



COMMERCIAL PROPERTY AWARENESS

The City of Newark is interested in business and property owners showing our commercial areas with clean, orderly, well-maintained properties. All business owners, commercial property owners, and property managers are expected to maintain the appearances of the premises. The purpose of the commercial property laws and guidelines is to prevent the appearance of a blighted and neglected commercial areas, promote property values, promote businesses with complementary uses, prevent crime, and show community pride. Please join your fellow commercial partners in showing our community pride by taking the following actions to improve and maintain the properties where you conduct business, and your customers visit:

Outdoor Storage – For the most part, the outdoor storage should be screened from view with solid walls at least six (6) feet tall. The outdoor storage shall not exceed the height of the screening walls. The open yard areas should not be used for storage of junk, trash, debris, or unused items.

Signage – All signage, whether permanent or temporary, is first subject to review and approval of the Planning Division (planning@newark.org or 510.578.4330). In addition, if there are structural or electrical component to the signage, they are subject to review and approval of the Building Inspection Division (building.inspection@newark.org or 510.578.4261).

Exterior Weatherproofing and Paint - Good quality structures, roofs, siding, doors, windows, stucco, and paint are required to be present and maintained on all commercial properties to provide basic weatherproofing protection from the outside elements, but also be attractive and code compliant.

Vehicle Parking - Vehicles are required to be parked on approved and paved areas. The parking surface and markings need to be maintained to provide safe, orderly, and appropriate traffic flow. **RECREATIONAL VEHICLES MAY NOT BE OCCUPIED OR CONNECTED TO ELECTRICITY, WATER OR WASTEWATER PLUMBING!**

Landscaping and vegetation – All required landscaping should be maintained, cut, trimmed and healthy. Please make sure the vegetation does not grow over public sidewalks and interfere with pedestrian or vehicular traffic.

Exterior lighting – Minimum lighting for security purposes and the prevention of lighting nuisance on neighboring residential properties are provided in the regulations. The Planning Division should be contacted to answer any questions.

Waste and recycling area enclosures – These areas are required to be created and maintained. Please contact the Planning Division.

Certain Uses may require special permits or approvals – Some uses require special approvals and/or carry specific operating rules or regulations. Please consult with Planning Division and/or Building Inspection Division. Examples are: Minor Use Permits, Conditional Use Permits, Building Permits, Certificate of Occupancy, or other special approvals. Most businesses are required to obtain a Business License or open another type of city tax account. Contact The Finance Office at finance@newark.org or (510) 578-4358.

Failure to comply may result in consequences including, but not limited to administrative fines, criminal prosecution, clouding the property title, civil abatement, civil injunction, lien, special assessment, receivership, or other legal actions. Any City costs for abatement of code violations are recoverable through legal processes.



