

A Summary of the Residential Codes of the City of San Antonio for Use as a Quick Reference Guide for Residents of

Summary dated March 2002

Animal and Fowl Nuisances Part II Chapter 5

Animal Nuisance means keeping an animal in such a manner that the animal is free of restraint to roam or run at large. Restraint is defined as an animal that is secured by a leash or a lead, or is under the effective control of a responsible person and obedient to that person's commands, or is confined within the real property of its owner.

Also, animal nuisance means keeping an animal, which barks or whines in such a manner, with such intensity, or with such continued duration, so as to annoy, distress, or disturb the quiet comfort or sleep of persons. No animals, livestock, poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

To report violations, call 207-7230.

Junked Vehicles (Section 19)

Junked Vehicles are described as motor vehicles in ordinary public view, which remain mechanically inoperative for a continuous period of forty-five days. In ordinary public view means that the vehicle or part of a vehicle or the cover is visible from any public right of way, or adjacent land or the first floor level of a building. Also, the vehicle does not have affixed one of the following: (1) an unexpired license plate, or (2) a valid motor vehicle safety inspection certificate. **To report violations, call 207-7230.**

Noise Nuisances (Section 21)

The following acts, among others are declared to be "noise nuisances," and are unlawful and in violation of the code when such acts are done or accomplished or carried on in such a manner, or with such volume, intensity, or with continued duration, to annoy, to distress, or to disturb the quiet, comfort, or sleep of neighbors (See below). It is a violation of this section to endanger or injure the safety or health of humans or animals, or to interfere with the physical well being of humans or animals, or to endanger or injure personal or real property. **To report a noise nuisance, call Code Compliance: 207-7230 (Barking Dogs, ect.). After hours, call SAPD Non-Emergency telephone at 227-7201 and they will dispatch an Abatement Officer only on Friday and Saturday Night.**

- 1 The playing or permitting or causing the playing of any radio, television, phonograph, drum, juke box, nickelodeon, musical instrument, sound amplifier or similar device which produces, reproduces, or amplifies sound.
- 1 The keeping of any animal, fowl, or bird, which makes frequent or long continued noise.

Street/Front Yard parking (Section 19) To report violations, call 207-7230

It is a violation of the code to park an oversized/commercial vehicle for storage on the street, in the front yard, driveway or side yard unless parked in a side yard to the rear of a **screened fence**:

- 2 "**To park**" is defined as the standing of a vehicle, whether occupied or not, upon a street otherwise than temporarily for the purpose of and while actively engaged in receiving or discharging passengers or loading or unloading merchandise.
- 1 An oversized vehicle: A motor vehicle, trailer, or boat which by itself or together with other structure(s) or vehicle(s) attached to it exceeds twenty-four (24) feet in length, eight (8) feet in width or eight (8) feet in height, exclusive of appurtenances such as antennas, air conditioners, luggage racks, and mirrors. If an oversized vehicle is also a recreational vehicle, it may not be parked on the street in a residential district. If it does not meet the criteria for an oversized vehicle it may be parked on the street provided that it is not being stored there. It may park on the street only for such time as is actually necessary to load and unload passengers, freight and merchandise. There is no exception for trip preparation. This rule applies 24 hours a day.
- 2 A commercial motor vehicle. This is a motor vehicle, other than a motorcycle, designed or used primarily to transport property. The term includes a passenger car reconstructed and used primarily for delivery purposes.

Minimum Housing (Section H)

The purpose of this code is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential buildings. **To report violations, call 207-7230.**

The provisions of this code apply to all buildings or portions thereof, used or designed or intended to be used for human habitation.

A nuisance (Code Violation) is defined as:

- 1 Whatever is dangerous to human life or is detrimental to health, as determined by the health officer.
- 2 Overcrowding a room with occupants
- 3 Insufficient ventilation or illumination.
- 4 Inadequate or unsanitary sewage or plumbing facilities.

Room Dimensions

- 2 Ceiling Heights: Habitable rooms, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet, 6 inches. Hallways corridors, bathrooms and toilet rooms shall have a ceiling height of not less than 7 feet measured to the lowest projection from the ceiling.
- 3 Superficial Floor area: Every dwelling unit shall have at least one room which shall not have less than 120 square feet of superficial floor area. Every room, which is used for cooking and living or both living and sleeping purposes, shall have not less than 150 square feet of superficial floor area.

Vacant Property (Section 14)

Wherever a lot or parcel contains weeds and/or brush over twelve (12) inches tall within one hundred fifty (150) feet of the curb line of adjacent streets, such condition is declared to be a public nuisance, the prompt abatement of which is a public necessity.

The owner of the lot or parcel must abate any violations of this section to comply with City Code standards within the time period of ten (10) days of the date of the notice's receipt or ten (10) days of the date of the notice's final publication. **To report violations, call 207-7230.**

Zoning (Section 35)

Building Permit Required,

No building or structure shall be erected, added to, or structurally altered until the director of building inspections has issued a permit.

Home Occupations:

- 1 The appearance of the dwelling unit shall not be altered nor shall the home_occupation be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, increased traffic, or the emission of odors, sounds, or vibrations. The city's noise and nuisance regulations are also applicable.
- 2 No outdoor display of goods or outside storage of equipment or materials used in the home occupation shall be permitted.
- 3 The home occupation shall not involve the use of commercial vehicles for delivery of materials to and from the premises.

For building permit information, call 207-8263. Building permits shall be displayed for building inspector review.

Dangerous Premises (Section 6)

Any building or structure, which has conditions or defects of dilapidation, substandardness, or unfitness for human habitation, that poses a threat or potential threat to life, health, property, or human safety is considered dangerous premises and is in violation of the code.