

Code Enforcement

Code Enforcement seeks compliance with city ordinances pertaining to maintenance, sanitation, rehabilitation, conservation and safety of existing residential and commercial properties, such as: high weeds and grass, junked vehicles, cars parked in yards, etc...

The City of Bryant codes are intended to benefit everyone while making our neighborhoods a better place to live, work, and play. Compliance with these standards can reduce vandalism, deter crime, maintain property values, and prevent deterioration of your neighborhood.

Compliance within the City of Bryant

Citations (tickets) are issued when an individual fails to comply with a city ordinance. The individual may plead no contest or guilty and pay a preset fine, or he or she may plead not guilty and request a court date. Defendants may choose a trial by judge or by jury. Code violations are Class C Misdemeanors that can result in fines only. Defendants are not jailed for code violations. However, failing to make an appearance in court as instructed in the citation can result in a failure to appear charge and a warrant for the defendant's arrest. An individual can be found guilty of failing to appear even if found innocent of the initial violation in which he or she was charged. Most ordinances carry a \$1- \$100 per day fine. Code Enforcement's objective is to obtain voluntary compliance through community education and by appealing to civic duty. Citations are issued as a last resort and are easily avoided through responsible action. In almost all circumstances, an inspector's first course of action is to give some type of written notice to the owner or person in control of the subject property.

What code violations represent the most calls?

- Annual growth of grass/weeds (not shrubs or trees) that are too tall
- Health violations
- Junked or Abandoned Inoperable vehicles
- Parking on unimproved surfaces

At what point can action be taken on grass/weeds?

Annual growth of grass/weeds may not exceed 6" in height. As a general rule, close to 50% of a yard or lot must meet this standard.

What is a health violation?

Health violations include items outside, not intended for outdoor storage, i.e., cloth, cardboard, furniture, limbs, boards, household appliances and stagnant water. Exterior storage of such items creates habitats for rodents and insects.

How do you determine if a vehicle is inoperable?

A junked, abandoned, or inoperable automobile is defined as an motor vehicle incapable of starting or moving under its own power, or one damaged to the extent that it cannot be started or move under its own power, or any vehicle incapable of being licensed under the laws of the State of Arkansas, or one that has not been moved for a period of one month from its present position, or that has not been moved for one week if parked in a city street or right of way. Failure to comply with a notice of violation results in citations being issued.

If I live in an area where driveways have always been gravel, will I be in violation if I park my car on the gravel?

No. Existing gravel driveways are acceptable parking locations. However, it is not okay to expand the gravel to provide additional parking spaces. Additional spaces must be paved.

What can I do about unwanted Solicitors?

You may fill out a “No-Solicitation Request Form” with the Code Enforcement Division located in the Bryant Municipal Office Complex. The physical address is [210 S.W. 3rd Street](#), and the phone number is [\(501\) 847-5559, Ext. 236 or 212](#).

The hours of Solicitation are 9am to 9pm, seven days a week. Flyers, schools, charity organizations, and religious groups are exempt from the “No-Solicitation Requests.” If you encounter a solicitor without a permit, you should immediately report them to the police department so they may be reprimanded. [Please call \(501\)-847-0211 Ext.100 for Dispatch to report solicitors in violation.](#)

What are types of Commercial Violations?

Code Enforcement is responsible for the exterior maintenance of commercial property. Common violations include:

- Overflowing dumpsters
- Inadequate parking for those with disabilities
- Unclean premises
- Improper land use/Zoning Issues
- Certificate of Occupancy violations

Is a permit required to have a Garage Sale?

Garage sales may be conducted not more than twice per calendar year and not to exceed three (3) consecutive days. Permits are not required.

The City allows temporary garage sales directional signs* as long as they adhere to the following guidelines:

1. **Size:** Signs shall not exceed 24"x 30" in size and shall not exceed three (3) feet in height when measured from the ground to the top of the sign.

2. Location:

- a. Signs shall not be closer than 40 feet to a street intersection.
- b. Signs must be placed behind sidewalks. Where there is no sidewalk, signs must be placed no nearer than three (3) feet from the street curb or edge of pavement.
- c. Signs shall not be placed in a motorist's "visibility triangle" as defined in the Streets Ordinance. Generally, signs must not restrict motorists' visibility.
- d. Signs shall not be placed more than three (3) miles from the subject property.
- e. Signs shall not be placed in any State right of way.
- f. Signs shall not be placed within any street median.
- g. Signs shall not be placed on utility poles or fixed objects within the City right of ways.

*It is the responsibility of the person placing the sign to secure permission of the adjacent property owner before placing a sign. It is also their responsibility to remove the sign as described above.

Substandard Structures

Code Enforcement has responsibility for identifying and eliminating substandard and dangerous structures. The City works with owners to ensure that vacant structures are maintained in safe condition. Dangerous buildings must be rehabilitated or demolished by the owner. Owners are notified of the problem and given time to make corrections. If the property remains in violation despite all efforts, including the issuance of citations, staff will request a hearing before the City Council. This body, after hearing the evidence, can order the City to demolish the building and bill the owner. A lien will be placed on the property if the owner fails to reimburse the taxpayers.

Unclean Premises

Code Enforcement Division works to eliminate public nuisances including unclean premises.

"Any property, public or private, any yards, lots, alleys, stables, pens, cellars, vaults, drains, pools, wells, cisterns, privies, sewers, grounds, premises, or buildings of any character, containing accumulations of litter, refuse, garbage, rubbish, junk, dead carcasses, decaying flesh, fish, fowls, vegetables, stagnant water, or other stagnant fluids, flammable liquids, slops, trash, or other deposits or substances of any and every character, which are like to or do become unwholesome, filthy, unsightly, offensive, or unsanitary or likely to create or engender disease."

Individuals who fail to maintain a clean property can pay up to a \$100 fine in municipal court in accordance with Ordinance Number 2005-13.

How do I make a complaint about a code violation?

Call Code Enforcement at [847-5559](tel:847-5559), ext. 268 or ext. 236.

Email the Action Center at dsmith@cityofbryant.com or ghuggs@cityofbryant.com or lking@cityofbryant.com