

## Codes Administration Frequently Asked Questions

### **1. Why does Harrisonville have Exterior Property Maintenance codes?**

The City of Harrisonville is committed to helping the residents of our community by providing standards that contribute to a safe, healthy, and clean environment for the City. The participation of each resident is essential to maintain the quality of our neighborhoods.

### **2. What are some of the overall guidelines for structures?**

Foundations, roofs, doors and windows are to be reasonably weather tight and water tight. All exterior surfaces are to be repainted when scaling or peeling paint occurs.

### **3. What are the overall guidelines for porches, landings, and decks?**

Guardrails and handrails of exterior porches, landings and decks are to be structurally sound.

### **4. Are exterior appurtenances covered by codes?**

Yes. Screens, awnings, trellises, chimneys, storm windows, gutters, and retaining walls are to be safe, secure and maintained in good repair.

### **5. What are guidelines for fencing?**

Any fence or portion of a fence that is leaning, sagging or missing supports or pickets requires replacement or repair to a sturdy upright position.

### **6. What does "grandfathered" mean?**

Grandfathered is another way to describe something that is considered existing and non-conforming. Grandfathered, or existing non-conforming is a term used to describe a situation that existed prior to the adoption of a new ordinance or law. For example: A resident has a 48" high fence in their front yard, which was constructed ten years ago. The neighbor desires to construct the same fence in their front yard, but a new ordinance was passed which still permits a fence in the front yard, but only 42" high. The 48" high fence is "grandfathered" because it existed prior to the adoption of the new height limitation.

### **7. How should I store household waste containers?**

Residential waste containers are to be stored in the garage or along the side or rear of the house. The container is to be closed to prevent odors, insects or trash from blowing out. Containers may be placed at the curb for pickup no sooner than 5:00 p.m. on the day preceding collection.

### **8. How can I dispose of large items and appliances?**

Items such as furniture and appliances will require a special pick-up and need to be scheduled with the collector. Additionally, appliances such as refrigerators, stoves, freezers or washers cannot be set out with doors still on them. The City also schedules a Household Hazardous Waste disposal day each year.

### **9. Can I build a gravel driveway?**

Gravel driveways, or gravel parking pads are not permitted in Harrisonville. Pre-existing gravel drives or pads may be maintained, but may not be enlarged, except in limited areas of the city and only for one (1) additional car-parking space.

### **10. Where can I park an over-sized vehicle or my commercial truck?**

Vehicles with a designated weight specification in excess of one ton (2,000 lbs) are not permitted to be parked in a residentially zoned neighborhood, including but not limited to; flat bed trucks, dump trucks, utility wreckers and tandem axle trucks. Cab and chassis trucks (does not include standard pickups or factory built cab and bed trucks which are designed as a singular unit) if they meet size regulations. Exception: Any vehicle that is performing a service to or upon property or standard passenger vehicles.

### **11. Where can I store my recreational vehicle?**

Boats, motor homes, camping trailers and hauling trailers may be stored on a paved driveway, in the

side yard or in the rear yard. They are not permitted to be stored in the front yard on the grass. Residents are always invited to contact the Codes Administration Department, 816-380-8958, to discuss specific circumstances.

**12. What is an inoperable vehicle?**

Any vehicle with the absence of one (1) or more parts of the vehicle necessary for the lawful operation of the vehicle upon the streets and highway.

**13. How much time is allowed for making home repairs on a vehicle?**

Provided repairs are being made or registration plates are being obtained, seven (7) days are allowed for repairs, removal or storage of the vehicle.

**14. How can I report a lot with overgrown weeds and tall grass?**

City codes require owners maintain their property so that it does not become unsightly. Weeds and grass allowed to grow in excess of twelve (12) inches in height are in violation of the City's codes.

Procedure:

To report a weed/grass violation, call the Codes Administration Department at (816) 380-8958, Monday through Friday, between 8 a.m. and 5 p.m. The report will be investigated, and if found to be valid, ownership of the property will be verified through the County records. The property owner(s) will then be notified and given a reasonable amount of time to correct the violation. Provided no corrective action has been taken at the end of the prescribed period, the City will authorize its abatement contractor to mow the property, and the property owner(s) will be billed for the work. Provided the property owner(s) does not pay the bill, the costs will be added to the property tax as a special assessment.

**15. How can I contact the Codes Administration Department?**

To register a complaint or concern, please contact the Codes Administration Department at (816) 380-8958, Monday through Friday from 8 a.m. until 5 p.m. We are committed to promoting the improvement of quality of life for the community.