

**Indian River County
Residential Property Maintenance Codes
for the Unincorporated County**

This brochure highlights some of the major provisions of Indian River County's regulations for residential property maintenance. Please use this brochure as a guide for compliance with County codes designed to protect neighborhoods and to preserve property values. A web link to the County's regulations can be found on the County's website at www.ircgov.com.

Trash & Debris [Code Sec. 973.03(2)]

No person shall discard on other property or accumulate in unenclosed areas on their own property unserviceable vehicles or junk, trash and debris.

Overgrown Weeds [Code Sec. 973.03(1)]

Unmaintained grasses and weeds in excess of twelve (12) inches in height are prohibited on any developed lot or unwooded vacant lot within established neighborhoods.

Junk Vehicles at Residence [Code Sec. 912.17(2)(a)]

No junk vehicle shall be parked, and no motor vehicle frame, vehicle body, or vehicle body part shall be stored on residentially zoned or used

property except when parked or stored in a completely enclosed garage or building.

Commercial Vehicles at Residence [Code Sec. 912.17(1)]

No commercial vehicles shall be parked overnight or regularly stored on any residentially used lot, in the street abutting such lot, or on residentially zoned land, except that one commercially used pickup truck or van not exceeding 23 feet in length, 9 feet in height or 15,000 pounds in weight is allowed per residence.

Vehicle Parking at Residence [Code Sec. 912.17(2)(b)]

No more than three automobiles may be parked outside of a carport or garage on a single-family zoned lot, except that one additional vehicle for each licensed driver living at the residence may be parked on the lot. No automobile may be parked or stored in any required yard area except in a designated driveway. These restrictions do not apply to the parking of automobiles by persons visiting a single-family home.

RVs, Boats and Trailers at Residence [Code Sec. 912.17(3)]

Number of RVs: no more than one recreational vehicle per residence may be regularly stored in an unenclosed area upon each lot.*

Number of boats. No more than one boat per residence shall be regularly stored in an unenclosed area upon each lot.*

Storage location of RVs, boats and trailers: Such storage shall not be located in any required front or side yard area, or in any easement; except that such vehicles may be stored on any designated driveway.

*Note: a fenced-in yard may be considered an enclosed area for storage, provided the RV, boat and/or trailer is not visible from off-site.

Noise [Code Sec. 912.18(2) & Chap. 974]

The following are noise producing activities that are prohibited:

- Use of radios, television sets, musical instruments, and similar devices used between 10:00 p.m. and 6:00 a.m. in a manner that creates a disturbance;
- Outside construction or repair work on buildings or structures between 8:00 p.m. and 6:00 a.m.;
- Use of internal combustion engines that have no mufflers or similar devices;
- Offensive or excessive animal noises;
- Rebuilding, repairing, or testing any motor vehicle between 8:00 p.m. and 6:00 a.m. in a manner that disturbs the peace;
- Use of skateboard ramps or similar devices used between 8:00 p.m. and 6:00 a.m. in a manner that disturbs the peace;
- Use of air-blow cleaners between 8:00 p.m. and 6:00 a.m. in a manner that disturbs the peace;
- Landscape maintenance performed between 8:00 p.m. and 6:00 a.m. in a manner that disturbs the peace.

Vacant Structures and Land [Code Sec. 403.10(3)]

All vacant structures and vacant land shall be maintained in a clean, safe, secure and sanitary condition so as not to cause a blighting problem or adversely affect the public health or safety.

Closing of vacant structures. If a structure is vacant and unfit for human occupancy, but is not in danger of structural collapse, the code official is authorized to post the property and order the structure closed up so as not to be an attractive nuisance. [Code Sec. 403.06(6)]

Building Permits [FBC Sec. 105.1]

Building permits are required for structures and for work such as sheds, decks, pools, fences, roofs, electrical, plumbing, structural, demolition, and mechanical work. In most cases, a licensed contractor is required to obtain permits and conduct the work. Please check with the Indian River County Building Division at (772) 226-1260 before doing any work to see if a permit is required.



The goals of the County's Code Enforcement program are to promote the health, safety and well-being of residents, to protect neighborhoods against blight and deteriorating influences, and to protect property values. **The simplest solution is voluntary compliance. Indian River County requests your support by maintaining your property in compliance with County codes.** The County's code enforcement officers regularly patrol the unincorporated county to identify property maintenance violations and enforce compliance with County codes.

If you would like to report a concern about a property in your area, which may be reported anonymously, contact the Code Enforcement Office at (772) 226-1249 or send an email to code_enforcement@ircgov.com. You may also report a violation on-line at www.ircgov.com.

Thank you for making your neighborhood and Indian River County a great place to live.

Indian River County Code Enforcement
1801 27th Street, Admin. Bld. A
Vero Beach, FL 32960
Phone: (772) 226-1249
www.ircgov.com



PROTECTING NEIGHBORHOODS

Indian River County

Residential

Property Maintenance

Codes

