



# City of East Ridge

1517 Tombras Avenue  
East Ridge, Tennessee 37412  
(423)867-7711 • [www.eastridgetn.gov](http://www.eastridgetn.gov)

## **Property Maintenance Violations** *(Examples)*

- Overgrown grass and vegetation
- Abandoned or Unregistered vehicles
- Accumulation of junk or debris
- Deteriorated structures (damaged siding, exposed untreated wood, broken stairs, etc.)
- Unsecured swimming pools Such conditions are not only unsightly but may pose serious health and safety risks.



## **Refuse and Trash Violations** *(Examples)*

- Excessive or improperly stored trash
- Illegal dumping
- Placing garbage or bulk waste curbside before the designated collection day

The Building & Codes Department works closely with the Sanitation Department to resolve these issues and educate the public on proper disposal practices.



## **Illegal Camping, Homeless Encampments & Squatting** *(Examples)*

Unauthorized camping on public or private property is prohibited under state law. These encampments often generate waste and environmental hazards. Property owners are advised to:

- Post “No Trespassing” signs
- Monitor their property regularly
- Report unauthorized activity to the East Ridge Police Department (ERPD)



## **Building Code Violations** *(Examples)*

- Construction or renovations without the required permits
- Structural hazards – uneven floors, walls, ceiling, and foundation cracking
- Unpermitted installations of HVAC, plumbing, electrical systems, or windows
- Accessory structures like sheds, carports, or pools deeper than 24 inches without permits



## **Zoning Violations** *(Examples)*

- Incompatible land uses- Commercial activity in residential zones, signage, and failure to adhere to restrictions in land use.
- Unapproved home-based businesses
- Occupying non-residential structures (e.g., sheds or RVs) as living spaces
- Unauthorized short-term rentals
- 6. Streets and Sidewalks Issues in this category may involve:
  - Abandoned vehicles on public roads or parking lots
  - Obstructions such as overgrown shrubs blocking sidewalks or limiting visibility at intersections

