



AUTOMOBILE REPAIR IN A RESIDENTIAL DISTRICT A PROBLEM COMMONLY MISUNDERSTOOD

City of Newark residents live in residential zones for the most part. Residents working on their vehicles are generally not a problem. In these residential zones, there are varying levels of residential density (dwellings per acre). The denser the area is by zoning restrictions, concerns of privacy, public nuisance activity (often code violations), criminal activity and other issues generate code violation concerns and reports to the local government. These residential zones, like all zones, have permitted uses, which do not include any kind of neighborhood disruptive commercial activity. Complaints are usually driven when non-occupants view of the subject property (neighbors, visitors, government officials, etc.). The activity these non-occupants witness seem to threaten the peaceful and harmonious enjoyment in a residential neighborhood.

- The occupants may be operating business activity because they witness a dramatic increase in pedestrian and vehicular traffic with repeated turnover.
- There is an increase in activity and noise at varying and odd hours of the night and day, weekdays, and weekends.
- There is evidence of code violations at the residence like: signage; vehicular parking on areas not paved with asphalt or concrete; inoperable/abandoned/dismantled/wrecked/unlicensed vehicles on the property; junk/trash/debris/unused equipment; inadequate property maintenance as in landscaping, paint, and other weatherproofing.
- There may be no real business activities at the location, but it is suspected and objected to, because these activities and conditions created lots of negative attention to this location.

If you have received any communication regarding business activity or an unpermitted use at your residence, please review the activities and conditions in relation to this communication. If any of those activities are happening and/or these conditions exist, consider some immediate adjustments at the property to prevent code enforcement actions and other negative attention.

If you (and/or other associated responsible parties) fail to comply, the incident may result in consequences including, but not limited to administrative fines, criminal prosecution, civil abatement, civil injunction, clouded property title, lien, special assessment, receivership, or other legal actions. Any City costs for abatement of code violations are recoverable through legal processes.

If you have questions regarding this information, please contact City of Newark Community Preservation Division at 510.578.4330 or compres@newark.org.

