



City of Morro Bay

December Information

Community Enhancement

Learn more at morrobayca.gov/codeenforcement

The City of Morro Bay Community Enhancement Staff (Code Enforcement Officers) are part of the Community Development Department. The Code Enforcement Officers investigate community complaints on issues such as excessive water use, parking, fencing, storage of garbage cans, illegal signs, accumulation of junk, trash, debris and inoperable vehicles, illegal camping, shrubbery and sight distance issues, and non-permitted improvements in the right of way. These items are regulated by the City of Morro Bay Municipal Code and violations can lead to fines and in extreme circumstances, liens on homes. These items also affect the appearance and safety of our community. The City is enhancing its code enforcement to be proactive and is beginning a three-month educational campaign where the code enforcement officers will visit and provide information on issues. After this three-month period, code enforcement officers will be more likely to issue citations for violations of the code. It is important to be familiar with City codes and ordinances that impact private property. To this end the Community Enhancement Staff has put together information regarding the 10 most common violations.

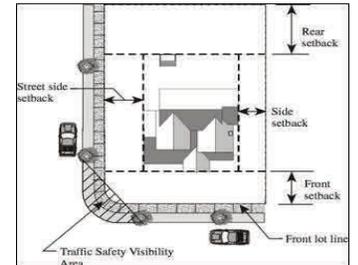
#1 Water Use

The City has implemented mandatory water conservation requirements for severely restricted water supply conditions. Sprinkler irrigation of private landscaping is prohibited between 10 a.m. and 4 p.m. Sprinkler irrigation is permitted on Wednesdays and Sundays for even numbered addresses and on Tuesday and Saturdays for odd numbered addresses. Use of water for cleaning driveways, patios and other hardscape is prohibited.



#2 Improper Parking of RVs and Boats

Recreational Vehicles (RVs) including boats are permitted on private property, but must be located outside of any required front or street side yard setbacks. RVs cannot be utilized for sleeping quarters, sanitary or cooking facilities. Also, RVs may not be connected to utilities, including, but not limited to, electricity, gas, water or sewer. RVs and boats cannot be parked in the street for more than 72 hours.



#3 Fences

Fences, walls and hedges, that are open to the passage of air and light over 50 percent or more of the surface area may not exceed a height of four feet in the front or street side yard. Solid fences, walls and hedges not exceeding three feet in height may be located in any street or front yard. Fences, walls and hedges occupying the interior or side or rear yard may not exceed six feet six inches in height.

#4 Garbage Cans—Visible from Street

Refuse containers should be stored in a location that is not visible from the street. Containers should be placed at the curb for collection no earlier than 8 a.m. on the day preceding collection and removed no later than 8 p.m. on the day of collection.



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#5 Signs

All permanent commercial signs require approval of a sign permit issued by the Planning Division and may require approval of building permits as well. Temporary signs may be permitted for a limited period of time for special sale or business announcements. Prohibited signs include, but are not limited to, roof-mounted signs, signs that flash or move, tire stacks, signs affixed to utility poles, A-frame signs and non-permanent banner-type signs.

#'s 6 & 7 Junk, Trash, Debris and Inoperable Vehicles on Private Property

The City's Municipal Code con-

siders it a public nuisance for any owner or occupant to allow the accumulation, abandonment or storage of trash, rubbish, junk, automobiles and other vehicles, dismantled, in whole or in part, that are situated on private property, in public view or in view of abutting properties. These conditions can negatively impact public health and result in dangerous and unsanitary conditions.



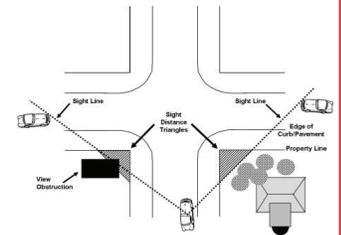
#8 Illegal Camping

Camping is only allowed in City-approved campgrounds, and Recreational Vehicle parks. It is unlawful for any person to erect, occupy or maintain a tent, tent camp, tent trailer, the living quarters of any camper, house car, bus, camp trailer or trailer coach, in any area where such activity is not specifically permitted between the hours of 10 p.m. and 6 a.m. of the following day.



#9 Shrubbery—Sight Distance

Landscaping or other solid objects located in and around local street intersections should be maintained such that they do not exceed a height of three feet in order to avoid creating sight distance safety issues. The sight distance area to be kept clear of visual obstruction is a triangular area measuring a minimum of 10 feet along each street.



#10 Improvements in the right of way/Encroachments

Any improvements or alterations proposed within the right-of-way require acquisition of either an encroachment permit or encroachment agreement, which can be obtained through the City's Public Works Department.

Community Enhancement staff includes two code enforcement officers, Tim Kristofek and David Crockett, and is overseen by Community Development Manager Scot Graham. Over the coming weeks staff will be developing individual handouts for the Top 10 items noted above. The handouts will be posted on the City's website at morrobayca.gov/codeenforcement.

The Community Development Department can also be reached by calling (805) 772-6261.

Online: morro-bay.ca.us



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