
**Citizens Guide to
COUNTY CODES**

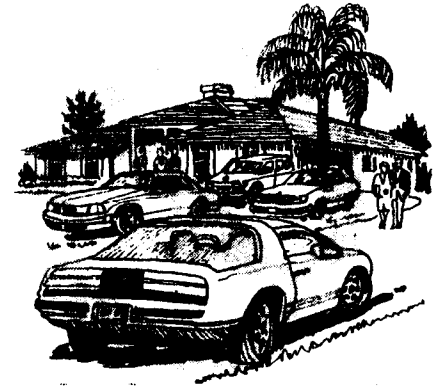


**Manatee County
Code Enforcement**

(941) 748-2071

Monday - Friday 8:00 AM – 5:00 PM

This brochure was developed by the Manatee County Code Enforcement Office in partnership with the Manatee County Community Development Block Grant program for homeowners and renters to enjoy a better understanding of their responsibilities to achieve compliance with County Codes.



Businesses from residential homes

The following are acceptable home occupations:

Artists & sculptors

Authors & composers

Dressmakers, seamstresses, and tailors

Daycare

Home crafts

Telephone answering service

Office Facility-- Provided that no retail or wholesale transactions are made on the premises i.e., salesman, sales representative.

Four garage sales per year are allowed (3 days each).

Deed restrictions in subdivisions may be more stringent. Check with your homeowners association to be sure you are in compliance. Please note that Manatee County does not enforce deed restrictions; these are enforced through the individual associations.

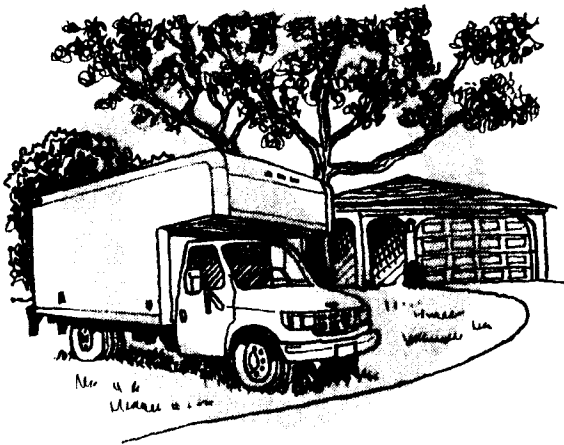
Getting to know your neighbors can help avoid confrontations and citations. If possible try to talk out problems before involving a Code Enforcement Officer.

Manatee County Code Enforcement responds to over 10,000 complaints a year in the unincorporated areas of the county, covering over 700 square miles.



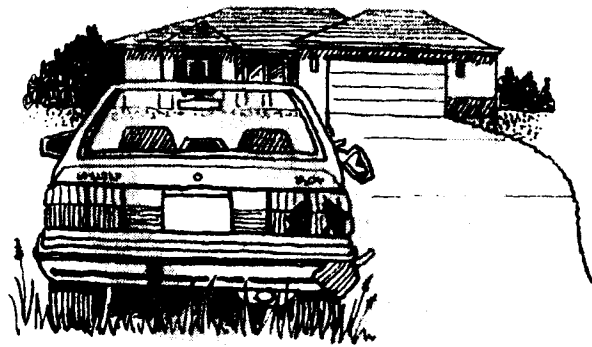
Agricultural Animals

Are not permitted unless on agricultural zoned property. Examples of agricultural animals are – pigs, chickens, cows, goats, etc.



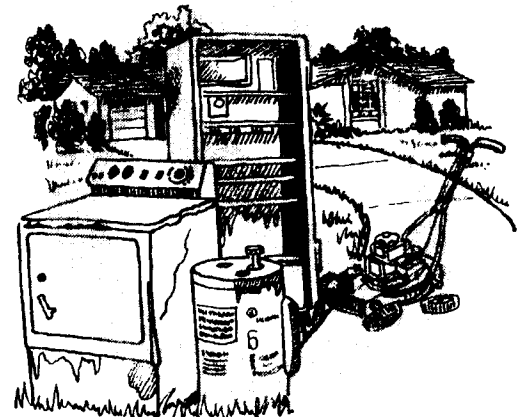
Commercial Vehicle

One commercial vehicle per premise is allowed when used by the resident and parked off-street in a garage, carport, or driveway provided the vehicle does not exceed one (1) ton rated capacity and nine (9) feet in height.



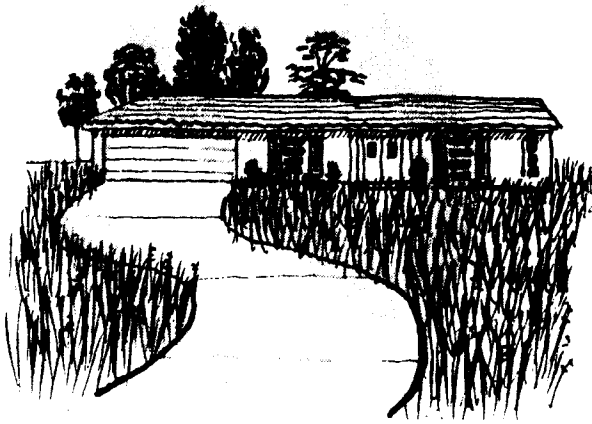
Junk Vehicles

Any motor vehicle which would not be allowed to operate in it's present condition on public roads under the laws of the State of Florida are not allowed. Vehicles must have current tags and be operable.



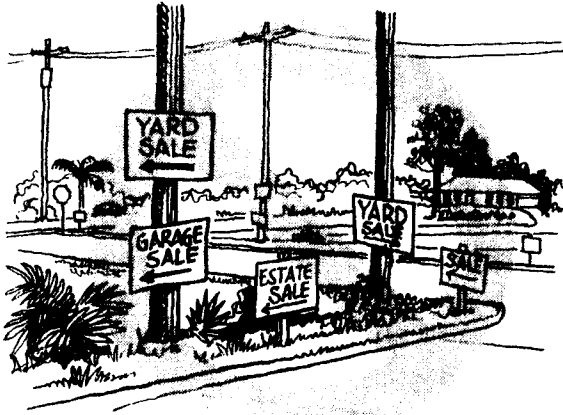
Outdoor Storage

Screened outdoor storage is allowed including compost piles, provided such storage is located to the rear of the dwelling and is screened from view from the first story window of any neighboring dwelling. The total area must not occupy more than two hundred (200) square feet on any lot.



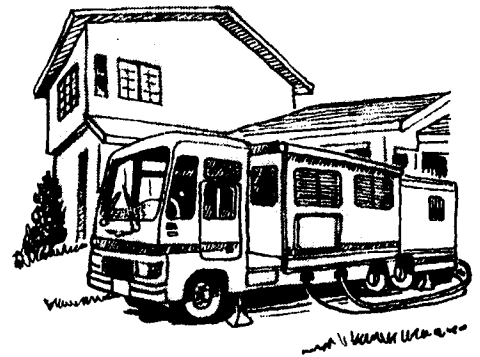
Overgrown Lots

Mowable grass/weeds approximately 18 inches high and covering at least 50% of the mowable property are in violation.



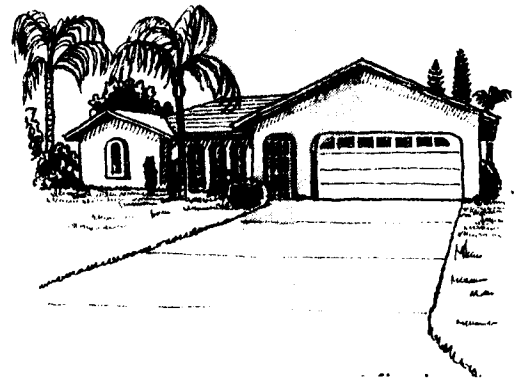
Prohibited Signs

All signs require a permit in Manatee County. Portable signs are prohibited with the exception of real estate signs (i.e. for sale, for rent, for lease) and garage sale signs on the property. No signs are permitted in the right-of-way.



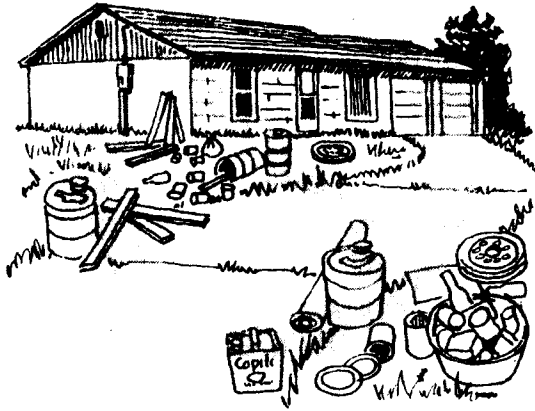
Restricted Vehicle

Motor home, camper, trailer, boat, etc. must be stored in side/rear yard or entirely within a carport or garage. A restricted vehicle cannot be connected to utilities nor occupied unless in a RV park.



Address Numbers

House numbers are required on all structures. For residential structures the numbers must be a minimum of three (3) inches in height and clearly visible from the street; for commercial structures they must be a minimum of six (6) inches in height.



Trash and Debris

The storage of trash, solid waste, rubbish, garbage and sludge is prohibited.

Building Permits

-Building permits are required for all new construction, no matter the cost.

-Permits must be obtained for most electrical, plumbing, roof, room additions or alterations, pool or spa additions, fence, and shed installations. It is a good idea to check with the Building department to see if you need a permit.

-Contractors must be licensed to perform the following work: construction of commercial and residential buildings and additions; installation, repair and modification of electrical, plumbing and air conditioning systems; repair or alteration of roof. For further information regarding permit requirements call:

Building Department

749-3078

Code Enforcement

-Code enforcement officers are responsible for responding to complaints and inspecting private property for violations of the Land Development Code.

-Most people, once informed of the rules and reasons for them, work with the County toward compliance.

-When voluntary compliance fails, more rigid enforcement measures must be taken. Code enforcement officers are authorized to issue citations or officers may present violations to a Special Magistrate who has the authority to impose fines up to \$250. 00 per day and a lien may be placed against the property owner.

To file a complaint contact

Code Enforcement

748-2071

(Anonymous complaints are taken)

Citizens Action Center

The Citizens Action Center can assist in finding services from other agencies within the State and Federal Government.

Although Manatee County may not be able to help in all instances, the County feels a responsibility to assist the public in keeping an index of telephone numbers for offices and agencies that may be needed. There are many telephone numbers at a citizen's disposal just by calling the center.

Citizens Action

742-5800

Other useful numbers:

Animal Services - 742-5933

Property Appraiser - 748-8208

Public Utilities - 792-8811

Planning Department - 749-3070

Project Management - 708-7450

Sheriff's Office - 747-3011

In emergency, dial - 911



Manatee County

Code Enforcement

1112 Manatee Ave. West

Bradenton, Fl. 34205

www.co.manatee.fl.us