

SIPNA Code Enforcement

Top Ten Common Code Violations

City of Memphis - Shelby County



1 ACCUMULATION OF JUNK, TRASH, AND DEBRIS

It is a violation to accumulate junk, trash and other debris on residential property. This includes, but is not limited to discarded items, auto parts, appliances, furniture, building materials, tires, paper, cardboard, plastics, or dead limbs or branches. All garbage should be disposed of by putting it in the proper container and placing it for collection at the appropriate location and time. It is also a violation to allow trash carts to remain on the curb following pick-up.



2 OPEN STORAGE OF MATERIAL & FURNISHING

It is a violation to openly store on residential property any equipment, materials, or furnishing that is dangerous to public health, safety, or welfare. This may include, but is not limited to the use of indoor furniture outdoors, outside storage of household appliances, auto parts, or building materials. It is also illegal to dump or discard any debris or material along the roadside or on any unoccupied property.



3 PARKING & STORING INOPERABLE (JUNK) MOTOR VEHICLES

It is a violation to park, store or leave any vehicle that is rusted, wrecked, junked, dismantled, inoperable or abandoned in a residential area, except in a fully enclosed structure or when screened from the public's view. This includes, but is not limited to any vehicle that is actively being worked on by an individual or business, and could not become immediately operable with minimal repairs.



4 EXCESSIVE WEEDS, GRASS, TREES & VEGETATION

It is a violation to allow grass or weeds to grow over 12 inches high, or allow plants, shrubs, trees to grow in a manner that will obstruct pedestrian traffic or the visibility of motorists. This includes, but is not limited to the overgrowth of trees and vegetation that block sidewalks or hang onto public streets or utility services.



5 OFF STREET PARKING

It is a violation to park or store any working or non-working vehicles on the lawn/grass or sidewalk of any residential property. This also includes, but is not limited to the parking or storing of more than 4 vehicles for more than a 10-day period at any single family residential structure, unless completely enclosed in a building.



6 SUBSTANDARD STRUCTURES & FENCES

It is a violation to maintain any accessory structures, including storage sheds, garages and fences that are considered structurally unsound or in need of repair in order to serve the intended purpose. This includes, but is not limited to damages to any framing, walls, ceiling, floors, decking and roofs.



7 SPECIAL USE & RECREATIONAL VEHICLES & EQUIPMENT

No homeowner or tenant shall park or store any special use vehicle or recreational vehicle on residential property, unless the surface is made of concrete, asphalt or other approved material. It is a violation to park or store more than 1 recreational vehicle or special use vehicle/equipment at any single family dwelling. This includes, but is not limited to parking or storing any boat, trailer, camper, or RV in the front of the yard or on any residential street.



8 COMMERCIAL VEHICLES & EQUIPMENT

It is a violation to park or store any commercial vehicle on any residential property or residential street. This includes, but is not limited to any 18-wheelers, dump trucks or rolled-back towing wreckers that is not actively being loaded or unloaded.



9 ABANDONED & DERELICT STRUCTURES

It is a violation for any property owner to refuse to properly secure any structure he or she owns or is liable for, to prevent loitering of vagrants or criminal activity. This includes, but is not limited to any vacant house, building or structure where the doors and windows are broken or open to casual entry.



10 GENERAL SERVICE & REPAIR SHOPS

It is a violation to own or operate a commercial business in a district zoned residential without proper permits. Certain commercial establishments are strictly prohibited in residential zoned areas. This includes any for profit general repair services, such as automotive, equipment or appliance repair shops.

**Report violations to the City of Memphis 311 Call Center
576-6500 or 311**