



Prince William County Government
Board of County Supervisors



Code Violations in Planned Communities

*Dedicated to Improving the Quality of
Life for Our Citizens*

Who We Are



Property Code Enforcement, Neighborhood Coordination and the County Litter Crew help support neighborhoods through:

- Addressing Property Code Concerns through Code Compliance, Educational Outreach, and Court Action
- Finding solutions through neighborhood capacity building and leadership training
- Litter and Roadside Sign Removal, Dumpster Days, and support for Community Clean-Ups



Our Mission



Our mission is to assist residents in understanding, abiding by, and raising concerns about compliance with Property Codes

- Property Codes help maintain the health, safety and quality of life in our communities
- Property Code Enforcement staff work to ensure our communities are properly maintained by educating Citizens and through the enforcement of County, Commonwealth, and International Codes & Standards



Inspectors



- Respond to reports of Property Code concerns
- Provide education and tools to help homeowners correct violations
- Investigate calls for concern & Initiate cases when appropriate
- Work with HOA Board Members and Community Leaders to identify solutions to prevent future cases



Chief Inspectors



- Review cases and work with Inspectors to ensure best practices are employed on each case
- Provide support and oversight on multi-faceted cases
- Use management tools and resources to work with HOA Board Members and Community Leaders to address ongoing PCE concerns in a community



Investigation Process



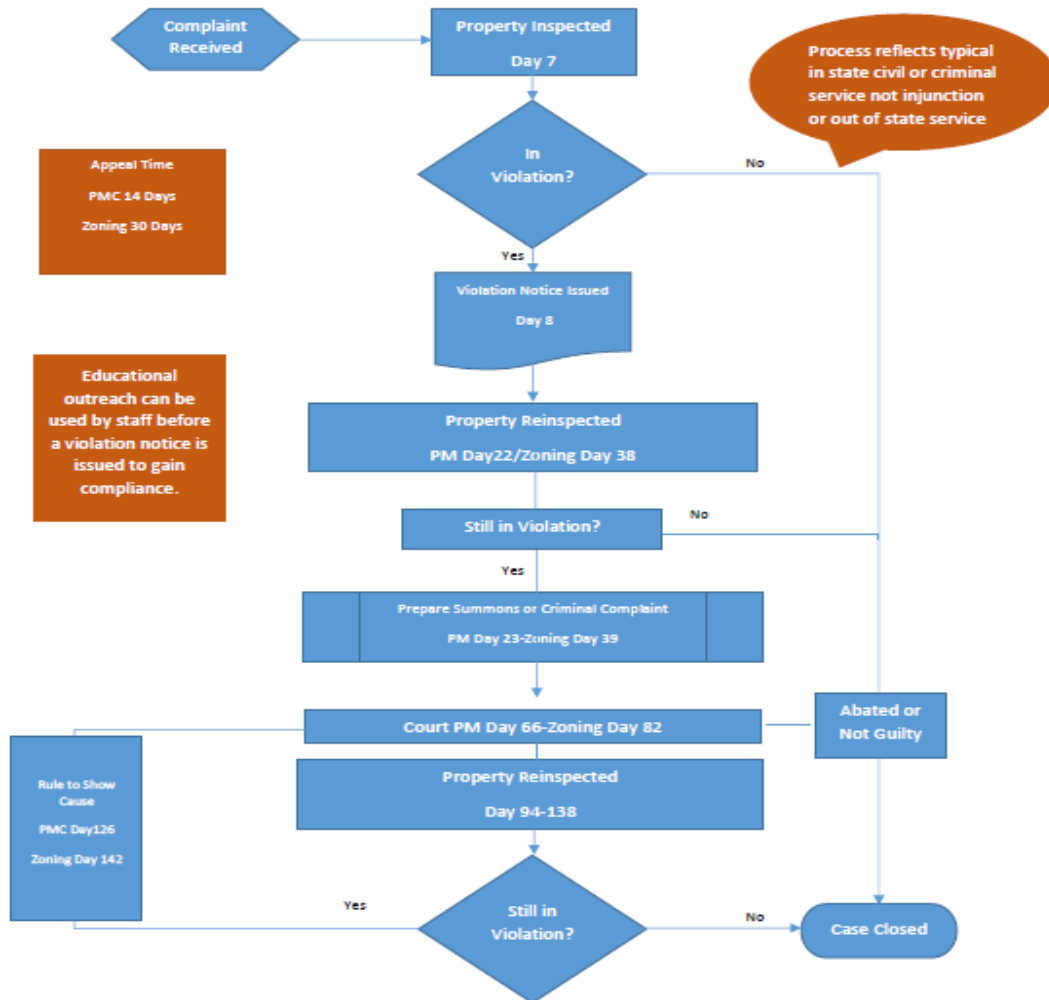
- Investigate complaint 1 to 5 Days
- Issue Violation Notice 5 to 30 days
- Appeal time
- Reinspection/ Court Action 30 to 45 days
- Court Hearing 70 to 90 Days
- Abatement Order 30 days after Court Hearing
- Noncompliance requires Second Court Action



Compliance Times for Abatement Vary:



Property Code Enforcement Complaint Process



Common Concerns:



- ⦿ Overcrowding/ Occupancy
- ⦿ Trash Cans & Outside Storage
- ⦿ Building Maintenance Issues
- ⦿ Inoperable Vehicles, Commercial Vehicles & Parking on the Grass
- ⦿ Home Based Businesses



Overcrowding/Occupancy



Overcrowding

- Zoning Ordinance - Occupant relationship
- Zoning Ordinance - Dwelling square footage
- Property Maintenance Code-Habitable spaces and room use

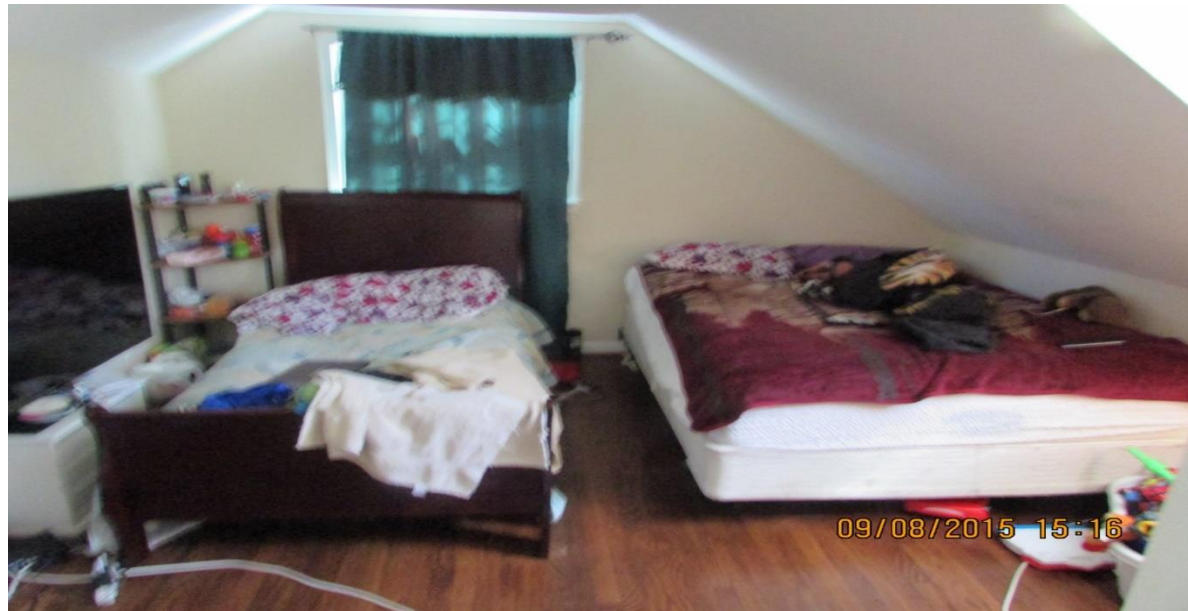


Occupancy Issues/Overcrowding



When more adults are present in a residence than the square footage or relationship allows it is a Code Violation

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



Overcrowding



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 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



Overcrowding



■ 32-300.13. - Limitation on occupancy of a dwelling unit.

1. A dwelling unit may be occupied by not more than one (1) of the following:
 - (a) One person or two or more persons related by blood or marriage with any number of offspring, foster children, stepchildren or adopted children subject to the maximum occupancy limitations in subsection (2) and not to exceed two roomers or boarders as permitted by section 32-300.02.18, "Accessory Uses - Boarders/Lodgers".
 - (b) Two single parents or guardians with their dependent children, including offspring, foster children, stepchildren, or adopted children, living and cooking together as a single housekeeping unit.
 - (c) A group of not more than three persons not necessarily related by blood or marriage living and cooking together as a single housekeeping unit; provided that the limitation on the number of unrelated persons shall not apply to residents in a housekeeping unit by persons having handicaps within the meaning of Section 3602 of the Fair Housing Act (43 USC 3601, et seq., as amended).
 - (d) Those groups identified in the Fair Housing Act, Code of Virginia, § 15.2-2291, or like groups licensed by the Virginia Department of Social Services which otherwise meet the criteria of Code of Virginia, § 15.2-2291.



Trash Cans and Outside Storage



Trash Cans and Outside Storage



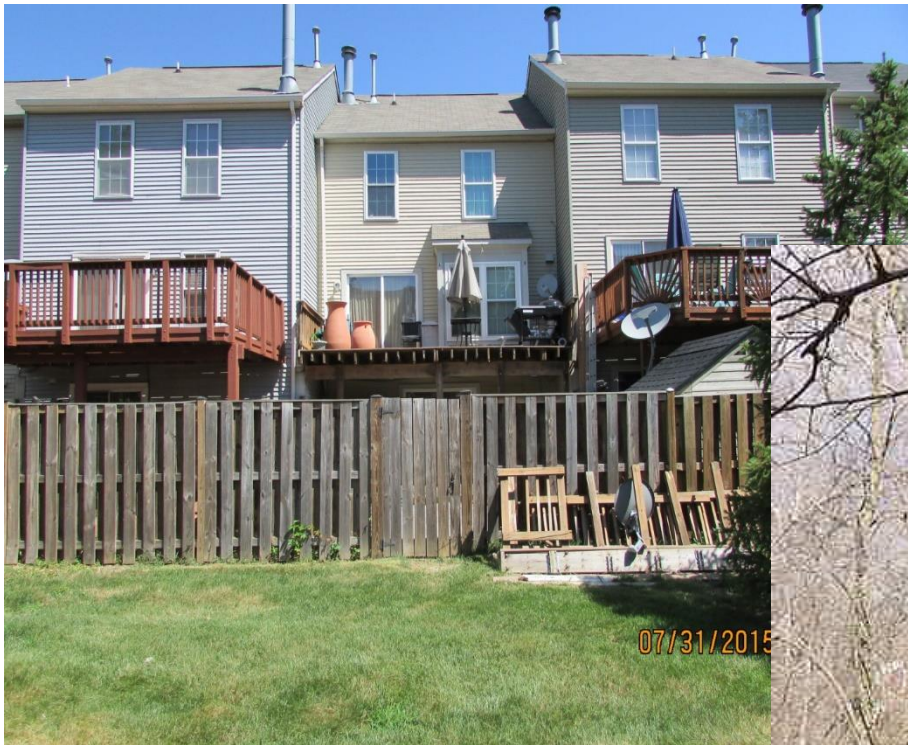
- 32-300.02.13 “Outside Storage”
- Outside storage, including but not limited to refuse removal areas, shall be permitted only behind a solid, uniformly colored fence of sufficient height to block the stored material from view.
- Storage of debris, appliances and trash on open porches and within carports shall not be permitted.
- Trash or garbage containers may be stored in the rear or side yards only, in accordance with the requirements of this subsection, or may be effectively
- “blocked from view by vegetation”



Trash and Outside Storage



Building Maintenance Issues



Exterior Building Maintenance Issues



- Gutters and Downspouts
- Decorative Features(Shutters)
- Doors and Windows
- Decks and Handrails
- Exterior Walls and Foundations
- Hazardous Conditions



Building Maintenance Issues



Interior Building Maintenance Issues



- Doors and Windows
- Clearances
- Electrical, Plumbing, Mechanical
- Interior Surfaces
- Clutter and excessive storage “Hoarding”



Interior Building Maintenance Issues



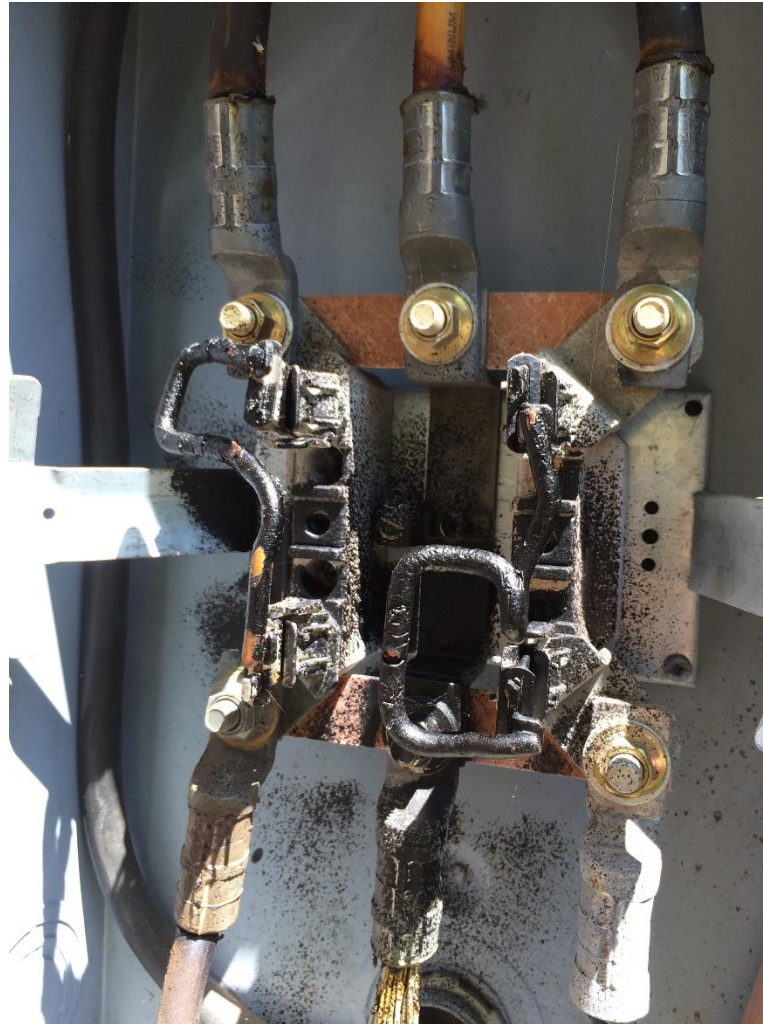
Interior Building Maintenance Issues



Building Maintenance Issues



Building Maintenance Issues



Building Maintenance Issues



Building Maintenance Issues



Building Permits are Always Required For:



- Porches & Decks
- Additions
- Garages & Carports
- Finished Basements
- Sheds Greater than 256 sq. ft
- *Fences Greater than 6 ft. in height
- All retaining walls over 24 inches in height
- Swimming Pools & Spas
- Removing or changing structural supports
- Lawn irrigation systems
- Prefabricated fireplaces installation & woodstove inserts
- Installing doors or windows
- Replacing oil or gas furnaces or gas logs
- New appliances in new locations in the home
- Installing new electrical systems



Zoning Approval is Always Required For:



- Decks
- Additions
- Garages
- Carports
- Fences
- Swimming Pools
- Storage Sheds & Accessory Buildings
- Driveway Expansions
- Home Business



Parking Concerns



■ Inoperative Vehicles



Commercial Vehicles



Commercial vehicles including big rigs are not permitted to park in neighborhoods, though panel vans and vehicles with advertising may be allowed



Home Based Businesses



Approval is required, inspections and permits may be necessary.



Home Based Businesses



Home Business may or may not be allowed depending on the type of dwelling.



Home Based Businesses



Examples of approvals based on conditions:

- State approval is NOT needed for a Daycare business serving 4 children or less
- Zoning Approval is necessary for a Daycare business serving 5 to 9 children
- Townhome-based businesses need an SUP



Home Based Businesses (cont.)



SUP - Special Use Permit

- Special use shall mean a use that, owing to some special characteristics attendant to its operation or installation, is permitted in a district after site specific review and subject to special conditions approved by the Board of County Supervisors
- SUP's are required so a business does not effect other businesses because of an accessory use*



Educational Solutions for Your Community



NSD Solutions

- Contacting NSD with questions on cases
 - Having an Inspector attend a Community Meeting
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- NLG Meetings that help Community Leaders share info and best practices
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- Referrals to NSD Community Partners like PMAH, KPWB, or HFH
 - Dumpster Day Events
 - Contact info for SWD to facilitate trash drop off
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Peer to Peer Solutions

- Advisory Committees
 - Community Meetings
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- Meetings with your Property Manager (if applicable)
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- Organized clean ups
 - Dropping off bulk items at NSD-Organized Dumpster Day Events
 - Bulk Trash Collection Day with help of your Waste Hauler
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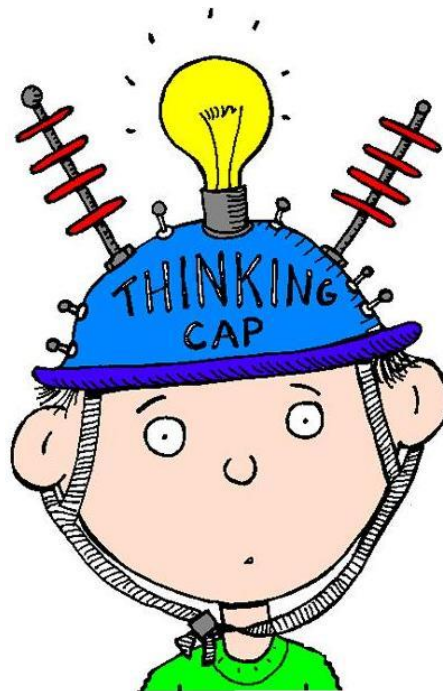


What do you think?



Are there Violations in my Neighborhood?

There is often a thin line between what is permissible (not a Violation of Codes and Ordinances) and what is Code Violation. If you have questions, call Neighborhood Services at 703-792-7018.



Questions

