

# Ten Common Code Violations: City of Memphis



**9. Abandoned and Derelict Structures**—It is the responsibility of every property owner to prevent the existence of abandonment conditions to any structure he/she owns or is liable for by properly securing, carrying out repairs or performing reconstruction to the property. A structure is considered abandoned when it is without obvious supervision by the owner, tenant,

or person in charge and if such conditions exist that could cause a danger, nuisance or hazard to the public. This includes any structure where the owner has failed to properly board or secure broken doors and windows to the entry of vagrants or criminal activity. *City of Memphis Code Violation, Sec. 48-219.*

**10. Home Occupations**— A home occupation is any activity carried out for gain by a resident and is conducted as an accessory use within the dwelling unit. Home occupations may have only one employee other than the occupants of the residence. No interior or exterior signage shall be used to advertise the occupation, and vehicles bearing business signs shall not be parked on the street or within 30 feet off of the curb. Excessive traffic, outside traffic and open storage of materials are prohibited.



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**The City code states the condition in which property in the City of Memphis is to be maintained. Negligence of property according to the standards in the law is a violation of the laws of the city of Memphis, and a person is subject to enforcement action and even court appearances and a fine.**

**Copies of the Code can be found at the public library. An electronic copy is available at the following site:**  
[http://www.municode.com/resources/online\\_codes.asp](http://www.municode.com/resources/online_codes.asp)

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**1. Improperly maintained dwelling exterior**—According to the city code Article IV, the exterior of a dwelling should be properly maintained, including the foundation, exterior walls, and roofs. This includes decayed and rotting boards, peeling paint, broken glass in windows, exterior doors. Roofs should not have defects that might admit rain. Outside porches

should have structures capable of supporting the load of the porch. Exterior windows should have glass or screens. *City of Memphis Code Violation, Sec. 48-91.*



**2. Accumulation of Junk, Trash and Debris**—The homeowner or tenant is responsible for maintaining their property in a clean and sanitary condition. Accumulation of junk, debris and trash is not allowed. This includes, but is not limited to, discarded items, auto parts, appliances, furniture, building materials, tires, paper, cardboard, plastics, dead

limbs and branches. Garbage should be properly disposed of and placed at the appropriate location for collection. Trash information is available: Mayor’s Citizen Service Center (576-6500) or Solid Waste Dept. (576-6851). *City of Memphis Code Violation, Sec. 48-87.*

**3. Open Storage of Material and Furnishings**—No person shall openly store or keep any equipment, materials or furnishings on any residential property that is dangerous to public health, safety or welfare; or any item that creates an unsightly condition that would reduce property value or promote urban blight. This may include, but is not limited to, indoor furniture, household appliances, auto parts or building materials.



**4. Parking and Storage of Inoperative (Junk) Motor Vehicles**—No person shall 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 public’s view. An abandoned vehicle is any vehicle which the last registered owner has given up control of

and/or any vehicle that is wrecked or partially dismantled or inoperable for more than 10 consecutive days on public or private property. *City of Memphis Code Violation, Sec. 48-211.*



**5. Excessive Weeds, Grass, Trees, and Shrubs**—Yard maintenance standards are the responsibilities of every property owner/tenant. This includes maintenance of plant materials in any right-of-way next to the property. Weeds/grass over 12 inches high are a violation. Plants, shrubs, fences, walls, etc. shall not be

placed in a position that will obstruct visibility at intersections. All trees and shrubs shall be maintained so that they will not endanger public health, safety or cause damage to any structure, premise or utility services. *City of Memphis Code Violation, Sec. 48-89.*

**6. Substandard Structures and Fences**—It is the responsibility of the home owner/tenant to make sure that all accessory structures, including storage sheds, garages and fences are maintained structurally sound and in good repair to serve their intended purpose. Occupants shall not permit the existence of substandard conditions that may endanger the health, welfare, or safety of the public or its occupants. This includes all framing, walls, ceiling, floors, decking and roofs. *City of Memphis Code Violation, Sec. 48-211.*



**7. Off Street Parking**—No person shall park or store any motor vehicles on any surface that is not constructed of concrete, asphalt, or other approved hard surface that is made of a dustless material. The number of vehicles parked at a dwelling shall not exceed more than 4 vehicles in a 10 day period of

time. This includes the parking of working and/or non-working vehicles on the lawn of any residential premise. *City of Memphis Code Violation, Sec. 48-211.*



**8. Commercial Vehicles & Equipment**—No person shall leave unattended, park, stand or store any commercial truck or truck tractor on residential property or on a residential street. This is an effort to reduce hazardous driving conditions in residential neighborhoods as a result of large vehicles and heavy equipment

being stored in areas when they are not being actively loaded or unloaded, or while performing work or service in the area. *City of Memphis Code Violation, Sec. 48-211.*