

Property Standards

Some common code compliance violations are:

High Grass and Weeds are unsightly and pose a fire hazard, as well as a health hazard, by harboring mosquitos, snakes, rats and rodents. Residents and/or property owners are responsible for maintaining their lawns (a violation occurs when grass and weeds exceed 10 inches in height). For any property of two acres or more, property owners are responsible for mowing the first 100 feet adjacent to the public right-of-way or property line of adjacent property. (Benbrook Municipal Code [BMC] Title 8, Chapter 8.08.010)

Fences must be maintained by property owners. Any eight-foot section of fence that is more than fifteen degrees out of vertical alignment or has ten percent of its pickets or structural elements damaged, missing, or rotted is in violation of City Code. Fences that exceed 30 inches in height and are visible from a public street, right-of-way, public park, or other City-owned property, or any fence over 6 feet tall, requires a permit. (BMC Title 17, Chapter 17.96.030)

Vegetation such as trees, shrubs, and bushes must be kept trimmed so as not to obstruct the view of motorists or pedestrians using public streets, sidewalks, and alleyways. Overgrown vegetation is not only unsightly, but also obstructs clearance for emergency vehicles. (BMC Title 12, Chapter 12.08.020)

Residential Refuse and Recycling Collection is provided by Republic Services. Residents are required by ordinance to use Republic Services. Refuse/Recycling is collected once per week, on Wednesdays, and must be placed curbside by 7:00am, and not before 5:00pm on the Tuesday night prior to trash day. A second garbage collection is available on Saturdays using the yellow bag program. (BMC Title 8, Chapter 8.04)

Litter, Junk, and Rubbish accumulation is unsightly and unsanitary. Residents are responsible for keeping their property, including all adjacent parkways and alleyways, free of litter and debris, including trash, garbage, junk appliances or machinery. (BMC Title 8, Chapter 8.08.010)

Junked Vehicles are not permitted on private property. A junked vehicle is defined as a vehicle that is self-propelled and does not have lawfully attached to it an unexpired license plate/decal or a valid vehicle inspection decal; or is wrecked, dismantled or partially dismantled or discarded; and has remained inoperable for 30 days. A junked vehicle is considered a public nuisance if it is visible from a public place or right-of-way. (BMC Title 10, Chapter 10.44.020)

Household Hazardous Waste should be disposed of properly to avoid contamination of soil and water supplies. The City of Benbrook encourages residents to take household hazardous waste items to the Fort Worth Environmental Collection Center (817-393-EASY) for proper disposal. This is a free service for Benbrook residents (be prepared to show proof of residency). The City also hosts periodic hazardous waste collection events each year.

Home Occupations are permitted in most residential zoning districts within Benbrook so long as they are incidental to the primary use of the dwelling unit. No outdoor storage of materials, goods, supplies, or equipment is allowed, and no signs advertising the home occupation are allowed on the premises. If you want to operate a business from your home, please contact the Community Development Department at 817-249-6005 to ensure your business complies with the home occupation ordinance. (BMC Title 17, Chapter 17.08.020)

Garage Sales and garage sale signs do not require a permit. A resident may conduct up to two garage sales per year. One garage sale sign may be placed on private property, avoiding the public right-of-way (approximately 10 feet from the curb). Additional signs may be placed on a neighbor's property with property owner's permission, avoiding the right-of-way. Signs placed on public street lights, utility poles, trees, hydrants, or street signs are prohibited and may be removed by City officials. (BMC Title 17, Chapter 17.32.03 and Chapter 17.92)

Parking Vehicles, Recreational Vehicles, and Trailers on Grass is prohibited. Vehicles must be parked on a concrete or asphalt surface not less than 9x18 feet. (BMC Title 17, Chapter 17.88.150)

Compassion-Based Code Compliance

The Code Compliance Department works to resolve code violations quickly, fairly, and reasonably. Many common code violations such as overgrown grass, trash and rubbish accumulation, or junked vehicles are resolved through notice to residents of a violation. However, some residents may be unable to correct a violation because of a physical or financial hardship.

Compassion-Based Code Compliance connects local volunteers with residents in legitimate need of assistance with property clean-up, maintenance, small repairs, or beautification projects. Individuals, churches, schools, businesses, civic and non-profit groups are encouraged to participate in this volunteer effort. If your group would like more information, or if you are a resident in need of assistance, please contact Code Compliance at 817-249-6078.