

The Code Compliance department enforces City Ordinances for both residential and commercial properties to help maintain a clean, healthy, and safe community. Here is a list of most common violations. For more information or to report a violation, please contact the Development Services department during business hours, 8AM-4:30PM.

10. Building on the Weekends

City Ordinances require construction permits and inspections on most projects to ensure that the minimum health and safety standards have been met. In many cases, a contractor or licensed trade is required to do the work. The City's website provides a general list of work that requires a permit. Residents and commercial property owners can also call a Development Services Department staff member who will review the project with you and let you know what requires a permit and what does not. The staff can be reached at 659-03333 ext 723, 725, and 720.

9. Extending Your Driveway onto the Yard

Number 9 on the list relates to the improper parking of vehicles, trailers and recreational vehicles. All modes of transportation and transporting must be parked on asphalt or concrete at all times; they are not allowed to be parked on the lawn area. Also, once on the driveway, they should not protrude into or overhang the sidewalk. Driveways are for parking, sidewalks are for walking.

8. Operating a Business Out of Your Home

Universal City Zoning regulations define the use and location of businesses and housing throughout the City. Some in-home occupations are permissible provided they are incidental to the residential use and do not change the overall characteristics of the neighborhood. Always check with City staff for regulations regarding in-home businesses.

7. Storing Your Treasures in the Yard

If your items are good enough to save, then the garage or your shed is the place for them. Improper storage of excess "stuff" whether it is materials, supplies, merchandise, equipment, etc. is not allowed in residential areas. Remember, building a shed in your backyard requires a permit.

6. Building a Fortress around Your House

Everyone likes to have privacy. However, a high fence barricade is prohibited. City code provides that fences are not required unless you have a swimming pool or pets. When constructing a fence, it can only be 6 feet in height from natural grade and must be in good repair at all times. Fences can only be constructed of commonly used fence material; scrap metal, tires, and offensive materials are not allowable fence materials.

5. Using the Neighborhood as a Truck Stop

Universal City Codes do not allow overnight parking or storage of tractor trailers, semi-trucks, semi-trailers, or any other commercial vehicles in any residential areas or commercial areas except the C4-General Commercial District. The only exception to the code is for construction equipment when there is a permitted and on-going construction project.

4. Your Family Tree is Over Growing

In terms of genealogy, a large family tree is a good thing. However, in terms of nature, overgrown trees can be a hazard. Universal City Code states that branches and bushes need to be trimmed to at least 13.6 feet in height over the street and 8 feet over a sidewalk. In areas where residents have alleyways, the required height is 13.6 feet in height and cut back to the fence line. When examining your trees, keep your neighbors in mind to ensure that your family tree is not hanging on to their roof or yard area.

3. Trying to Achieve the Natural Yard Look

Tall weeds and grass can be beautiful—in parks, farms, mountain areas, and nature preserves. In suburban areas such as Universal City, they are a fire hazard and a breeding ground for all kinds of critters. City Codes limits the height of weeds and grass to 12 inches. However, your neighbors might prefer that it be kept quite a bit shorter.

2. Uncle Chuck's "Classic" Truck Never Moves

Believe it or not, there are laws regulating what is considered a "classic" vehicle. However, whether the vehicle is classic, modern, or a fixer upper, it does have to meet certain stipulations in order to avoid being classified as a junk vehicle. Universal City Code states that inoperable vehicles may not be kept in any residential district. An inoperable junk vehicle refers to any vehicle that is abandoned, wrecked, dismantled, scrapped, or in a partially dismantled condition which includes having deflated tires, no wheels, lacking parts necessary for normal operation, or not having a current registration sticker.

1. Your property has so much trash, it has become the neighborhood "eye spy" game.

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