

LIVING GROUP CODE OF CONDUCT FOR GOOD NEIGHBORHOOD RELATIONS (THE GOOD NEIGHBOR POLICY)

1. Preamble

The City of Davis, through planning efforts, has endeavored to maintain a small town atmosphere. As such, students and living groups have been incorporated into the neighborhoods and have not been segregated into "student only" neighborhoods. Therefore, inasmuch as student housing is incorporated into existing diverse residential neighborhoods, the potential is present for several types of conflict. The intent of the Good Neighborhood Policy is toward the development of positive relations and should not be interpreted as encouraging expansion into existing neighborhoods. Therefore, be it resolved that the City/UC Davis Student Liaison Commission, Interfraternity Council, Panhellenic Council, and other student living groups:

Recognize the residential character of neighborhoods in which living groups are located.

Support the community's desire to keep neighborhoods desirable places to live.

Support the concept of self-governance for neighborhoods and living groups.

Living Groups Defined:

Section 40.01.010 of the City Zoning Ordinance defines Living Groups as follows:

Organized living groups are organizations, clubs, or associations (such as fraternities, sororities or co-operatives) that are in good standing with the university and include as a principal purpose the sharing of a residence by members. A residential facility may be considered an official headquarters for an organized living group when:

- (1) It is used as a residence for four or more members, and one of the following:
 - (A) It is used as a site for meetings, membership recruitment, or social activities for the organization, or
 - (B) Any one of the following uses of the facility occurs:
 - i) Use as the organization's official mailing address; or
 - ii) Use of the site for display of organization paraphernalia, such as flags, charters, letters, etc.

II. Guidelines

The City/UC Davis Student Liaison Commission, Interfraternity Council, Panhellenic Council, and other living groups support the following Good Neighbor Policy, pledge to educate members of living groups on its contents and will hold these individuals and living groups accountable to the policy.

Members of organizations are expected to conduct themselves as mature and responsible members of the city and University communities. As such, they are responsible for upholding all state and city laws and ordinances, especially those relating to noise, traffic, parking, zoning, and consumption of alcohol. In addition, as responsible members of society, they are expected to foster an atmosphere which nurtures positive educational pursuits; the development of understanding and tolerance of those with different cultural and political points of view; and an environment that encourages members to be responsible members of the community.

The Code of Conduct addresses the following areas:

- A. Upkeep and beautification.
- B. Traffic safety and parking.
- C. Neighborhood relations.
- D. Alcohol and other drugs.

The following guidelines are consistent with the educational role of organized groups, the rights and needs of all residents, city ordinances, standards of common courtesy, and are directed toward encouraging and maintaining positive neighbor relationships.

(A) Upkeep and Beautification:

Living groups are expected to maintain a safe, clean, and attractive environment for the health and well being of their members, guests, and neighbors. Specifically, the group will:

- 1) Maintain the property in accordance with all fire, health, zoning, and building codes.
- 2) Maintain the property consistent with reasonable standards (including painting, repairs, etc.) and make efforts to improve the property's appearance.
- 3) Dispose of litter, trash, and garbage on a regular basis in an appropriate manner.
- 4) Clean-up should be completed within 24 hours after social functions in order to ensure litter and trash is removed from the neighborhood.
- 5) Maintain lawn and landscaping on a regular basis.

(B) Traffic Safety and Parking:

- 1) Comply with the laws of the City of Davis and the State of California and hold invited guests to the same standard of conduct.
- 2) Give priority to traffic safety and the reduction of parking infractions such as parking in, or blocking neighbors' driveways, public alleys, and sidewalks.
- 3) Require living group officers to educate its members about neighborhood parking restrictions and encourage safe responsible driving.
- 4) Make advance provision for guest parking for social events.
- 4) Recognize that resident parking stickers, where applicable, are limited to the allowable number of live-in members and guests and are not for regular use by non-residents. Reduce use of cars and encourage alternative forms of transportation.
- 5) All residents and guests are prohibited at all times from parking on lawns and other landscaped or unsurfaced areas.

(C) Neighborhood Relations - Living groups will:

- 1) Foster and maintain good community relations and cooperation with neighbors and authorities.
- 2) Be responsible for their conduct and encourage admitted guests to adhere to the same standard.
- 3) Observe quiet hours after 10:00 p.m. (Sunday through Thursday) and 12:30 a.m. (Friday and Saturday).
- 4) Respect the rights of neighbors and follow existing laws and ordinances. All members are to be knowledgeable about the Davis Noise Ordinance and adhere to its requirements. Basics of the Noise Ordinance are listed below. Please refer to Chapter 24 of the Davis City Code for a full description of the Noise Ordinance.

Section 24.02.020 Noise limits.

(a) No person shall produce, suffer or allow to be produced on any public or private property, sounds at a level in excess of those enumerated in Table No. 1, when measured at its property plane or, if on any street or highway, measured at the property plane of the nearest property.

(b) No person shall produce, suffer or allow to be produced on any multifamily residential property, sounds at a level in excess of those enumerated in Table No. 1, when measured inside any dwelling unit on the same property when the doors and windows of the dwelling unit are closed, or twenty feet from the outside of the dwelling unit in which the noise source or sources may be located.

(c) Notwithstanding any other provision of this section, no person shall produce, suffer or allow to be produced any sound on any private or public property, which is audible to a person of normal hearing sensitiveness within any dwelling unit of a residential planned development or residentially zoned property, when the windows and doors of the dwelling unit are closed, except within any dwelling unit in which the sound source or sources are located or which is occupied or controlled by the person controlling such source; unless the permission, either written or verbal, of the occupants of all affected dwelling units has been obtained. During the hours of nine a.m. through ten p.m., Sunday through Thursday, and nine a.m. through twelve-thirty a.m. the following day, Friday and Saturday, such permission shall be presumed to be granted by occupants of all affected dwelling units; provided, that any affected person may withdraw such consent at any time. Such withdrawal of consent may be accomplished by either verbal or written request to the person causing, or allowing, such sound to be made, or by making such request to the city police department who shall then notify the person causing, or allowing, such sound to be made.

Table 1

<u>Land Use</u>	<u>Time Period</u>	<u>Maximum Noise Level (dBA)</u>
Residential	9PM – 7AM	50 dBA
	7AM – 9PM	55 dBA

Section 24.01.030 Violations

(a) Any person violating or permitting violation of any of the provisions of this chapter is guilty of an infraction for each of the first two violations within a period of one year, and upon conviction thereof, shall be punished by a fine not to exceed the fine prescribed in accordance with the provisions of section 36900(b) of the California Government Code, or successor legislation. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such. Any repetition or continuation of any violation, reasonably capable of immediate correction after receipt of written or verbal notice shall constitute a separate offense and shall be punished as such.

(b) Any person violating or permitting violation of any of the provisions of this chapter for the third time within a one-year period is guilty of a misdemeanor, and shall be punished by a fine or, by imprisonment in the county jail, or by both such fine and imprisonment not to exceed the maximum fine and/or imprisonment established in section 36901 of the California Government Code, or successor legislation.

(c) Upon the third confirmed violation of this chapter within a twenty-four-hour period of time beginning on the first notice of violation issued, the police department may take action as necessary to abate the noise violation,

including but not limited to instructing the host to "close the party," physically arresting the host or taking the amplifying equipment as evidence. (Ord. No. 1700, § 1 (part); Ord. No. 1854, § 2; Ord. No. 1955 (part).)

- 5) Take active steps to prevent damage to neighbors property by admitted guests and members.
- 6) Be responsible for damage to neighbors' properties caused by members.
- 7) Be responsible for mediating and resolving neighborhood problems in a timely fashion. Telephone calls will be made before 9:00 p.m. in a mature and civil manner (see guideline #9 below).
- 8) Host a meeting with neighbors living within 300 feet of the house and all other people who have notified the living group of their desire to receive notices at the beginning of Fall quarter and/or with the change of officers to review these guidelines. Copies of notification to neighbors should be sent to the Interfraternity Council, the Panhellenic Council, and the City of Davis Code Compliance Coordinator.
- 9) Prior to the beginning of each academic year, or with change of officers, provide telephone numbers of contact persons (living group officers and alumni advisor) to neighbors living within 300 feet of the house. Additionally, a copy will be provided to the City of Davis Code Compliance Coordinator accompanied with a written statement certifying that the list has been provided to all the surrounding neighbors.
- 10) Notify neighbors within 300 feet (multiple dwellings/manager) and all other people who have notified the living group of their desire to receive notices in writing of organized social events at least three days prior to the function. Notification shall include size and type of event and hours.
- 11) Use amplified sound only in accordance with the Noise Ordinance. Exterior amplified sound in residential areas is discouraged.
- 12) Encourage private security for large functions where alcohol is served.
- 13) Conduct serenades and raids in accordance with IFC/PHC code of conduct and raiding rules.
- 14) Initiate member programs to foster positive attitudes about relations with neighbors, reduction of noise, elimination of alcohol abuse, and elimination of verbal abuse.
- 15) Consider holding large social functions away from the house at facilities of sufficient size to accommodate the crowd, particularly if alcohol will be served.
- 16) Set reasonable limits on the total number of large events per quarter and for the

academic year, particularly when alcohol is served.

- 17) Require, in so far as possible, the President or Vice-President of the living group to live on the premises.
- 18) Negotiate, where applicable, with neighbors regarding hours for basketball courts and limitations on athletic events (see quiet hours in guideline #3 above).

(D) Alcohol and Other Drugs - Members will set good examples and will:

- 1) Observe state and local laws governing alcohol and drug use.
- 1) Develop positive attitudes to combat abuse and encourage moderation. Living group officers should set good examples.
- 3) Not allow illegal drugs.
- 4) Sponsor alcohol and drug education programs including programs by national organizations or campus programs such as 5DRINC.
- 5) Encourage social events where only non-alcoholic beverages are served.
- 6) Provide, at events where alcohol is served, a variety of accessible non-alcoholic beverages.
- 7) Provide non-drinking monitors at all functions where alcohol is served and the names of monitors should be provided to neighbors.
- 8) Educate all members regarding national risk management and insurance policies and hold members responsible where applicable.

III. Annual Review

The City/UC Davis Student Liaison Commission, Interfraternity Council, Panhellenic Council, and other student living groups will conduct annual reviews of the effectiveness of the Good Neighbor Policy. When requested by the living group, City/UC Davis Student liaison Commission, Interfraternity Council, Panhellenic Council, or the City of Davis will assist organized living groups in conducting an annual review which will be directed toward developing positive relationships. The City/UC Davis Student Liaison Commission, Interfraternity Council, Panhellenic Council, and other living groups will assume active roles in providing guidance to living groups and adopt procedures to assure compliance. Greek Conduct Board mediators will be made available upon request when conducting an annual review.

The annual review of the Good Neighbor Policy will be conducted by the City of Davis Code Compliance Coordinator. Complaints may warrant additional review. The department will evaluate the policy to make recommendations for changes or specifications and may take actions

in matters within the department's jurisdiction consistent with the department's stated powers. Those actions may include stricter good neighbor policies.

In the event of violations or problems which cannot be resolved through direct neighborhood communication, complaints involving Interfraternity or Panhellenic member groups will be referred to the Interfraternity Council/Panhellenic Greek Conduct Board. In so far as possible, unresolved complaints should go to the Greek Conduct Board in an expeditious manner. In addition, the City of Davis offers and encourages the use of the City Mediation Services to help resolve neighbor disputes (where both parties agree to attend).

The City of Davis reserves the right at all times to resolve violations of city codes or violations of these guidelines in accordance with the procedures set forth in the City of Davis Municipal Code.

The Good Neighbor Policy outlines the basic tenets of being a responsible member of the Davis community. Additional provisions may be added by individual living groups and their neighbors. Each organized living group shall review and update their Good Neighbor Policy on an annual basis. Copies of the policy will be on file with the Interfraternity Council, the Panhellenic Greek Conduct Board, the Student Affairs Office, the Student Housing Office, and the City of Davis Planning Department.

Adopted by City Council on 5/9/01