

How We Work Together

PRINCE WILLIAM COUNTY
NEIGHBORHOOD SERVICES



The mission of Property Code Enforcement is to:

- Ensure the Health, Safety and Welfare of our neighborhoods
- Improve and enhance the quality of life in Prince William County
- Help prevent deterioration of neighborhoods



PCE works to ensure Prince William County communities are properly maintained by educating and enforcing the following:

- County Zoning Ordinance (regulates how land is used)
- Building Maintenance Code (regulates safety and structural elements of existing structures)
- Spot Blight Program (addresses extremely deteriorated properties)
- Roadside Sign Ordinance (temporary signs placed illegally in the road right-of-way)
- Tall Grass and Weeds Ordinance (seriously neglected lawns and properties)
- Graffiti Ordinance (vandalism that is not removed or repaired in a reasonable time)



Neighborhood Services addresses the following:

- ⦿ Vacant/Blighted Properties
- ⦿ Graffiti
- ⦿ Occupancy/Overcrowding
- ⦿ Roadside Advertising
- ⦿ Tall Grass & Weeds
- ⦿ Inoperable Vehicles
- ⦿ Parking on the Grass
- ⦿ Outside Storage, Trash & Debris
- ⦿ Non-permitted home-based businesses
- ⦿ Commercial Vehicles parked in unauthorized areas
- ⦿ Farm animals housed in non-farming districts
- ⦿ Exterior Maintenance Issues
- ⦿ Presence of Second Kitchens

Please Identify the Code Enforcement Issue in the Photo:

**What do
you
see?**



Spot Blight

This program identifies 'blighted' and vacant properties and seeks to have unsafe structures repaired, renovated or demolished



Spot Blight Abatement

- ⦿ Vacant for at least 1 year
- ⦿ Documented complaints
- ⦿ No longer maintained for useful occupancy
- ⦿ Lacks normal maintenance and upkeep

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Outside Storage, Trash & Debris

This program enforces Virginia code 33.2-802 which states that trash and refuse shall be disposed of properly and shall not be visible from the Right-of-Way



Outside Storage, Trash & Debris Abatement

- Once the issue is identified and verified by inspection a notice is sent
- Once cited, the owner must abate or the County can abate the violation

Please Identify the Code Enforcement Issue in the Photo:

What do
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Roadside Advertising

This program enforces the Virginia Code 33.2-216 which authorizes VDOT to enter into agreements with local governments to assist in removing signs and prosecute violations of the statute



Roadside Advertising Abatement

- Identify placers of signs in VDOT Right of Way
 - Agreement between the Board of County Supervisors and the Commissioner of Transportation to identify and educate sign placers
- Citizen reporters and proactive enforcement
- Issue Summons with fine for each sign ~ \$100.00 per sign!
- Informational Robo-call to alleged sign placers as a means of Educational Outreach



Please Identify the Code Enforcement Issue in the Photo:

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Graffiti

This program enforces County Code 16-56 which states Graffiti is considered unwanted markings on a building or structure with Removal being the responsibility of the property owner



Graffiti Abatement Process

- Identify and issue notice to property owner
- If not abated the County proceeds with abatement process
- ◎ **Graffiti Abatement Volunteers**
 - Informed & Engaged Citizens—Help identify and report (phone or PWC website) both the appearance of graffiti and the lack of swift abatement of existing graffiti
 - County Volunteers also report graffiti
 - Partnerships with community organizations
 - NSD Communication with utilities, VDOT, businesses
- ◎ **Litter Crew may abate graffiti if past the Compliance Date ~ the County does NOT color match!**

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Overcrowding

This program enforces the Zoning ordinance which establishes maximum occupancy. The maximum occupancy of a single family dwelling is calculated from the total finished area of the home (plus finished basement area) as it is listed in the County's residential property records

| For a dwelling with a total finished area | Number of adult occupants |
|---|---------------------------|
| of up to 1000 square feet | 3 |
| from 1001 to 1500 square feet | 4 |
| from 1501 to 2000 square feet | 5 |
| from 2001 to 2500 square feet | 6 |
| from 2501 to 3000 square feet | 7 |
| from 3001 to 3500 square feet | 8 |
| from 3501 to 4000 square feet | 9 |
| over 4000 square feet | 10 |

Additionally, the Uniform Statewide Building Code requires that sleeping areas designated for one person are at minimum 70 square feet and two or more persons require 50 square feet minimum per person

Please Identify the Code Enforcement Issue in These Photos:

**What do
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2nd Kitchen

- ⦿ *“Areas such as wet bars or warming kitchens that are secondary to a main kitchen area located within a single or multi-family dwelling for the convenience and use by all residents of a dwelling and shall not create separate or private living areas”*
- ⦿ Please see the PWC Zoning Ordinance for more information
- ⦿ 2nd Kitchen Zoning Info URL:
<http://www.pwcgov.org/government/dept/planning/zoning/Pages/Secondary-Food-Preparation-Areas.aspx>

Please Identify the Code Enforcement Issue in the Photo:

**What do
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Tall Grass & Weeds

This program addresses grass and weeds over 12 inches tall on commercial and private property



Tall Grass & Weed Enforcement

- Properties less than or equal to 2 acres
- Over 2 acres
 - 150 from edge of state maintained road
 - 200 feet from a building or structure
- Notice sent to owner – if not abated our contractor cuts the grass and a lien is placed on the property to recover costs

Please Identify the Code Enforcement Issues in These Photos:

**What do
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Parking on the Grass & Inoperative Vehicles

This program addresses vehicles parked on one acre or less that must be parked on an 'improved surface' (asphalt or concrete surface)



And vehicles without current tags or an inspection sticker that have not been 'certified' as safe so are considered an 'inoperative' vehicle. In addition, Inoperative vehicles cannot be parked outside a garage and cannot be housed in a "carport"



Parking on the Grass & Inoperative Vehicles Enforcement

- Once cited, the owner must move the vehicle or affix current tags
- Inoperative or unsafe vehicles parked on public roads should be reported to the Prince William County Police non-emergency at 703-792-6500
- Vehicles like cement trucks, garbage trucks, bulldozers, tractors or trailers of a tractor-trailer truck are prohibited in neighborhoods or on lots less than 10 acres in agricultural districts



Please Identify the Code Enforcement Issue
in the Photo:

**What do
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Inspectors also address

Farm animals housed in non-farming districts





Please Identify the Code Enforcement Issues in These Photos:

What do you see?



Within the prior programs, Inspectors address

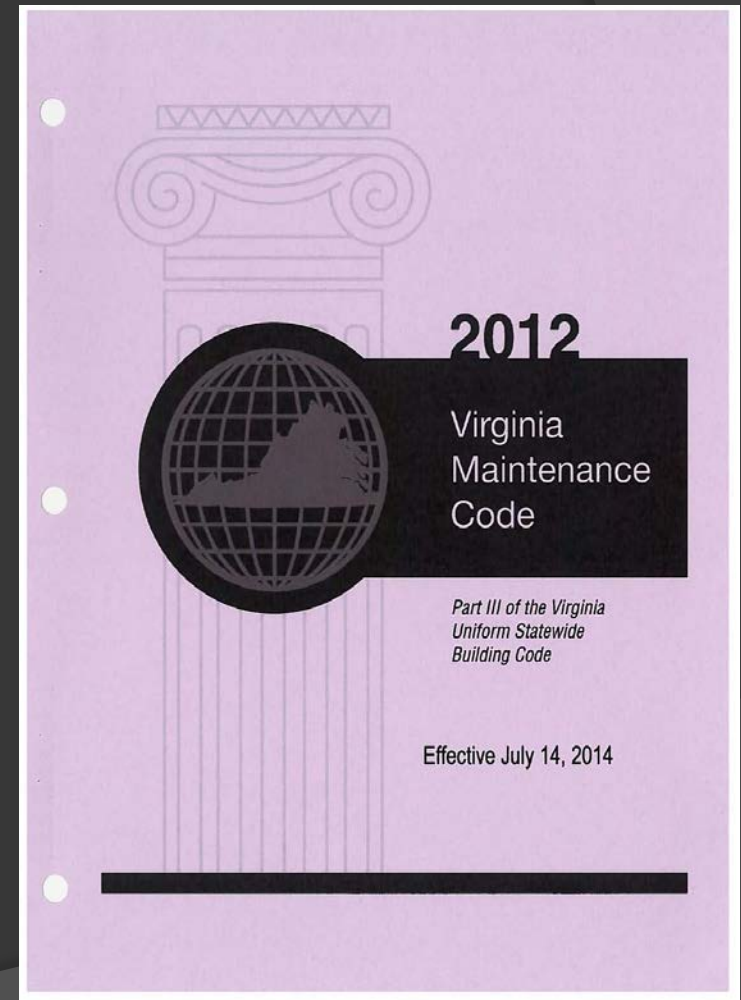
**Non-permitted home-based businesses &
Commercial Vehicles parked in unauthorized areas**



Building Maintenance

Prince William County also addresses issues prohibited under the Virginia Maintenance Code including:

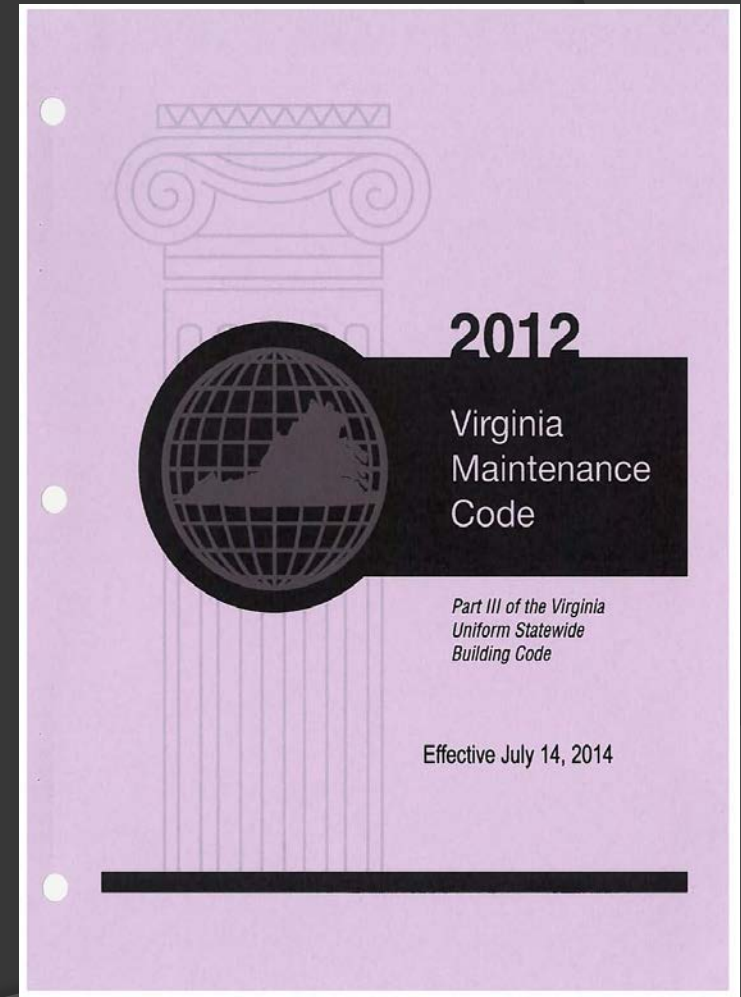
- Exterior Disrepair
- Accessory Structure Disrepair
- Interior Surface Issues
- Electrical Issues



Building Maintenance

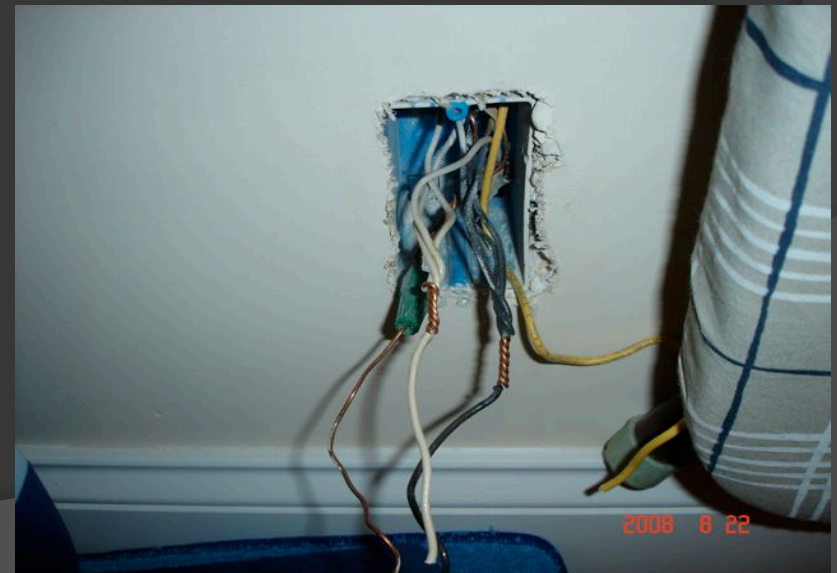
continued

- **Article IV adopts the Virginia Uniform Statewide Building Code (VUSBC) part III – The Virginia Maintenance Code which adopts the International Property Maintenance Code addresses the following issues:**
 - **Structural**
 - **Plumbing**
 - **Electrical**
 - **Mechanical**
 - **Fire Safety**
 - **Occupancy**



Please Identify Code the Enforcement Issue in These Photos:

What do you see?



Electrical Maintenance Issues

- Outlets and connections must be in proper working order
- All electrical work must be in accordance with the Virginia Maintenance Code

Please Identify the Code Enforcement Issue in These Photos:

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Exterior Property Maintenance Issues

⦿ Examples of Exterior Maintenance Issues are:

- Deteriorating wood
- Peeling paint
- Holes in Exterior Structures
- Gutters in Disrepair
- Detaching Window Sills
- Window Damage (Windows must be weather resistant and water tight)

Please Identify the Code Enforcement Issues in These Photos:

**What do
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Accessory Structure Disrepair & Swimming Pool Barrier in Need of Maintenance

⦿ Fences:

- Require Zoning Approval when built and Inspection upon completion
- Shall be maintained structurally sound and in good repair

⦿ Swimming Pools:

- Must have self-latching, self-closing gate surrounding area
- Fences used as a swimming pool barrier must be well maintained

Example of a Gray Area

- ⦿ Not all PCE cases are cut and dry
- ⦿ EXAMPLE: Trash cans
 - Where to store them between pickups?
 - When is it considered “Left out at the curb too long?”
 - Major source of “**neighborhood angst**” and NSD complaints!



How can you use Code Enforcement as a tool in your community?

That's up to you in your neighborhoods...but the property codes we enforce are very clear on the standards of property maintenance that ultimately serves us all



What do you see out there?

Have you explored effective ways to work neighbor-to-neighbor to resolve issues BEFORE relying on PWC enforcement?

Have you identified opportunities for future Code Enforcement discussions with neighbors?

More Information Available at:

www.pwcgov.org/neighborhoodservices

703-792-7018