



City of Frankfort

Planning and Building Codes: Neighborhood Presentation



WHY ARE WE DOING THIS?

- Provide a better service
- To provide better knowledge of our department/process
- Increase compliance
- To hear what is important to you – in your neighborhood
- To try to make code or policy changes based on your comments.



CODE ENFORCEMENT SECTION :

- **Property Maintenance Code :**
 - **Exterior yard area**
 - high grass, vehicles/trailers parked on grass, rubbish, white appliances, registered vehicles, furniture, junk vehicles.
 - **Exterior of structure**
 - broken/boarded windows, gutters, roofs, siding, stair/porch railings, foundation, address posted
 - **Interior of structure**
 - smoke detectors, pest infestation, working windows/doors/locks, , heat/cooling systems, sanitary/health
 - **Rental Inspections**
 - Prior to leasing/occupying rental units – all of above.



COMMON PROPERTY MAINTENANCE CODE

COMPLAINTS/VIOLATIONS:

- **Vehicles/trailers/boats parked on grass yard**
 - Not PMC if in public right-of-way/ 2 tire on street
- **Vehicles don't move, not registered – junk**
 - Not PMC if in public right-of-way, registered, stored in side
- **Roof, gutters, drainage**
 - Not PMC if street drainage, permit is issued and valid
- **Rubbish/trash in yard**
 - Not PMC if cans out by street all week, trash bags stored in driveway, personal items laying about in yard (ie lawn tractor, ladders, children toys.
- **Broken windows, unsecured building, boarded up**
 - Not PMC if boarded are 1/2 inch thick, painted to match and removed within 12 months
- **Grass over grown and needs weed eating**
 - Five (5) day notice then scheduled with city contractor.



PLANNING SECTION:

- **Zoning:**

- Setbacks, uses permitted or conditional, parking, flood zone, historic, landscaping, signage, subdivision standards, cell tower
- Planning Commission, Board of Zoning Adjustment, Architectural Review Board
- Zone Map Amendments, Modifications of Standards, text changes

- **Development :**

- Plan review for compliance with zoning, subdivision regulations, comprehensive plan, environmental - sink holes/flood, signage, access management, traffic analysis – technical review team
- Planning Commission, Landscape Committee,

- **Permits:**

- Building Permits – Review permits for compliance with above
- Zoning Permits - \$5.00 – Fences, sheds, driveways

- **Business Licenses:**

- Received from Finance – review for compliance to above



RECOMMENDATIONS:

- Resist removing furniture found on side of street – especially from rental homes or apartments.
- Wrap furniture in plastic (mattresses, chairs, sofas) when discarding them at curb.
- Remove refrigerator doors when discarding them.
- Talk with your neighbors – offer to help them to care for their property or correct violations, before City intervenes.
- Start a neighborhood watch – City Police can help.
- Ask to see their city business license from anyone doing work on your property.
- Obtain a permit before you purchase a shed, order a new/replacement fence, or start building a deck.
- Before you start a home business or daycare, obtain a City licenses
- Post your street address on your building - not just your mail box



HOW CAN WE SERVE YOU BETTER?

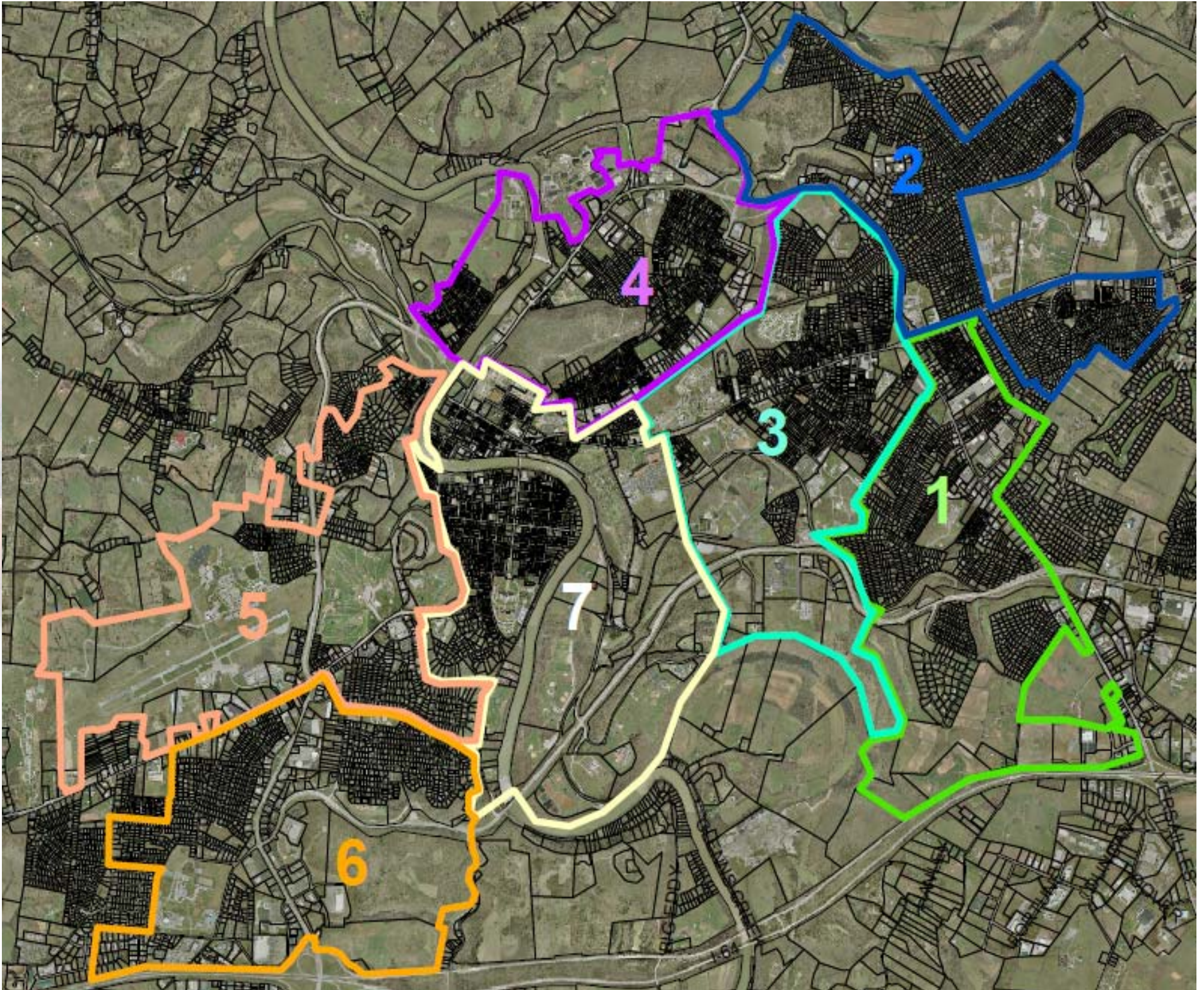
- Meeting in your neighborhood
- Seeking suggestions and feedback
- Suggestions will be noted
- Surveys may be completed
- Results will be made public / posted on web
- City ordinances / policies may be amended.
- **OUTCOME** – better service!

YOUR COMMENTS AND QUESTIONS

- Thank You



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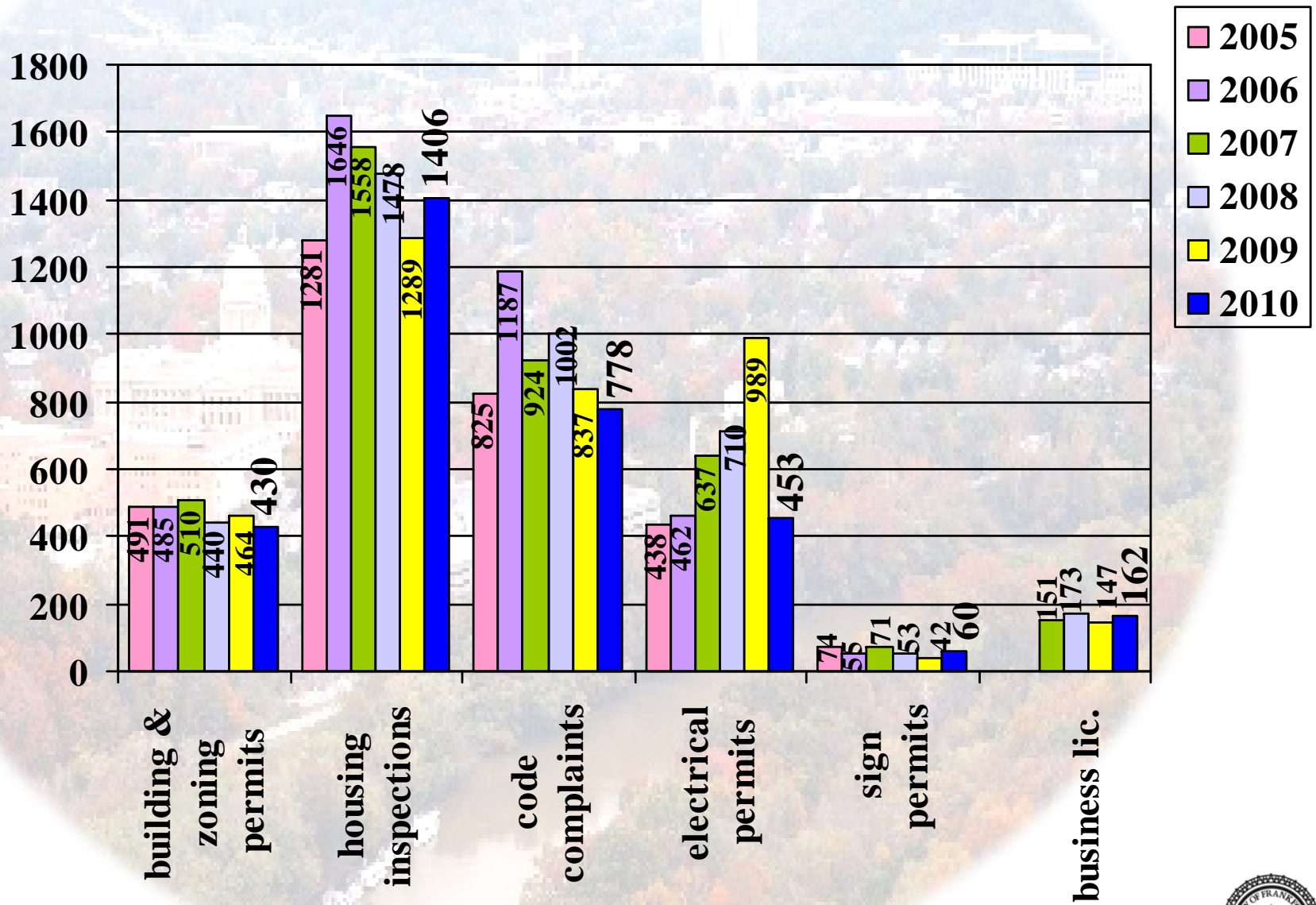


CONTACT INFORMATION

- **City Hall: 875-8500**
- **Code Enforcement: 352-2095**
- **Planning: 352-2094**
- **Building/Electric: 352-2094**
- **Public Works: 352-2088**
- **Sewer Dept.: 875-2448**
- **Dispatch: 875-8582**
- **Animal control: 320-1301**
- **Police: 875-8523**
- **Finance: 875-2078**
- **County Planning: 875-8701**



2005-2010 SUMMARY PERMIT/INSPECTION COMPARISON:



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