

## PARKING / STORAGE OF VEHICLES

Parking or storing of unlicensed or inoperable vehicles on any residential property, including the Estates, other than in a completely enclosed building, is prohibited. [Code of Laws and Ordinance, Section 130-95]

Parking or storing of vehicles on a public right-of-way or vacant property is prohibited. This also applies, but is not limited to, boat trailers, campers and utility trailers.

Parking of cars is to be limited to the approved parking (driveway) area. Parking on the grass is prohibited.

**Single-family dwelling units:** Unless otherwise parked or stored in an enclosed structure, the parking or storing of automobiles in connection with single-family properties shall be limited to the approved parking area which can be no larger than (40%) percent of any required **front yard**; [Ord. 04-41, Section 4.05.03].

Ground Cover (grass/sod/native ground covers) shall be installed in a manner which presents a finished appearance and complete coverage. Stone, gravel, or any artificial ground cover shall not be utilized for more than 20% of the landscaped area. Use of native grounds covers is encouraged. [Ord. 04-41, Section 4.06.05]

## POOL MAINTENANCE

All swimming pools, spas, ponds, or other decorative bodies of water, not otherwise regulated by the Health Department, shall be properly maintained so as not to create a safety hazard or harbor insect infestation.

Water shall not be allowed to stagnate or become polluted. All pools shall be free from unsightly appearance, including but not limited to, free of mold, litter and debris.

[Code of Laws and Ordinances, Section 22-231(15)]

## NUMBER OF DWELLING OCCUPANTS

The limit to the number of occupants residing in a home is based on square footage per occupant. The requirements are as follows:

- 250 sq ft for the first occupant
- 200 sq ft for each additional occupant

Example: A 1500 sq. ft. home could have 7 occupants in the home. No more than 4 unrelated individuals per household.

[Code of Laws and Ordinance, Section 22-231(13)]

## SIGNS

**Real Estate Signs** are permitted in residential and commercial districts. The allowable size, height, and setback of the sign is determined by the zoning district and the size of the property. Signs must be located a minimum of 10 feet inside the property line.

**Open House Signs** may only be displayed on supervised open house days, between the hours of 10:00 am and 5:00 pm. No flag, pennants, balloons, or other attention attracting devices may be used.

One Open House sign may be placed in the County right-of-way abutting the subject property no closer than 10 ft. from the edge of the roadway. (No permit is required.)

- Signs shall **not** exceed 4 square ft. and 4 ft. in height.
- Signs shall **not** be placed in any median.
- Signs placed at an intersection may **not** exceed 29 inches in height.
- Signs shall **not** interfere with the visibility of pedestrians or motorists.
- Signs shall **not** be lighted or illuminated.

**Any sign found to be in violation of this section will be removed by Code Enforcement.** [Ord. 04-41, Sec. 5.06.00, 5.06.07, and 5.06.10]

## PROHIBITED SIGNS

Any sign not specifically permitted by the sign code is prohibited.

- Portable signs
- Roof signs
- Animated or activated (movement) signs.
- Unpermitted signs in any County right-of-way
- Clear or uncovered neon signs

[Ord. 04-41, Sec. 5.06.06]

## SHORT TERM RENTALS

In most Zoning Districts that allow dwelling units, transient lodging (less than 6 months) is not a use that is listed as a permitted, accessory, or conditional use in Ordinance 2004-41, as amended, the Collier County Land Development Code. Therefore, any rentals of less than 6 months in these districts is considered a violation of the Collier County Prohibited Use Ordinance. [Ord. 04-41, Sec. 2.02.03 , Prohibited Uses]

## ACCESSORY STRUCTURES

All vertical structures require a building permit and must meet setback requirements, structural codes and/or have tie downs. This includes the following structures:

- Pools •Sheds •Canopies
- Guest Houses •Detached Garages

[Ordinance 04-41, Section 10.02.06 (B)]

## FILE A COMPLAINT

To report a violation you can call Collier County Code Enforcement at (239) 252-2440. Please provide the following information:

- Address or location of the violation
- Description of the violation
- Any other pertinent information
- **A name and a phone number must be provided pursuant to the Board of County Commissioner's policy effective March 12, 2013** unless the concern is an emergency that immediately threatens the public health and safety or could cause catastrophic consequences.

You can also file a Code complaint online at [www.colliergov.net/code](http://www.colliergov.net/code).

## OTHER USEFUL NUMBERS:

Animal Control	(239) 252-7387
Board of County Commissioners	(239) 252-8097
Building Permits	(239) 252-2400
Contractor Licensing	(239) 252-2431
Environmental Services	(239) 252-2400
Fish and Wildlife Agency	1-888-404-3922
Public Utilities	(239) 252-2380
Road Maintenance/ROW permits	(239) 252-8192
Sheriff's Office (non-emergency)	(239) 252-9300

Revised 10.10.2016

# Ordinance Awareness



## Common Violations

**Code Enforcement Division**  
2800 North Horseshoe Drive  
Naples, FL 34104

Main Office (239) 252-2440  
[www.colliergov.net/code](http://www.colliergov.net/code)



**Code Enforcement Mission Statement**  
"To protect the health, safety, and welfare of Collier County residents and visitors through education, cooperation, and compliance."

## RECREATIONAL VEHICLES

Recreational vehicles cannot be used for living or sleeping purposes when parked or stored in any residential district or any other location not approved for such use.

Recreational vehicles may be stored or parked only in a rear yard or in a carport or in a completely enclosed building. Boats and jet skis may also be stored on davits or cradles adjacent to waterways on lots.

Recreational vehicles may be stored in the front of the property when a 48 hour or 7 day permit has been obtained from the Code Enforcement Department and permit is displayed on Recreational vehicle in such a way that it is visible from the street..

Contact Code Enforcement Department or go to Colliergov.net for more information on how to obtain Recreational Vehicle permits.

[Code of Laws and Ordinances, Section 130-96]

## ANIMALS

Turkeys, chickens, ducks, geese, pigs, horses, cows, goats, hogs and the like are prohibited in residential zoned district. In the Estates Zoned District, you can have a total of 25 fowl/ poultry; 2 hooved animals allowed per acre (such as horses, goats, cows). NO pigs/hogs allowed.

Animal enclosures shall be a minimum of 30 feet from any lot line, and a minimum of 100 feet from any residence on an adjacent parcel. Please confirm with the Building and Permitting Department if a permit is required before erecting the enclosure. (239) 252-2400.

[Ordinance 04-41, Section 04.02.07, Section 02.03.01, and Section 02.03.02]

## ROADSIDE SALES

Roadside sales are prohibited in all zoning districts and on a Collier County Right-of-way. No Temporary Use Permit or license can be obtained for any type of roadside sale.

[Code of Laws & Ordinances, Section 26-1.]

## COMMERCIAL VEHICLES

It shall be unlawful to park a commercial vehicle or commercial equipment on any lot in a Residential District unless one of the following exists:

(1)The vehicle and/or equip. is engaged in a construction or service operation on site where it is parked. The vehicle or equip. must be removed as soon as the construction or service activity has been completed.

(2)The vehicle and/or equip. is parked in a garage or fully enclosed structure or carport which is structurally or vegetatively screened and cannot be seen from adjacent properties or the street serving the lot.

(3)The vehicle is parked in the rear of the main structure and is enclosed within a vegetative screening which conceals the vehicle from neighbors.

(4)Automobiles, passenger type vans, and pickup trucks having a rated load capacity of one ton or less, all which do not exceed 7.5 feet in height, nor 7.0 feet in width, nor 25 feet in length shall be exempted from this section unless otherwise prohibited by a special parking overlay district created pursuant to LDC Section 2.03.07M.

(5)Exempted from this section are small commercial equip. such as ladders and pipes that cannot be contained in the vehicle. Said equip. shall be limited to one ladder or one unit of pipe which does not exceed 12 inches in diameter per commercial vehicle. Said equip. shall be secured atop the vehicle and shall not extend beyond the length, height or width of the vehicle.

[Code of Laws and Ordinances, Section 130-97]

## GARAGE SALES

A permit is required for garage sales, and other similar temporary sales to be held at private homes, churches, community centers, or other non-profit institutions. The permit includes the use of a temporary sign located on the property where the sale is being held, not in the County Right-of Way. Permits are limited to 1 (48 hour) permit every 6 months per residence or institution.

[Ordinance 04-41, Section 5.04.05 (C)]

## BUSINESS TAX RECEIPT (HOME OCCUPATIONAL LICENSES)

Home occupations must be licensed and meet all applicable County Codes, and must be secondary to the use of the dwelling. There shall be no advertising signs.

The use cannot generate more traffic than would be associated with residential use. Traveling to and from as well as meeting or parking at the residence by employees of the business (who are not residing at the address) or by customers of the home occupation is prohibited. There shall be no receiving of goods or materials other than normal delivery by the U.S. Postal Service or similar carrier.

[Ordinance 04-41, Sections 5.02.00-5.02.03]

## WEEDS, GRASS AND OTHER NON-PROTECTED OVERGROWTH

The accumulation of weeds, grass or similar overgrowth in excess of eighteen (18) inches in height on a mowable lot is a violation.

On an Estates zoned property it is a violation when the accumulation of weeds, grass or other similar overgrowth is in excess of eighteen (18) inches in height and located within 30 feet of a residential structure. [Code of Laws and Ordinances. Section 54-185]

## LAND CLEARING

It shall be unlawful to remove or destroy vegetation, which includes placing of additional fill, without first obtaining a Vegetation Removal or Vegetation Removal and Fill Permit.

[Ordinance 04-41, Section 3.05.01(B)]

## FENCES

A building permit is required to erect a fence on any parcel of land and must meet the restrictions of each zoning district. The finished side of the fence or wall shall face the adjoining lot or any abutting right-of-way. All fences and walls shall be maintained in a manner that will not detract from the neighborhood.

[Ordinance 04-41, Section 5.03.02]

## LITTER AND HOUSEHOLD ITEMS DISPOSAL

Unauthorized accumulation of litter on any private or public property is prohibited. [Code of Laws and Ordinances, Sections 54-179 thru 54-185]

Trash receptacles may be placed for pickup in the right-of-way during the hours between 6:00 PM the day prior to the scheduled pickup and 6:00 PM the day of the scheduled pickup. Yard waste is to be placed for pickup on yard waste collection days only and must be bundled or bagged.

Large household items such as washing machines, dryers, ovens, refrigerators, couches, chairs, tires and batteries may be placed at curbside on recycling or yard waste day but first you must call (239) 252-2380 to schedule a pickup. Automobile/boat parts will not be picked up.

## USE OF UNIMPROVED (VACANT) LOTS

Unimproved (vacant) lots may not be used for the parking, storage, display, or sale of vehicles, trailers, boats, items, services, or products. Any use not specifically identified in a zoning district as a permitted use, conditional use, or accessory use shall be prohibited in such zoning district.

[Ordinance 04-41, Section 2.02.03]

## RIGHT-OF-WAY

A permit is required for any construction activities, digging, excavation, or obstruction on Collier County Rights-of-Way, except for mailboxes which must be mounted on a breakaway-type post. Parking in the right-of-way is prohibited. [Code of Laws and Ordinances, Section 110-31]

## WATER IRRIGATION

Water restrictions are in effect. For further details and irrigation scheduled, please visit: [www.sfwmd.gov](http://www.sfwmd.gov) or call (239) 252-2380.