

**CODE COMPLIANCE STAFF WILL HELP
ANSWER ANY QUESTION YOU MIGHT
HAVE:**

Call (941) 954-4125, Monday - Friday, 8 AM - 5 PM.

If appropriate action to correct the problem is not taken, there are several possible consequences:

The City can arrange for property to be mowed, or a vacant open structure can be boarded up, the cost is then billed to the property owner, or a Citation can be issued with daily running fines which could result in Liens against the property. If legal action becomes necessary, you will appear before the Code Compliance Special Magistrate to explain your case and ultimately fines and liens may be assessed.

**THANK YOU FOR HELPING KEEP YOUR CITY A
BEAUTIFUL PLACE TO LIVE.**



**The 'Being a Good Neighbor' brochure should not be used in place of existing codes and ordinances. Details of your situation should be reviewed for specific compliance by Code Compliance staff.*



Being A Good Neighbor



Code Compliance
1565 First Street
2nd Floor, Annex Bldg
Sarasota, Florida 34236
(941) 954-4125
www.sarasotagov.com

9/29/09



INTRODUCTION

Neighborhoods and structures in the City of Sarasota require maintenance to stay in good condition as they age. Maintaining good neighborhoods is the cooperation of individual property owners and tenants. The Sarasota City Commission has adopted a standard housing code and other ordinances, which create minimum standards for the betterment of our neighborhoods. These standards protect surrounding property owners and tenants from having property values negatively affected by substandard conditions.

This brochure has been developed to explain some of the City of Sarasota's minimum housing and neighborhood standards. YOU CAN BE A GOOD NEIGHBOR by using the Property Checklist below to evaluate your property.

PROPERTY CHECK LIST-

ALL STRUCTURES:

Repair rotted wood, broken or missing boards, siding or shingles and make all exterior parts weather tight, rodent proof and sound. Exterior must be resistant to water and in good condition. Inspect:

- Exterior walls
- Roof parts including rafters, trusses, soffit, fascia
- Roof coverings
- Railings on stairs, landings and porches
- Fences

Keep housing safe, sanitary, in good repair and sound condition by inspecting both interior and exterior:

- Walls, ceilings, floors
- Plumbing pipes and fixtures
- Windows and screens

- Address numbers are attached and are clearly visible from the street. Residential properties require 4-inch numbers. Commercial properties require 6-inch numbers.
- Insects and rodents are exterminated.

YARD MAINTENANCE:

- Mow the lawn so that grass, weeds or other vegetation is 10 inches or less in height on developed property.
- Mow the lawn so that grass, weeds, or other vegetation is 12 inches or less in height on undeveloped property.
- Mow to the edge of any paved roadway or street.
- Trees over the public right-of-way and sidewalks must be trimmed up to a height of 10 ft.
- Trees over the street must be trimmed to the height of 14 ½ ft. above street surface.
- Fences, walls, hedges up to a maximum of 6 ½ ft in height are permitted in all residential zone districts except in the Laurel Park/RSM-9 zone district, where new fences shall not exceed 4 ft in height in the front yard.
- On a corner lot in any zone district, a fence, wall, or hedge or structure shall not be higher than 2 ½ ft above the grade within a 30-foot triangular area as specified by the criteria within the Engineer Design Criteria Manual.

STORAGE:

- Materials-Outdoor storage of materials not specifically designed for or commonly used outdoors is prohibited.
- Motor Vehicles- Every motor vehicle parked in the City must be operable and must have a current registration and a valid license affixed to it, or it must be moved to a completely enclosed building or removed from the property within three days.

BUSINESS ACTIVITIES:

- Garage sales - Two per calendar year for no more than two consecutive days, between the hours of 7:00 AM and 6:00 PM. Signs must be placed on private property only.
- Home Occupations (any business conducted from your home) must be properly licensed and must meet strict criteria. Contact City of Sarasota Local Business Tax Receipts (Occupational Licensing) at 954-4186.

SOLID WASTE AND RECYCLABLE CONTAINERS:

Solid waste and recyclable containers shall be placed at curb or roadside no earlier than 5:00 PM of the day prior to the regularly scheduled collection and returned to the side or rear yard no later than 8:00 AM on the following day.

JUNK, TRASH, RUBBISH AND ABANDONED ITEMS:

Discarded items that are allowed to accumulate that are valueless, or have only nominal or salvage value and are abandoned or left unprotected from the elements on public or real property are prohibited. Yard waste must be prepared properly for pick up.

Waste Services: (941) 953-6559

RECREATIONAL EQUIPMENT:

Boats, trailers, motor homes, campers etc. may be parked or stored in a rear or side yard but not in the front yard setback area. Please note that homes on corner lots have TWO front yards, and recreational vehicles cannot be parked in the setback area between your home and any abutting street.

SALE OF MOTOR VEHICLES FROM VACANT LOTS:

The sale of motor vehicles is prohibited on property not zoned for this use. Motor vehicles for sale on vacant lots are prohibited unless the same person owns the vehicle and the property.

IF YOU RECEIVE A NOTICE OF VIOLATION...

Carefully read the notice to find out what the violation is, correct the problem and do so promptly. You can ask for additional time provided you are making progress on the violations. Some of the problems may be serious and correction must not be delayed.