

The most common Code Enforcement violations

Tall Grass and Weeds §500.090 (302.4 IPMC)

All exterior premises shall be maintained free from grass, weeds, and plant growth in excess of seven (7) inches. All undeveloped and agricultural land shall be maintained free from grass, weeds, and plant growth in excess of sixteen (16) inches. Property owners are required to keep all areas from their property line to the curb free from tall weeds and grass.

Weeds are defined as all grasses, annual plants, and vegetation other than trees or shrubs (Ex. Dandelion, ground ivy, ragweed, bindweed, broadleaf plantain, pokeweed, clovers, etc.).

Cultivated flowers and garden vegetation are not considered weeds.



Trash, Rubbish and Debris §500.090 (308.IPMC)

All exterior premises shall be free from any accumulation of trash, rubbish and debris.

This includes but is not limited to waste, refuse, debris, dirt, dry grass, dead trees, tin cans, paper, waste material of every kind. Also included are abandoned or broken equipment or machinery or parts thereof, building materials not currently being used, appliances, household furnishings or equipment, tools, machines, garbage cans, packing boxes, broken or discarded furniture.



Inoperable and Unlicensed Vehicles §500.090 (302.8 IPMC)

No inoperative or unlicensed motor vehicle shall be parked, kept, or stored on any property. No vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled.

A vehicle that cannot be driven upon a public street for reasons including but not limited to: wreckage, abandonment, flat tires, expired registration, missing license plates, on jacks or blocks, etc. Tarps are not acceptable vehicle covers and are not allowed.



Protective Treatment §500.090 (304.2 IPMC)

All exterior wood surfaces shall be protected from the elements of decay by painting or other protective covering or treatment. All surfaces that are peeling, flaking, chipping, weathered, fading, etc., should be eliminated and repainted.



Premise Identification §500.090 (304.3 IPMC)

Buildings shall have address numbers placed in a position to be plainly legible and visible from the street fronting the property. These numbers shall be Arabic numerals or alphabet lettering, be a minimum of 4 inches in height 0.5 in width and color contrast with their background. The identity of the property is important as it assist emergency personnel, delivery drivers, letter carriers, etc., with locating the correct address. The pictures below represent properties in compliance.



Sidewalks and Driveways §500.090 (302.3 IPMC)

All sidewalks, walkways, stairs, driveways, parking spaces, and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. Sidewalks shall be free of cracks, dips, unevenness, breaks, etc.



Fences §500.090 (302.7 IPMC)

All exterior fences shall be maintained structurally sound and in good repair. Fences shall not lean, have broken slats, missing pickets, large holes, etc. Permits are required to build a fence on the property. The link to the permit applications are below.

[City of Smithville Building Permits](#)



Accessory Structures §500.090 (302.7 IPMC)

All accessory structures, including but not limited to: garages, sheds, carports, barns, pergolas, green houses, cabanas, boat houses, pool houses, etc, shall be maintained, structually sound and in good repair.



Backyard Hens § 240.010

Smithville residents may house up to a total of 10 hens in their backyard with a permit.

Roosters are not allowed in Smithville city limits. Hen coops must be 50 feet from neighboring residence, in good repair, have absorbent ground cover and must be replaced on a continuous basis to eliminate odor. Coops must also have adequate lighting and ventilation. The examples below represent coops in compliance. Please use this link to obtain backyard hen permit:

[Backyard Hen Permit Application](#)



Oversized Parking § 400.370 (D.1)

None of the following shall be permitted: Outdoor storage or overnight parking in a residential district of trucks or buses having capacity of more than one (1) ton excluding pickup trucks and recreational vehicles as defined in [Section 400.360](#).



Please visit our website at <https://www.smithvillemo.org/> or contact Keowa Norton, Code Enforcement Officer at 816-532-3897 if you have any questions.

Do you see code violations or have concerns? Report a concern by following the link below. All reports will remain anonymous. [Report a concern](#) .