

## ABOUT THE PROCESS

This brochure is intended to make you aware of the problems that most frequently generate complaints from neighborhood residents. Most of our citizens find that once they are aware of problems they can take corrective action and live in harmony with their neighbors.



The Code Enforcement Office enforces codes that pertain to zoning laws, nuisance abatement, contracting and permitting requirements of the City of Ocala and the State of Florida. It enforces occupational licenses, sign codes, alcohol location permits, and many other local ordinances and state statutes.

When there is a violation of a local ordinance, the violator is notified first by personal contact. If compliance is not attained, a Notice of Violation is mailed to the violator with a time frame to comply. If no action is taken, a Notice to Appear will be served on the violator. A hearing is then held by the Municipal Code Enforcement Board. If the violator is found guilty, the board can assess a fine of up to \$250 per day per violation. A lien is placed on all real and personal property and can be foreclosed on in three months. This usually ensures compliance with the violation.

The intent of the Code Enforcement Office is to educate and inform the public of the laws, to work with the public in enforcement of these laws and to maintain communication, a good understanding and a working relationship with our citizens.

It is the duty of the Code Enforcement Inspector to protect the health, safety and welfare of the citizens of Ocala.

## ABANDONED OR DERELICT VEHICLES

(34-122 City Code)

An abandoned vehicle is one that does not display a current license tag or is not equipped with all parts required to legally and safely operate on public streets or cannot be driven under its own power. These vehicles cannot be stored upon any street or upon any property except in a fully enclosed, legally constructed building.



## JUNK, TRASH AND DEBRIS

(34-95 City Code)

Junk, trash and debris are prohibited from being left in the yard and must be disposed of properly. This includes, but is not limited to, junk, auto parts, appliances, furniture, building materials, tires, trash such as discarded paper, cardboard, plastics and yard debris such as tree trimmings and fallen limbs.

## YARD MAINTENANCE

(34-95 and 58-31 City Code)

Yards must be maintained to avoid unsightly weeds or high grass. Shrubs and trees must be trimmed to eliminate sight distance problems on corner properties.



## ADDRESS AND BUILDING IDENTIFICATION NUMBERS

(82-443 City Code)

To ensure prompt emergency response, buildings must have approved address numbers plainly visible from the street fronting the property. The numbers shall be not less than three inches in height and shall be of a color that contrasts with the background.

This requirement is primarily made for your safety. If an emergency crew cannot identify the correct property, it could delay the response.

## SWIMMING POOLS

(82-513 City Code/34-91 City Code Sanitary Nuisance)

All swimming pools shall be maintained in a clean and sanitary condition. Residential pools over 24 inches in depth must be enclosed by a

fence at least 4 feet high with self-latching devices on gate or doors.

## ANIMAL CONTROL

Marion County Animal Control has entered into a contract with the City of Ocala to enforce all animal control within the City of Ocala. For all questions concerning animal control please call them at: 352-671-8727.

## DANGEROUS & DILAPIDATED STRUCTURES

(82-181 City Code Definition)

Our city code prohibits any buildings that are in a severe state of disrepair, dilapidated or threaten human safety or property.



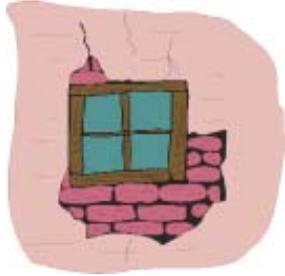
Structures that have any or all of the following conditions, such that the life, health, property or safety of the occupants

or the general public are endangered, are deemed dangerous buildings. A few examples are:

- Any egress not of adequate size or not arranged to provide a safe path of travel in case of fire or panic.

- Any egress, such as fire doors or moving devices, that are not operable.
- The load on any supporting part of the building that exceeds city regulations.

- Buildings that have been damaged by fire, flood, earthquake or other cause to the extent that its structural integrity is less than what it was prior to the damage and is below the minimum requirements of city regulations.



- Any exterior appendage or portion of the structure that is not securely attached and fails to meet city standards dealing with wind resistance and other occurrences.
- The building has deteriorated to such a point that it likely is to fully or partially collapse.
- The building is unsafe, unsanitary or not provided with adequate egress, constitutes a fire hazard, or is otherwise dangerous to human life or property.

## SIGNS

No sign, other than a city sign or other sign of a public nature, is permitted on city property or public right of way.

When selling a home, one sign is allowed on the property that is advertised for sale. No other off-site sign is allowed by the owner or real estate agent.



Yard sale signs are limited to one in the yard having the sale. No other off-site signs are permitted.

## HELPFUL HINTS FOR BUSINESSES

- Most all signage requires permits, although there are specific exemptions.
- No signs are allowed in the public right-of-way (General rule - 10 feet off of the road or sidewalk).
- No commercial vehicles (such as tractor trailers) should be parked in a residential neighborhood.
- No vehicles are allowed in the green space that separates commercial

property lines and city sidewalks or roads.

- Any construction work with an estimated cost of over \$100 requires a permit.
- No site alterations/improvements are permitted without first submitting a revised site-plan.
- Special sales promotions utilizing additional signs or banners are allowed four times each year for a two week period with a permit.

This brochure is a summary of commonly violated city codes. It is not intended to be a definitive listing.

For complete information, please refer to the City Code of Ordinances at [www.ocalafl.org](http://www.ocalafl.org). If you have questions, please call our Code Enforcement Office at (352) 629-8309.

For questions or violations within Marion County, please call (352) 671-8900.



# Guidelines For Common Residential Code Violations



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