

'Building Safer Neighborhoods'

Code Violations HOTLINE 862-6590

Terrence L. Cobb, Director

Information	862-6500	Switchboard
Assistant Director	862-6521	Manley Biggers
Zoning Administrator	862-6608	Lon West
Permits (Customer Service)	862-6548	Patty Brown
Building Division	862-6550	Byron Hall
Plumbing Division	862-6570	Dell Myers
Electrical Division	862-6560	James Murray
Gas/Mechanical Division	862-6570	Jim Daly
Zoning Examiners	862-6586	Rick Shepherd
Urban Forester	862-6488	Stephan Kivett
Property Standards	862-6590	Bill Penn
FAX NUMBER	862-6514	

A person can determine whether a permit is necessary by contacting the Department or the appropriate Division Chief at one of the telephone numbers listed above.

This brochure is designed to assist citizens in maintaining and improving their neighborhoods, protecting their health, safety and property values.



Karl Dean, Mayor

Metropolitan Government of Nashville and Davidson County

Department of Codes Administration
Metro Office Building—3rd Floor
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P. O. Box 196300
Nashville Tennessee 37219-6300

www.nashville.gov/codes



Yard and Garage Sales....862-6590....A resident is allowed no more than two (2) yard/garage sales each year, for no more than three (3) days at a time. More than two (2) generally constitutes doing business in a residential area, and is not permitted. The purpose for a garage sale is to allow a property owner or resident the opportunity to periodically dispose of unused or unwanted household items. Consignment sales are strictly prohibited.

Signs....862-6590....

1. Any person erecting a sign without a sign permit is in violation of the code. If the sign is being connected electrically, an Electrical Permit is also needed.
2. Portable signs are not permitted in Davidson County.
3. Sign locations can be in violation as well, i.e. if a
4. sign is located too close to a property line, or within the right-of-way, the owner will be notified to relocate the sign to comply with requirements of the Zoning Code.
5. Signs are not permitted to be located in the public right-of-way, or placed on utility poles. All citizens are encouraged to remove such signs and properly dispose of them.



If a zone change is requested, the owner is referred to the Metropolitan Planning Commission and the District Council person. If no action is taken by the owner after notification, legal action will be initiated.

Rooming and Boarding Houses....862-6590....

A dwelling utilized as a rooming or boarding house may be a violation of the Zoning Code, i.e. too many apartments in one building. Rooming houses require permits. All residential zone districts limit the number of dwelling units on the property. Conversions of residential or other accessory structures are required to have proper permits prior to construction or occupancy.



Graffiti....862-6590....

The Property Standards Code states that it shall be the duty of the owner of any building to remove graffiti and restore the damaged exterior surface to an approved state of maintenance and repair.

Metro Codes

'Building Safer Neighborhoods'



Department of Codes Administration

Property Standards for
Metropolitan Nashville and
Davidson County

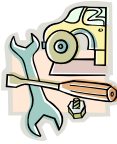
Department of Codes Administration

The Department of Codes Administration is responsible for the interpretation, administration and enforcement of the Metro Building Code, Property Standards Code, and Zoning Code. This brochure will give you a brief explanation of some specific code violations which concern Metro citizens and which the Codes Department is responsible for enforcement.

Dilapidated Structures.....862-6590.....All buildings or structures (residential and non-residential) are now subject to the minimum maintenance standards outlined in the Property Standards Code. All are required to be in good general condition (interior and exterior) and maintained in a clean, safe and sanitary condition.



Inoperable/Unlicensed Vehicles.....862-6590.....Except as may be otherwise permitted by the Zoning Code, inoperable, unlicensed or unregistered motor vehicles shall not be openly parked, kept, or stored on any premises. Such vehicles must be repaired, licensed or stored in a garage or enclosure, or removed from the premises to comply with the Metro Property Standards Code.



Yard Areas.....862-6590.....All exterior property and premises shall be maintained in a clean, safe and sanitary condition. Except as otherwise provided for in the Zoning Code, it is unlawful to utilize a premises for the open storage of any inoperable, unlicensed or unregistered motor vehicle, appliance, building material, rubbish, tires, automotive parts, junk, yard or debris. It is the responsibility of every owner or occupant to remove all such openly stored items upon notice from Metro Codes. All trash containers must be removed from the right-of-way by 7:00 PM the day of pick-up.



High Grass and Weeds.....862-6590 and 340-5616

Metro Codes and Metro Health both have jurisdiction over any property having high grass and weeds (12" or higher). **If the only violation is high grass and weeds please call Metro Health at 340-5616.** Any vacant lot having high grass, weeds, trash, debris, or any illegal dumping should be referred to the Metropolitan Health Department – 340-5616. If a property having a structure, high grass, junk, trash, debris, and other violations, Metro Codes will make the inspection. Please call 862-6590.



Business Operating in Residential Area...862-6590...

A business may not operate in a residential zone district unless a Home Occupation Permit has been obtained. Before obtaining a permit, nine (9) conditions must be met by the applicant. The permit allows one (1) "non-resident" employee to work on the premises. No customers or clients may visit the premises. There shall be no visible signs from the dwelling indicating the type of business being operated. The area used for the Home Occupation Permit may not exceed 20% of the area of the premises, but in no event more than 500 square feet.

Repairing Vehicles in a Residential Area...862-6590....

Any homeowner or tenant engaged in the business of repairing or stripping vehicles in a residential zone district is in violation of the Zoning Code. Only vehicles owned by persons residing on the premises may be repaired on the premises.



Abandoned Vehicles on Public Property.....862-6590.....Vehicles may not be abandoned on public property. Abandoned vehicles on public property are defined by State and local law as: (1.) vehicles which are "more than 4 years old" and remain unattended on the public right-of-way for ten (10) days, or (2.) vehicles in an "obvious state of disrepair" which remain unattended on the public right-of-way for at least three (3) days.



Vehicles which have been abandoned on a 'Vacant lot' should be referred to the Metropolitan Codes Department—862-6590. Vehicles which are abandoned on Interstate Highways should be referred to the Tennessee Highway Patrol at 741-3181. Vehicles which are 'illegally parked', 'stolen', or 'obstructing traffic' on highways, streets or roads should be referred to the Metropolitan Police Department at 862-8600.

Section 12.08.150 of the Metro Code of Laws provides that the Police Department may impound any vehicle when left parked in an alley, street, highway or thoroughfare for a period of 48 hours without current registration. Metropolitan Police Department-862-8600.

Farm Animals.....862-6590....

Common domestic farm animals, exotic and native wildlife are restricted in residential areas. For residentially zoned districts, the minimum lot size is five (5) acres.



Premises Identification.....862-6590.... All buildings and structures within Davidson County shall have approved address numbers posted in accordance with the Metro Property Standards Code.

Residential numbers shall be a minimum of 3" in size. Multi-family and commercial numbers shall be a minimum 6" in size. All numbers are to be posted on a contrasting background and be plainly 'visible and legible' from the street. Residences may have their numbers attached to the mailbox, if the mailbox is next to the street.

Tree Removal Ordinance.....862-6504....It is unlawful to remove a "protected tree" without first obtaining a Tree Removal Permit. Protected trees are trees six (6") inches or more in diameter on any property other than a property platted for a 1 or 2 family residential development. Removal of protected trees may create the necessity for the planting of 'replacement trees' based on an acceptable tree plan provided at the time of issuance of a Tree Removal Permit. The tree removal penalty will be determined by the Environmental Court Judge.



Parking and Paving Requirements862-6590....

- The Zoning Code and Health Code specify that permanent parking areas containing five (5) or more spaces must be surfaced with a hard-surfaced, dustless material.
- The Property Standards Code further provides that vehicles parked at private residences *may not* be parked on the grass.



When A Permit Is Required.....

It is the duty of every person desiring to construct, alter, repair, enlarge, move or demolish a building or structure, or part thereof, or any appurtenances connected or attached thereto, or to install any heating, air conditioning/ventilation, mechanical, electrical or plumbing systems, to obtain proper permits. Building permits are required for roof replacements/repairs if the project involves repairs to more than one-third (1/3) of the building's roof area.

Only properly licensed contractors may obtain permits or perform work in Davidson County. However, homeowners may be permitted to perform work on their own personal residence or residential property. Any electrical, plumbing, or mechanical work being performed by a homeowner on a house must be approved by the Chief Inspector or the appropriate Metropolitan Board according to the Metropolitan Code of Laws.