

City of Beverly Hills Municipal Code

Section 5-7-4: Conditions Prohibited on Premises

The following conditions do not comport with a safe, clean, orderly, sanitary and aesthetic condition on premises and are prohibited by section 5-7-3 of this chapter:

- A. Buildings which are abandoned, boarded up, partially destroyed, or partially constructed or uncompleted buildings after building permits have expired;
- B. Buildings with deteriorating or peeling paint which allows the exterior building coverings to deteriorate or allows the effects of sun or water penetration so as to cause decay, dry rot, warping, or cracking;
- C. Broken windows, doors, attic vents, or under floor vents;
- D. Improperly maintained landscaping which is visible from streets, including, but not limited to:
 - 1. Lawns with grasses in excess of six inches (6") in height;
 - 2. Untrimmed hedges;
 - 3. Dying trees, shrubbery, lawns, and other desired plant life from lack of water or other necessary maintenance; and
 - 4. Trees and shrubbery growing uncontrolled without proper pruning;
- E. Overgrown vegetation which is unsightly and likely to harbor rats or vermin;
- F. Dead, decayed, or diseased trees, weeds, and other vegetation;
- G. Trash, garbage, or refuse cans, bins, boxes, or other such containers stored in front or side yards visible from public streets and rear yards;
- H. Lumber, junk, trash, debris, or salvage materials maintained upon any premises which are visible from a public street, alley, or adjoining property;
- I. Abandoned, discarded, or unused furniture, stoves, sinks, toilets, cabinets, or other household fixtures or equipment stored so as to be visible at the ground level from a public alley, street, or adjoining premises;
- J. Premises having a topography, geology, or configuration which, as a result of grading operations or improvements to the land, causes erosion, subsidence, unstable soil conditions, or surface or subsurface drainage problems or potentially injurious to adjacent premises;
- K. Abandoned, wrecked, dismantled, or inoperative automobiles, trailers, campers, boats, and other motor vehicles which are accumulated or stored in yard areas;

- L. Oversized vehicles parked or stored in required setbacks or yard areas. For the purposes of this section, "oversized vehicle" shall mean any vehicle exceeding eighteen feet (18') in length, and eighty four inches (84") in width, and eighty four inches (84") in height and any non-passenger vehicle that is licensed by the state of California as a commercial vehicle. "Oversized vehicle" shall not include passenger vehicles, such as sport utility vehicles, whose dimensions do not exceed twenty three feet (23') in length, eight feet six inches (8'6") in width, and eight feet six inches (8'6") inches in height.
1. Exception: Notwithstanding the foregoing, an oversized vehicle may be parked or stored in a side or rear yard on a paved surface, provided such yard is completely screened with a solid fence or wall at least six feet (6') in height. Further, an oversized vehicle may be parked or stored in the front yard area on an approved paved surface for no more than forty eight (48) hours in any thirty (30) day period. The director of community development may issue a permit for the parking or storage of an oversized vehicle in excess of forty eight (48) hours when:
 - a. Such oversized vehicle is owned or under the lawful control of a guest of the subject property; and
 - b. Such guest resides fifty (50) or more miles away from the subject property. Said permit shall expire ten (10) days from the date and time of issuance. No more than one such permit shall be issued at a property within a six (6) month period;
- M. The accumulation of dirt, litter, or debris in vestibules, doorways on the premises, or adjoining walkways;
- N. Mounds of soil, dry grass, weeds, dead trees, tin cans, abandoned asphalt or concrete, rubbish, refuse, or waste or other unsanitary material of any kind;
- O. Building exteriors, walls, fences, driveways, or walkways which are cracked, broken, defective, deteriorated, in disrepair, or defaced due to any writing, inscription, figure, scratch, or other marking commonly referred to as "graffiti", which is subject to the provisions of Chapter 9 of this title;
- P. Any unsightly, partly completed, or partly destroyed buildings, structures, or improvements in the city which endanger or injure neighboring properties or the public health, safety, or general welfare;
- Q. Any tree which overhangs a street, alley, sidewalk in such a manner as to cause an obstruction to any person using such street, alley, or sidewalk;

R. Any other condition which adversely affects the public health, welfare, and safety. (1962 Code §§ 5-5.102, 5-5.103(b), 7-2.02; amd. Ord. 05-O-2464, eff. 3-18-2005; Ord. 06-O-2510, eff. 12-22-2006).