

## **BUILDING AND ZONING CODE ENFORCEMENT**

The following rules and regulations are in effect to keep Mauldin clean, attractive, and safe:

- All garbage must be kept in leak-proof containers with close fitting lids.
- Swimming pools must be kept clean, sanitary, and in good repair, and a 4 foot tall fence or other physical barrier must be maintained to prevent accidental drowning.
- The yard must be kept free from accumulations of trash, rubbish, tires, auto parts, inoperable motor vehicles, tree branches, yard waste, used building materials, boxes, cans, glass, or other waste material.
- All motor vehicles parked or stored in a residential district must display a valid license plate or be kept inside a fully enclosed building.
- Grass, weeds, or rank vegetation may not exceed 10 inches in height.
- Detached accessory structures such as carports, garages, or sheds must be located in the rear yard of the house and must be located at least 5 feet from side and rear lot lines.
- Attached accessory structures must meet the same setback requirements as the house.
- No sign may be posted at any location other than at the location of the business, event, or occupancy.
- No filling or grading is allowed in a designated flood hazard area without an engineer's certification that the work will not have any adverse impact on any adjacent properties.
- No businesses are allowed in a residential district except those specific "Home Occupations" listed in the Zoning Ordinance. For further information please contact our office.
- No land clearing activity, other than at a single family dwelling, may occur without a grading permit and tree survey. No historic tree, which is defined as one which is at least 30 inches in diameter at chest height, may be removed without the express consent of the Mauldin City Council.
- Storm water detention facilities which are designed for the "100 year" storm are required for all land development other than construction of a single family dwelling.

Please keep in mind that the city cannot enforce Subdivision Restrictions or Covenants, as these are contracts between the developer of a property and any subsequent owners of the property. Enforcement of a restriction or covenant is accomplished by a civil suit in the courts, and since the city is not a party to this contractual obligation, it cannot be a party to the suit.