

## Contacts

**City of Gladstone  
Community Development**

7010 N Holmes St  
Gladstone, MO 64118  
(816) 436-2200

**Animal Control**  
(816) 436-1810

**Clay County Public Health**  
(816) 595-4200

**Clay County Senior Services**  
(816) 455-4800

**Code Enforcement & Permits**  
(816) 423-4111

**Donate Cars**  
(800) 237-5714

**Fire Marshal**  
(816) 423-4081

**Household Hazardous Waste**  
(816) 784-2080

**Planning & Zoning**  
(816-) 423-4110

**Public Safety (non-emergency)**  
(816) 436-3550

**Public Works**  
(816) 436-5442



*This brochure is provided for informational purposes  
and in no way substitutes for or overrides the codes  
and policies formally adopted by the City of Gladstone.*

Revised 1/2020

## Property Maintenance & Nuisance Guidelines (Residential)



The City Of Gladstone is committed to maintaining quality neighborhoods and an excellent community environment, which is an expectation of our residents. We know that achieving this goal relies on the cooperation of everyone within the community. Keeping Gladstone, a great place to live is the responsibility of every resident. It is a responsibility that goes beyond basic ordinance requirements, reaching instead to a higher community standard that will reduce crime and increase the livability and property values of our neighborhoods. The City's Property Maintenance Regulations provide minimum requirements pertaining to all premises and structures. Its intent is to ensure the public health, safety. And well-being of those who choose to reside here.

The **City's Property Maintenance & Nuisance Regulations** provide minimum requirements pertaining to all premises and structures. Its intent is to ensure public health, safety and welfare as affected by the continued occupancy and maintenance of structures and premises. Visit the City's website to access the entire text of the City Code.



[www.gladstone.mo.us](http://www.gladstone.mo.us)

## Code Compliance Process

**How to Report a Code Violation** Code violations can be reported by phone, walk-in, or on the Gladstone City website. Reports are anonymous. In all cases, the **complete address** of the property being reported must be provided. In some cases, the Residential Relations and Maintenance Coordinator may need to enter your property to view violations in the backyard of a neighboring property.

**By phone** Code Violations can be phoned in to:  
**Community Development Department**  
**816-423-4111**

**Walk-in** The Community Development Department is located at:  
**7010 N Holmes Street**  
**Gladstone, MO 64118**

**Online** | Visit the City website at: [www.gladstone.mo.us](http://www.gladstone.mo.us). From the Residents drop-down tab, select **“Code Violation Request Form”**. Complete the form and hit the submit button at the bottom of the page. A member of Community Development will respond to your report within 24 hours.

**How does a complaint get handled** Code Compliance must provide due process when requiring abatement of violations.

The Residential Relations & Maintenance Coordinator must:

1. Verify a violation exists.
2. Issue a written notice to the property owner/resident by letter and/or sign in yard with a compliance date.
3. If violation exists upon re-inspection, a 2nd notice may be written and/or court summons.
4. Continued non-compliance may result in a

## Property Maintenance/Nuisance

**Composting** Each property may have one covered bin. The maximum size is 600 cubic ft./4' in height. It must be located in backyard 5' from any property line.

**House Numbers** The address shall be legible and visible from the street. Address characters shall be a contrasting color from the house. Numbers/letters shall be Arabic and each character shall be not less than 4" high.



**Minimum Housing Standards** | All wood decks, siding, shingles, roof coverings, railings, walls, porches, doors, gutters, windows, screens and any other exterior parts of residential structures must be maintained and weather-tight, rodent proof, sound condition, and in good repair.

**Open Storage** Unsheltered storage of personal property is prohibited. This includes abandoned, discarded or unused objects or equipment of any kind, appliances, vehicle parts, tires, scrap metal, toys in disrepair, furniture and barrels as well as firewood (unless neatly stacked in back yard), and landscaping, lumber or building materials (unless being used in a current project).

**Rubbish/Garbage** All exterior property and premises shall be free from any accumulation of rubbish, garbage, litter and debris that have been thrown away and that are lying on the ground.

## Property Maintenance/Nuisance

**Vehicles** No inoperative or unlicensed vehicles shall be parked, kept, or stored on any premises, except as provided for in other regulations. Vehicle repair of any kind is not allowed, except as provided for in other regulations. Vehicles may not be parked on the grass or block the city sidewalk.

NOTE: If the vehicle parked on street is inoperative or not currently licensed, call the Traffic Desk (Public Safety) at 423-4048 to report.

**Vehicles for Sale** Only one vehicle may be for sale at any time. Vehicles must be parked on a paved surface. Vehicle sales are limited to four per calendar year.



**Yard Maintenance** Weeds/grass growth should not exceed 7 inches. Diseased or dying trees/shrubs must be removed. Trees/Shrubs/Vegetation may not obstruct the street view or city sidewalk. Blowing/raking/dumping leaves or grass clippings into the street, ravine or stream is prohibited. No burning of tree limbs or yard waste is allowed. Poison ivy/oak/sumac/thistles must be removed.

*\* Non compliance may result in contractor abatement with a tax lien or additional real estate tax placed on the property.*