

DEAR NEIGHBOR:

We encourage you as a resident of the City of Black Jack to become involved in your community. We need your help in maintaining and improving our homes and neighborhoods, to make our city more attractive and a better place to live.

City Hall often receives complaints regarding things such as high grass and weeds, trash accumulation, trash containers left out after pickup, dead trees, accumulation of leaves, derelict vehicles, vehicles parked over the sidewalks, buildings in disrepair and animals running loose. Please review this basic checklist of exterior appearance and safety items, which are a part of the Black Jack residential exterior code. In addition, items are included from other sections of the City of Black Jack Code of Ordinances and the ICC National Property Maintenance Code, which are common causes of complaints. Property owners and residents are subject to citations and fines for failure to comply with these codes or correct code violations.

CONTACT US:

Phone: (314) 355-0400

Fax: (314) 355-4196

BUSINESS HOURS:

Monday through Friday

8:30 a.m. to 5:00 p.m.

WEB:

www.cityofblackjack.com

Take a look around your home, your yard and street and plan for any needed repairs or improvements. Report all violations to City Hall by either calling 355-0400 or visit the City's website at www.cityofblackjack.com and click on the "report a city concern" link.



CITY OF BLACK JACK
12500 OLD JAMESTOWN ROAD
BLACK JACK, MO 63033



Here's a thought.....

"Property Maintenance will increase and maintain your property value"

**CITY OF
BLACK JACK**

**CODE
ENFORCEMENT
GUIDELINES**

EXTERIOR APPEARANCE & SAFETY ITEMS:

All exterior property areas must be maintained in a clean and safe condition, free from any accumulation of trash, garbage, lumber (wood piles), tires and debris.

All of the following items must be kept in sound condition and good repair:

- *doors, windows and screens*
- *roofs, guttering and downspouts*
- *brick, siding and shingles*
- *soffits, trim and fascia*
- *porches, decks, patios and stairs*
- *sidewalks and driveways*
- *fences and retaining walls*
- *accessory structures*
- *chimneys and towers*
- *overhang extensions*
- *decorative features*
- *handrails and guardrails*
- *mailboxes*
- *yard lamps*

ANIMALS:

Pets (dogs and cats) must have rabies shots and must not be allowed to run loose.

Pet waste shall be picked up and properly disposed of.

TREES & SHRUBS:

Dead or dying trees and shrubs must be removed. All low hanging branches above the street and sidewalks must be cut and maintained for proper visibility. All loose and fallen branches must be properly disposed of.

GRASS & WEEDS:

Grass and weeds must not be allowed to grow in excess of **seven (7) inches**.

Grass clippings or leaves must be properly disposed of and not accumulate on property.

TRASH SERVICE:

It is against the law to litter by throwing paper, glass, cans, or any type of litter on public or private property.

All households must subscribe to trash service with the waste hauler under contract with the City. Trash must be stored in containers with watertight, close fitting lids.

Trash containers must be stored behind the building line until pickup day, placed at curbside no earlier than 6:00 pm the day before pickup and removed no later than 6:00 pm on the day of pickup.

PARKING:

Parking of derelict vehicles is prohibited.

Parking across the sidewalks is prohibited.

Parking on the city streets between 2 am and 6 am is prohibited.

Parking of construction vehicles, semi tractor trailers and recreational vehicles in excess of 13000 pounds or 23 feet is prohibited on any driveway, roadway or grass area within the city limits.

POSTING OF SIGNS:

Posting of any type of sign on utility poles, traffic sign poles or any public or private property other than your own property is prohibited.

PERMITS:

Any plumbing, electrical or mechanical work, alterations or additions to your home requires permits issued from St. Louis County Public Works Department.

Inspections and occupancy permits are required whenever there is a new owner or tenant. Any other changes, marriage, divorce, birth or death requires an update to the existing occupancy permit.