDING LINE AND THE STREET

MOST COMMON RESOLUTION:

Park trailers, recreational vehicles, boats, etc. behind the front building line or store within the garage. Park your passenger vehicles on the driveway.

5. HOME OCCUPATION:

This includes home-based businesses that by their nature increase traffic, dust, or noise within a residential district.

MOST COMMON RESOLUTION:

Check with the One-Stop Division of Development Services to determine if your home-based business is allowed within a residential district AND if a business license is required.

6. PARKING OR STORING COMMERCIAL VEHICLES IN A RESIDENTIAL DISTRICT:

This includes commercial vehicles with a weight rating that exceeds 1½ tons. Pickup trucks with commercial writing typically do not exceed this weight restriction.

MOST COMMON RESOLUTION:

Commercial vehicles exceeding the weight restriction of 1½ tons must be removed from a residential district and stored or parked in a zoning district that

allows such storage, such as commercially zoned property. This requirement does not necessarily apply to moving vans or trucks unless they are stored or parked for an excessive amount of time and/or they cause traffic problems.

7. SWIMMING POOLS DRAINED INTO THE STREET:

The Health Department prohibits draining any swimming pool into the street or storm water drainage system.



MOST COMMON RESOLUTION:

Swimming pools must be drained into the sanitary sewer system. There must be an air gap between the drainage hose and the sewer system.

8. SIGNS IN THE RIGHTS-OF-WAY:

Private signs and/or banners, including garage sale signs, are prohibited in any right-of-way. Additionally, signs generally require a permit.

MOST COMMON RESOLUTION:

Do not place any sign, including garage sale signs, in the rights-of-way or on utility poles. Contact the One-Stop Division to determine if your sign requires a permit and to determine if it can be placed where you wish to