

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
Arizona Revised Statute	<p><b>Section 13-2917</b></p> <p>A. It is a public nuisance, and is no less a nuisance because the extent of the annoyance or damage inflicted is unequal, for anything:</p> <ol style="list-style-type: none"> <li>1. To be injurious to health, indecent, offensive to the senses or an obstruction to the free use of property that interferes with the comfortable enjoyment of life or property by an entire community or neighborhood or by a considerable number of persons. . . .</li> </ol> <p>D. Any person who knowingly maintains or commits a public nuisance or who knowingly fails or refuses to perform any legal duty relating to the removal of a public nuisance is guilty of a class 2 misdemeanor.</p>
Bullhead City	<p><b>Section 8.08.010:</b></p> <p>A. The purpose of this chapter is to promote the health, safety, and welfare of the citizens of Bullhead City and to protect the community from deterioration and decline by establishing minimum standards for the use and maintenance of all buildings, structures, premises and vacant land.</p> <p>B. The acts, conditions, and omissions, and things in or upon any land or structure in the city, as described in this chapter constitute public nuisances, the existence of which are prohibited and declared to be unlawful.</p> <hr/> <p><b>Section 8.08.030:</b></p> <p>F. "Debris" means any litter or junk, including, but not limited to, appliances, cabinets, construction materials, furniture or parts thereof, mattresses, sinks, abandoned or neglected equipment, or the remains of something of little or no apparent economic value.</p> <p>J. "Inoperable vehicle" means a vehicle, which by reason of dismantling or other causes is incapable of being propelled under its own power or drawn upon a public highway or street.</p> <hr/> <p><b>Section 8.08.050:</b></p> <p>A. It is unlawful for any person or responsible party to place, park, or store an abandoned, junked, dismantled, or inoperable vehicle or parts thereof, in an unsheltered manner on any lot or area within the city.</p> <p>B. It is unlawful for any person or responsible party to keep, place, park, or store an abandoned, junked, dismantled, or inoperable vehicle or parts thereof, upon any city right-of-way, street, alley, or other city property.</p> <p>C. It is unlawful for any person or responsible party to park, or permit to be parked, any vehicle for sale upon any lot or area within the city. . . .</p> <hr/> <p><b>Section 8.08.080:</b></p> <p>A. It is unlawful for any person or responsible party to store or allow to accumulate, debris, junk, litter, rubbish, trash, and filth and all other abandoned material in an area that is not wholly enclosed and screened from public view as set forth below.</p> <p>B. It is unlawful for any person or responsible party to store or allow accumulations of any debris, junk, litter, refuse, rubbish, trash, or other material so as to become a public hazard.</p>

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Chandler	<p><b>Section 30-3.2:</b></p> <ol style="list-style-type: none"> <li>1. All land including exterior premises and vacant land, whether improved or unimproved, shall be maintained free from any accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight, which includes, but is not limited to, graffiti on walls, fences, mail boxes, etc., bottles, papers, glass, cans, organic or inorganic material, the exterior visible use or display of tarps, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing or wall covering upon a residential lot, an accumulation of inoperable vehicles, discarded broken, or inoperable appliances, discarded or broken furniture, broken glass, discarded broken or inoperable equipment, discarded or broken bicycles, bicycle or appliance parts, piles of mixed materials, dry vegetation, rags, empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing straw, packing hay or other packing material, lumber not neatly piled, lumber stored in front yards, scrap iron, tin and other metal not neatly piled or anything whatsoever in which insects, rodents, snakes or other harmful pests may live, breed or multiply or which may otherwise create a fire or safety hazard.</li> <li>2. It is unlawful for any business, corporation, firm or person to fail to provide approved litter or trash receptacles for the containment of litter and trash generated within or upon their premises or to allow litter or trash from approved receptacles to become windblown and be disbursed about the area.</li> <li>3. It is unlawful for any property owner, agent, or contractor in charge of any construction or demolition site to cause, maintain or permit the accumulation of any litter or debris on the site before, during, or after completion of the project except in a designated contained area, or to allow any such litter or debris to become windblown and carried or deposited upon any alley, street, public place or adjacent private property.</li> </ol> <hr/> <p><b>Section 30-5.1</b></p> <p>Public nuisance designated. Anything which is injurious to health, safety or is indecent, or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire community or neighborhood, or by a considerable number of persons, or which unlawfully obstructs the free passage or use, in the customary manner, of any stream, public park, square, street or highway, is a public nuisance, and is no less a nuisance because the extent of the annoyance or damage inflicted is unequal.</p> <hr/> <p><b>Section 30-5.1(A)(2):</b></p> <p>Public nuisance includes . . . Any inoperable vehicle, or parts thereof, outside of or under a roof area not completely enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of:</p> <ol style="list-style-type: none"> <li>a. A vehicle undergoing minor vehicle repair, registered to the owner or resident of the property, provided that the vehicle under repair is not left unattended on jacks, jack stands, blocks or similar devices.</li> <li>b. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code.</li> <li>c. Lawful commercial activities involving vehicles as allowed by the zoning ordinance.</li> <li>d. Operable off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code.</li> </ol>

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	<p><b><i>Section 30-5.1(A)(14)-(16), (18)-(21):</i></b></p> <p>Public nuisance includes . . .</p> <p>14. Maintenance of premises, including buildings, so out of harmony or conformity with the maintenance standards of adjacent properties as to cause complaints and substantial diminution of the enjoyment, use or property values of such adjacent properties.</p> <p>15. Any sign, cornice, parapet wall, mechanical screen or fence which has become deteriorated or so unstable that it constitutes a hazard to passers-by.</p> <p>16. Any material, structure, fabrication or vehicle placed on, in or near any public or private right-of-way, sidewalk, access drive, fire lane or easement which prevents the free and unimpeded use thereof shall be considered a public nuisance.</p> <p>18. Any material growing along a public or private right-of-way, access drive, fire lane or utility easement, which by reason of its size, manner of growth or location, constitutes an obstruction, impairs visibility or otherwise endangers any person, improvement or structure.</p> <p>19. Abandoned, boarded-up or partially destroyed buildings and buildings left unreasonably in a state of partial construction without active construction occurring.</p> <p>20. Buildings or structures exhibiting decay, dry rot, termite, rodent or vermin infestation.</p> <p>21. Unsecured buildings or structures creating hazardous conditions.</p>
Flagstaff	<p><b><i>Section 1-03-001-0002</i></b></p> <p>NUISANCE: The word "nuisance" shall mean anything offensive or obnoxious to the health and welfare of the inhabitants of the City; or any act or thing repugnant to, or creating a hazard to, or having a detrimental effect, on the property of another person or to the community.</p> <hr/> <p><b><i>Section 6-07-001-0002</i></b></p> <p>The unsheltered storage, parking, standing or placement of an abandoned or junked motor vehicle for a period of fifteen (15) days or more on any private property except where permitted by Title 10 of this Code relating to zoning, is hereby declared to be a nuisance and dangerous to the public safety.</p> <hr/> <p><b><i>Section 6-07-001-0002</i></b></p> <p>A vehicle eligible for licensing pursuant to A.R.S. Section 28-341 et seq., Horseless Carriages, Classic Cars, and Historic Cars, or A.R.S. Section 28-380, Street Rods, shall not be considered an abandoned or junked vehicle and seized pursuant to this Chapter while such vehicle is stored or maintained on the vehicle owner's private property.</p>
Glendale	<p><b><i>Section 25-1:</i></b></p> <p><i>Abandoned or inoperable vehicle:</i> Any vehicle which is partially or wholly dismantled, discarded, wrecked; or on blocks, stands or similar devices; or stripped or scrapped; or inoperable due to mechanical disassembly; or with a deflated tire or tires, or physically incapable of operation; or other reasons that may include an expired license plate or the absence of a license affixed or assigned thereto. This term shall apply to any vehicle being repaired or restored when such repairs or restoration take fifteen days (15) or more.</p>

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	<p><i>Blight or blighted:</i> Unsightly conditions of a building, structure, accessory building, fence, landscaping or property characterized by neglect, lack of maintenance, damage or any other similar conditions of disrepair, or deterioration. Examples include but are not limited to the accumulation of debris, wood, scrap iron or other metal, boxes, paper, vehicle parts, tires, inoperable equipment or vehicles, discarded appliances; or any items that may harbor insect or vermin infestation or create a fire hazard; landscaping that is overgrown, dead or damaged; fences that are broken, rotted, damaged or leaning; buildings or structures exhibiting general disrepair or dilapidation including but not limited to deteriorated shingles, peeling paint, broken doors or windows or any other evidence of neglect or lack of maintenance.</p> <p><i>Deterioration:</i> A lowering in quality of the condition of a building, structure or parts thereof including but not limited to holes, breaks, rot, crumbling, cracking, peeling, rusting, or any other evidence of physical decay or neglect or lack of maintenance.</p> <p><i>Sound condition:</i> Free from decay or defects and capable of performing the task for which it was designed and in the manner it was intended.</p> <hr/> <p><b>Section 25-20:</b></p> <p>(a) <i>General.</i> All exterior property including yards, ground covers, trees, shrubs or other landscaping; and any exterior surfaces of any buildings or structures including but not limited to fences, walls, or roofs, or appurtenances including but not limited to windows, window frames, window screens, doors, door frames, canopies, awnings, cornices, porches, stairways, railings or similar items shall be properly maintained and shall not otherwise present a blighted or deteriorated appearance.</p> <p>(b) <i>Exterior windows, doors, and screens.</i> All exterior doors, door frames, windows and window frames shall be maintained in sound condition, securely fit in their frames, be substantially weather tight and shall not otherwise present a deteriorated or blighted appearance. Window screens, if present, shall be free from excessive tears or holes or bent or broken frames. Boarded window or door openings on an occupied structure are prohibited.</p> <p>(c) <i>Fences, screen walls, and retaining walls.</i> All fences, screen walls and retaining walls on the property shall be maintained in a safe and structurally sound condition; and shall not otherwise present a deteriorated or blighted appearance. This includes but is not limited to leaning or damaged fences, fences missing slats or blocks or any other materials that are otherwise broken or damaged in such amounts as to present a deteriorated or blighted appearance. All materials shall be uniform, compatible, and consistent with the design thereof.</p> <p>(d) <i>Landscaping.</i> All property shall be free from any conditions that contribute to visual blight including but not limited to dirt yards, vegetation of any kind that is substantially dead or damaged or characterized by uncontrolled growth or lack of maintenance or any similar conditions. Ground cover consisting of crushed rock, gravel or similar materials shall be one quarter (¼) inch or larger in size and be maintained at a sufficient depth that covers all exposed areas of dirt.</p> <p>(e) <i>Protective treatment.</i> All exterior wood surfaces exposed to weather, except decay resistant woods, shall be protected with paint or other protective covering.</p> <p>(f) <i>Painted surfaces.</i> All exterior painted surfaces shall be maintained in sound condition. Painted surfaces that represent a blighted or deteriorated appearance including but not limited to excessive peeling, flaking, chipping, or cracking shall be eliminated and surfaces repainted.</p>

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	<p>(g) <i>Roofs and roof coverings.</i> Roofs and all appurtenances shall be structurally sound and maintained in a safe condition. Roof coverings shall be substantially free from broken, rotted, split or curled materials and shall not otherwise present a deteriorated or blighted appearance. All materials shall be uniform, compatible and consistent with the design thereof.</p> <hr/> <p><b>Section 25-21(f), (j):</b></p> <p>No person shall place and/or store furniture, except furniture designed and placed for outdoor use, household equipment, appliances, construction or landscape material, cardboard material, plastic material, debris or any similar materials in a location that is visible to a person standing upon any public street or sidewalk.</p> <p>The storage of construction materials in unsheltered areas of the yard in which insects may breed or multiply or which provides harborage for rodents or which constitutes a hazard to the public health or safety is prohibited. This paragraph shall not apply to any construction material when a valid building permit exists for the property on which the construction material is located and the construction material is intended to be incorporated in the project for which the permit is issued.</p> <hr/> <p><b>Section 25-22:</b></p> <p>(a) No person shall park or permit to be parked any vehicle for the purpose of sale upon any public street or private property including vacant property except where the sale of a vehicle is customary and incidental to the principal use of the property and in accordance with the Zoning Ordinance of the City of Glendale, except as follows:</p> <p>(1) The display of one (1) vehicle for sale is permitted at a residence when the vehicle is titled to the owner or occupant of the property, is parked on an improved parking surface on the property and is not being sold in connection with an automobile sales business.</p> <p>(2) No more than three (3) vehicles may be displayed for sale at the same residence within a calendar year and only one (1) vehicle shall be displayed for sale at one (1) time.</p> <p>(b) No person shall park or permit to be parked any vehicle, including but not limited to semi-tractors, semi-tractor trailers, or limousines on any property or vacant property except where the parking of such vehicles is customary and incidental to the principal use of the property and in accordance with the Zoning Ordinance of the City of Glendale.</p> <p>(c) Vehicle covers placed on any vehicle that is visible from any public street or sidewalk must be properly maintained and made exclusively for covering vehicles. A proper cover does not include bed linen, paper, cardboard, plastic sheeting, tarps or any other item or material not manufactured specifically as a vehicle cover. The use of a vehicle cover on any abandoned or inoperable vehicle as defined in this subsection is limited to a vehicle that is stored in a carport.</p> <p>(d) The unsheltered storage of any abandoned or inoperable vehicle, including any vehicle being repaired or restored, that is visible from any public street or sidewalk is prohibited except where the storage, repair or restoration is customary and incidental to the principal use of the property and in accordance with the Zoning Ordinance of the City of Glendale.</p> <p>(e) An abandoned or inoperable vehicle, including any vehicle being repaired or restored, may be stored in a carport if the vehicle is covered with a properly maintained vehicle cover made exclusively for covering vehicles . . .</p> <p>(f) Within any residentially zoned district, any vehicle undergoing repair must be titled to the owner or occupant of the property. No more than three (3) vehicles shall be repaired during any calendar year. Vehicle repair work shall be performed on no more than one (1) vehicle at one (1) time.</p>

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	<p>(g) Within any residentially zoned district, no person shall park or store any vehicle such as but not limited to watercraft, camper shell, truck camper, or utility trailer in any portion of the side yard unless screened from the street or the surface area is improved with gravel, concrete, asphalt or paving bricks.</p> <p>(h) No person shall leave, place or park any abandoned vehicle or inoperable vehicle upon any public street, alleyway, parking lot or other city property.</p> <p>(i) Within any residentially zoned district, no person shall park or permit to be parked any vehicle within a front yard area except in accordance with the Zoning Ordinance of the City of Glendale.</p> <p>(j) A violation of any paragraph in this section shall constitute a misdemeanor punishable by a fine of not less than one hundred dollars (\$100.00).</p>
Globe	<p><b>Section 10-4-1:</b></p> <p>Abandoned or Junk Vehicle: Means a vehicle or any major portion thereof, which is incapable of movement under its own power and will remain so without repair and/or reconstruction. It shall also mean a vehicle being repaired when such repairs take in excess of thirty (30) days. It shall be presumed the vehicle or part thereof is “abandoned” or is a “junk vehicle” if any of the following conditions exist for more than three (3) consecutive days:</p> <ol style="list-style-type: none"> <li>1. The vehicle cannot be started with its own battery, or</li> <li>2. The vehicle is on blocks or similar devices, or</li> <li>3. The vehicle has a deflated tire or tires, or</li> <li>4. A wheel or tire has been removed on the vehicle, or</li> <li>5. The vehicle does not have a current, fully paid registration from the State of Arizona; or</li> <li>6. It is a partially or wholly dismantled vehicle.</li> </ol> <p>Dilapidated Structure: Is a structure which has been reduced to, or fallen into, partial ruin or decay from fire, weather, age, wear, misuse or neglect. Dilapidated structure shall include any building or structure which has any, or all, of the conditions or defects hereinafter described, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are, or may be, endangered. . . .</p> <hr/> <p><b>Section 10-4-4:</b></p> <p>The owner and person in control of any private premises shall at all times maintain the premises free of litter, dilapidated structures, abandoned or junk vehicles or any public nuisance and in compliance with the Property Maintenance Code; provided, however, that this Section shall not prohibit the storage of litter in authorized private receptacles for collection.</p> <hr/> <p><b>Section 10-4-8:</b></p> <p>In residential areas and in business areas where the storage of a particular vehicle is not necessary for the operation of the business enterprise, all vehicles being restored or repaired, shall be stored safely within a lawful building or structure or behind a fence in such a manner as to not be visible from beyond the lot boundaries from adjacent public ways, or covered with a car cover made of opaque material if said repairs or restoration takes twenty (20) days or longer. Where the storage of a vehicle is necessary to the operation of a business enterprise, it shall be stored on the premises in accordance with the applicable provisions of this Code, including but not limited to the zoning Code.</p>

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Community	Ordinance Text
Holbrook	<p><b><i>Section 3-1-1</i></b></p> <p>A. Health and Welfare. The purpose of this Chapter is to promote the health, safety, economic, aesthetic and general welfare of the citizens of the City, and to protect neighborhoods against nuisances, blight and deterioration by establishing requirements for maintenance of all buildings and structures of whatever kind, and by establishing requirements for the maintenance of all land, whether improved or unimproved.</p> <hr/> <p><b><i>Section 3-1-2</i></b></p> <p>ABANDONED OR JUNKED VEHICLE: Any vehicle without the current required license plate and tag; or that is inoperable, stripped, scrapped, junked, discarded, dismantled or wrecked.</p> <hr/> <p><b><i>Section 3-1-7</i></b></p> <p>1. General.</p> <p>A. All land including exterior premises and vacant land, whether improved or unimproved, shall be maintained free from any accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight, which includes, but is not limited to, graffiti on walls, fences, mail boxes, etc., bottles, papers, glass, cans, organic or inorganic material, the exterior visible use or display of tarps, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing or wall covering upon a residential lot, an accumulation of abandoned or junked vehicles, discarded, broken, or inoperable appliances, discarded or broken furniture, broken glass, discarded, broken or inoperable equipment, discarded or broken bicycles, bicycle or appliance parts, piles of mixed materials, dry vegetation, rags, empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing straw, packing hay or other packing material, lumber not neatly piled, lumber stored in front yards, scrap iron, tin and other metal not neatly piled or anything whatsoever in which insects, rodents, snakes or other harmful pests may live, breed or multiply or which may otherwise create a fire or safety hazard.</p>
Mesa	<p><b><i>Section 8-6-1:</i></b></p> <p>The purpose of this Chapter is to promote the health, safety and welfare of the citizens of Mesa, Arizona by:</p> <ol style="list-style-type: none"> <li>1. Setting minimum standards necessary for the maintenance of improved lots and parcels, buildings, fences or walls, structures, and vacant or unimproved properties in order to safeguard against potential hazards, and reduce occurrences of blight and other influences considered to cause deteriorating conditions, unattractive neighborhoods, and potential loss of property value.</li> </ol> <hr/> <p><b><i>Section 8-6-2:</i></b></p> <p>ABANDONED OR INOPERABLE VEHICLE: A vehicle physically incapable of its intended operation as evidenced by:</p> <ol style="list-style-type: none"> <li>A. A condition of being partially or wholly dismantled, discarded, wrecked, on blocks or similar devices, stripped, or scrapped; or</li> <li>B. The presence of a deflated tire or tires or from which a wheel or tire has been removed; or</li> <li>C. Being inoperable due to mechanical failure or mechanical disassembly or other reasons which may be evidenced by the lack of a valid license plate lawfully affixed to the vehicle, or by the presence of an expired license plate affixed to the vehicle.</li> </ol>

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	<p>BLIGHT: Unsightly conditions including the accumulation of litter or debris; buildings or structures exhibiting holes, breaks, rot, crumbling, cracking, peeling or rusting materials; general damage to the integrity of the construction of a building or structure; uncontrolled growth of landscaping exhibited by lack of maintenance, untended damage to plant and landscape materials, the continued presence of dead or decaying plants; and any similar conditions of disrepair and deterioration regardless of the condition of other properties in the vicinity or neighborhood.</p> <p>DETERIORATION OR DISREPAIR: A decline of the general condition or appearance of a building, structure, or parts thereof characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, or any other evidence of physical decay, damage, neglect, or lack of maintenance.</p> <hr/> <p><b>Section 8-6-3:</b></p> <p>The following acts, omissions, conditions, and things in or upon any land or structure in the City constitute public nuisances, the existence of which are hereby prohibited and declared to be unlawful:</p> <p>(A) The responsible party of any property shall not cause or allow any abandoned, inoperable or unregistered vehicle, or parts of a vehicle thereof, to be parked or stored outside or under a carport or other roof area not enclosed by walls, doors or windows of any building on any lot for longer than 10 days, unless in complete conformance with the following terms:</p> <ol style="list-style-type: none"> <li>1. When an unregistered vehicle is operable and visible from the right-of-way, it shall be placed under a carport or other roof area of any building;</li> <li>2. In the RS-6 and RS-7 zoning districts, a maximum of 3 inoperable or unregistered vehicles may be stored on a single lot. Such vehicles shall be stored within the side or rear yards and shall be screened by a 6' high opaque fence;</li> <li>3. In the RS-9, RS-15 and RS-35 zoning districts, a maximum of 5 inoperable or unregistered vehicles may be stored on a single lot. Such vehicles shall be stored within the side or rear yards and shall be screened by a 6' high opaque fence;</li> <li>4. In the RS-43 and RS-90 zoning districts, a maximum of 7 inoperable or unregistered vehicles may be stored on a single lot. Such vehicles shall be stored within the side or rear yards and shall be screened by a 6' high opaque fence;</li> <li>5. Vehicles stored on the premises of a business enterprise operated in a lawful place and manner in accordance with the provisions of the Mesa City Code where the storage of the vehicle is necessary to the operation of the business enterprise.</li> </ol> <p>(B) The responsible party of any property shall not cause or allow the deposit, storage, or maintenance of any garbage or junk, or an accumulation of materials such as: vehicle parts, appliances, indoor furniture, boxes, crates, packing cases, mattresses, bedding, lumber, scrap iron, tin, and other metals, unless stored safely in compliance with all applicable ordinances and regulations, and within a lawful, enclosed building or structure, or screened by a lawful fence or within a trash receptacle in such a manner as to not be visible from beyond the lot boundaries, except as authorized for collection under Title 8, Chapter 3 of this Code.</p> <p>(C) The responsible party of any property or place of business within the city shall keep the sidewalk or public places fronting or bordering such property or place of business free of garbage, junk, obstructions, and weeds or grass; provided, however, this Section shall not prohibit the temporary storage of such matters in authorized receptacles for collection consistent with Chapter 3 of Title 8 of the Mesa City Code.</p>



## ARIZONA ORDINANCE RESEARCH - OTHER

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	<p><b>Section 8-6-3(K):</b></p> <p>The responsible party of any property shall maintain, repair, replace or complete improvements to the exposed exterior surfaces of all buildings or structures including but not limited to exterior windows, doors, canopies, metal awnings, roofs, exhaust ducts, chimneys, painted surfaces, window screening, fences, screen walls, retaining walls, foundations, cooling devices, outdoor stairs, porches, and railings as visible from any rights-of-way so that such exterior surfaces do not exhibit deterioration or disrepair, damage or blight. The responsible party shall not allow the maintenance, repair, replacement, completion or use of materials, colors, or finishes that are incongruous with the predominant materials, colors, or finishes of such exposed exterior surface unless such incongruous materials, colors, or finishes are less than 20 contiguous square feet, or less than 10 percent of the area of any exposed individual plane surface unbroken by corners or angles. This Section is not intended to regulate signs as defined by Section 11-41-5 of the Mesa City Code, art, murals, architectural styles or color patterns and schemes as permitted or authorized in other titles of this Code.</p> <hr/> <p><b>Section 8-6-3(V), (W):</b></p> <p>The responsible party of improved property within the City shall maintain all buildings, additions, appendages, accessory structures or other structures and exposed exterior surfaces such as, but not limited to, exterior windows, doors, canopies, metal awnings, roofs, exhaust ducts, chimneys, painted surfaces, window screening, fences, screen walls, retaining walls, foundations, cooling devices, outdoor stairs, porches and railings, in a structurally sound condition that does not constitute a hazard and is impervious to moisture and weather elements.</p> <p>The responsible party of any property shall maintain:</p> <ol style="list-style-type: none"> <li>1. All improved landscaped yards visible from the adjacent rights of way so as not to exhibit deterioration, disrepair, or blight constituting more than 20 contiguous square feet, or more than 10 percent of the area and</li> <li>2. All improved ground surfaces, such as but not limited to, private streets, drives, paving, concrete and asphalt so as not to exhibit deterioration, disrepair, or blight constituting an accumulation of pot holes, large surface cracks, or peeling, chipping away or disintegrating surface material.</li> </ol>
Miami	<p><b>Section 8.01:</b></p> <p>"Abandoned vehicle" means a (I) vehicle or any major portion thereof, which is incapable of movement under its own power and will remain so without repair and/or reconstruction or (II) a vehicle being repaired when such repairs take more than thirty (30) days. It shall be presumed that a vehicle or part thereof is abandoned if any of the following conditions exist for more than three (3) consecutive days:</p> <ol style="list-style-type: none"> <li>1. The vehicle cannot be started with its own battery, or</li> <li>2. The vehicle is on blocks or similar devices, or</li> <li>3. The vehicle has a deflated tire or tires, or</li> <li>4. A wheel or tire has been removed from the vehicle, and/or</li> <li>5. The vehicle does not have a current, fully-paid registration from the State of Arizona; or</li> <li>6. The vehicle is partially or wholly dismantled.</li> </ol>

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Community	Ordinance Text
	<p>"Blight" or "blighted" means unsightly condition, including the accumulation of filth, weeds dilapidation and other similar conditions of disrepair and deterioration.</p> <p>"Blighted exteriors" means exterior surfaces deteriorated, so as to be a threat to health, safety or welfare.</p> <hr/> <p><b>Section 8.16.160:</b></p> <p>It is unlawful and a public nuisance to permit an abandoned, inoperable, stored or junked motor vehicle, or parts thereof, to remain on private property unless such vehicle, or parts thereof, are concealed from public view by fences or garages consistent with zoning ordinance requirement (except vehicles stored on commercial property that are actively repairing/restoring said vehicles).</p> <hr/> <p><b>Section 8.20.010:</b></p> <p>Purpose. The purpose of this chapter is to prevent public nuisances, promote the health, safety and welfare of the citizens of the town, and to protect neighborhoods against blighting and deteriorating influences by establishing and requiring minimum standards for the exterior condition of buildings and real property.</p> <hr/> <p><b>Section 8.20.020:</b></p> <p>It is the duty and responsibility of the owner, occupant or person in control of any premises to maintain the premises in a safe and sanitary manner, consistent and in compliance with the provisions of this chapter and to maintain the premises free of litter, dilapidated or unsafe structures, abandoned or junk vehicles, and all public nuisances. In addition to any other penalties which may be imposed, failure to maintain premises as required by this chapter is a public nuisance, subject to the abatement procedures set forth in Chapter 8.17.</p>
Page	<p><b>Section 91.02:</b></p> <p>Abandoned or Junk Vehicle. Any vehicle that is partially or wholly dismantled, discarded, wrecked, on blocks or similar devices, stripped or scrapped; or a vehicle with one or more deflated tires or from which a wheel or tire has been removed; or any motor vehicle which is inoperable due to mechanical failure or mechanical disassembly or other reasons, whether currently registered or not. The absence of current registration or license plate lawfully assigned and affixed thereto or immobilization for 60 days shall be prima facie evidence of inoperability.</p> <hr/> <p><b>Section 91-05:</b></p> <p>The following acts, omissions, conditions and things in or upon any land or structure in the city, or the failure to comply with any of the following standards constitute public nuisances, the existence of which are hereby prohibited and declared to be unlawful; the provisions of this section are not exclusive and may be duplicative of other provisions, codes and regulations adopted by the city; all provisions, codes and regulations of the city, including those in this section, may be applied cumulatively or separately for purposes of enforcement.</p> <p>(A) It shall be unlawful to maintain any condition defined as or deemed to be a nuisance or hazard to the public health, safety or welfare by any statute of the state or any code or ordinance adopted by the city.</p> <p>(B) Any attractive nuisance, dangerous to children and other persons including, but not limited to, abandoned, broken, or neglected household appliances, equipment and machinery, abandoned foundations or excavations, or improperly maintained or secured pool, hot tub or spa.</p>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p>(D) It shall be unlawful for any person to cause or allow the storage of any abandoned or junk vehicle, except where such storage is in complete compliance with this chapter and the City Zoning Code.</p> <p>(1) In residential areas, all abandoned or junk vehicles being stored, restored or repaired shall be kept safely within a lawful building or structure or behind a lawful fence in such a manner as to not be visible from beyond the lot boundaries.</p> <p>(2) Abandoned or junk vehicles shall not be stored on the premises of a business enterprise unless the enterprise is lawfully licensed under the city code for such purpose, or such storage is necessary to the operation of the business enterprise, and such storage is otherwise in conformance with the city code and zoning ordinance.</p> <p>(E) No person shall allow, deposit, store, accumulate or maintain garbage, trash, refuse, rubbish, litter or junk that is visible from beyond the lot boundaries, except for temporary storage of such materials in an authorized receptacle for collection in compliance with Chapter 50 of this code.</p> <p>(F) No person shall deposit, discard, store, maintain or knowingly permit to remain on land, under his or her control, in a place accessible to children, any icebox, refrigerator, ice chest or other airtight or semi-airtight container or appliance which has a capacity of one and one-half cubic feet or more and/or an opening of 20 square inches or more and which has a door or lid equipped with hinge, latch or other fastening device.</p> <p>(Q) In residential zones, it shall be unlawful for any person to park or store and for an owner or occupant of land to allow or permit any person to park or store on the owner's or occupant's land any commercial vehicle having a gross vehicle weight rating (GVWR) exceeding 14,000 pounds, except that temporary parking is permitted for the purpose of delivery or the loading and unloading of household goods.</p>
Phoenix	<p><b>Section 39-6:</b></p> <p>A. <i>Exterior surfaces.</i> All exposed exterior surfaces, windows and doors shall be maintained so as to be free of deterioration that is a threat to health and safety, impervious to moisture and weather elements, or shall not otherwise present a deteriorated or blighted appearance. Windows, doors, locks on doors, and hinges must be present and installed properly. These items must be free from deterioration or blighting conditions. Any temporary securement of vacant structures must be done in accordance with City specifications. . . .</p> <p>B. <i>Fences, screen walls, and retaining walls.</i> All fences, screen walls, and retaining walls on the premises shall be safe, structurally sound and uniform or compatible in color and structure; they shall be maintained so that they do not constitute a hazard, blight or condition of disrepair. Examples of hazards, blight or conditions of disrepair include but are not limited to, leaning fences or walls, fences or walls that are missing slats or blocks, that exhibit rot, damage, graffiti, peeling paint, or deterioration of paint or materials.</p> <p>C. <i>Exterior insect, rodent and animal control.</i> All premises shall be kept free from insect and rodent infestation and other noxious pests. This provision shall not require action to disturb the natural or cultivated activity of bees, rabbits, or other insects and animals where such activity is not a danger or nuisance to any resident or residents of the area. . . .</p> <p>D. <i>Drainage.</i> All premises shall be maintained so as to prevent the accumulation of stagnant water when such water causes a hazardous or unhealthy condition, becomes a breeding area for insects, or which is causing soil erosion or damage to foundation walls. This does not apply to City-approved retention basins or other similar conditions. This exemption is not operable when actual and probable danger exists due to neglect.</p>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p>E. <i>Foundations, walls and roofs.</i> Every foundation, exterior wall, roof and all other exterior surfaces shall be maintained in structurally sound and weathertight condition. The foundation elements shall adequately support the building at all points and shall also be free from deterioration. . . .</p> <p>F. <i>Outdoor stairs, porches, railings.</i> All outdoor stairs, porches, and hand railings shall be adequate for safety. Every stair and porch shall be maintained so as to be safe and in structurally sound condition. The support for railings, stairs, and porches shall be structurally sound and adequate. Every stairway, stair, porch and any appendage thereto shall be maintained in safe condition and capable of supporting a load that normal use may place thereon. Required protective railing shall be located in the manner prescribed by the City of Phoenix Construction Code. Such handrails (or protective railings) shall be maintained in good condition and be capable of bearing normally imposed loads.</p> <p>G. Approved address numbers shall be provided for all new and existing buildings in such a manner as to be plainly visible and legible from the street or road fronting the property.</p> <hr/> <p><b>Section 39-7(A), (B), (H):</b></p> <p>A. <i>General.</i> All land including exterior premises and vacant land, whether improved or unimproved, shall be maintained free from any hazard or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight, which includes, but is not limited to, graffiti on walls, fences, mail boxes, etc., bottles, papers, glass, cans, organic or inorganic material, the exterior visible use or display of tarps, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing or wall covering upon a residential lot, an accumulation of inoperable vehicles, discarded, broken, or inoperable appliances, discarded or broken furniture, broken glass, discarded, broken or inoperable equipment, discarded or broken bicycles, an accumulation of vehicle, bicycle or appliance parts, piles of mixed materials, dry vegetation, rags, empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing straw, packing hay or other packing material, lumber not neatly piled, lumber stored in front yards, scrap iron, tin and other metal not neatly piled or anything whatsoever in which insects, rodents, snakes or other harmful pests may live, breed or multiply or which may otherwise create a fire hazard.</p> <p>A single inoperable vehicle in combination with any of the above described conditions shall be deemed a violation of this subsection. It is an affirmative defense to a violation of this subsection based on the presence of an inoperable vehicle that the vehicle was registered to a resident of the property, that the vehicle was undergoing repair, and that the total period during which the vehicle was inoperable did not exceed fifteen days. This affirmative defense may not be raised more than three times in any combination of civil or criminal proceedings in any one calendar year.</p> <p>B. <i>Streets, alleys, easements, and sidewalks abutting land.</i> The owner and any responsible party in control of any land abutting a sidewalk, alley, easement or street shall maintain the sidewalk, alley, easement or street in the same manner as provided in subsections A and D of this section. The areas required to be maintained pursuant to this subsection are as follows:</p> <ol style="list-style-type: none"> <li>1. Any portion of a street, which has been opened for public use, between the curbline and the abutting property line including sidewalks; provided, that the owner, lessee, or other person in control of any land utilized for single-family or multifamily dwelling(s) shall only be required to maintain areas not within major streets as shown on the minimum right-of-way standards map and which are within 25 feet of the abutting property line.</li> </ol>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p>2. One-half of the width of abutting alleys from the property line to the centerline of the alley.</p> <p>3. Any portion of a street abutting the boundaries of a parcel of land, which street has not been opened for public use, shall be maintained by those persons who dedicated the street or their successors in interest, including lessees and other persons in control of the land abutting the street; provided, that if the abutting land on either side of such street is owned by different persons and each person has an obligation to maintain the street hereunder, then the owner, lessee or other person in control of the land shall only be required to maintain one-half of the width of the street abutting their land.</p> <p>H. The following outdoor storage on residential properties, which is visible from beyond the boundaries of the lot, is prohibited:</p> <ol style="list-style-type: none"> <li>1. Any building or landscaping materials.</li> <li>2. Any machinery, appliances or parts.</li> <li>3. Any inoperable vehicle visible from beyond the boundary of the property unless: <ol style="list-style-type: none"> <li>a. The vehicle is undergoing repair,</li> <li>b. The total period during which the vehicle is inoperable does not exceed fifteen days, and</li> <li>c. No more than three incidences of inoperability of any vehicle may occur in any twelve-month period.</li> </ol> </li> <li>4. Any storage within the yard of personal property, including but not limited to any household goods, boxes, or furniture which is not placed for outdoor use, which is visible beyond the boundaries of the property. For purposes of this subsection only, yard does not include that portion of the yard behind the primary structure.</li> </ol> <hr/> <p><b>Section 39-8(B):</b></p> <p>B. All buildings, structures and excavations are to be maintained so as not to pose a hazard. The maintenance of a building, structure or excavation that meets any of the following is a nuisance and constitutes a violation of this ordinance, and subjects the building, structure or excavation to demolition or other abatement measures upon expiration of required notice:</p> <ol style="list-style-type: none"> <li>1. The building's or structure's interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.</li> <li>2. The building or structure, exclusive of the foundation, has thirty-three percent or more damage or deterioration to the supporting member or members or structural assembly, or fifty percent damage or deterioration to the nonsupporting enclosing or outside walls or covering.</li> <li>3. The building or structure is infested by rodents, insects or other noxious pests, rendering it uninhabitable.</li> <li>4. The building, structure or excavation exhibits conditions that present actual hazards or dangers.</li> <li>5. The building or structure has been vacant and unsecured for more than forty-eight hours on more than one occasion during a twelve-month period.</li> <li>6. The excavation has been unsecured for more than forty-eight hours on more than one occasion during a twelve-month period.</li> <li>7. The building, structure or excavation or their contents represents an imminent hazard.</li> </ol> <hr/> <p><b>Brochures</b></p> <p><b>Outside Storage</b></p> <p>Outside storage on residentially zoned properties that can be seen from beyond the property line is not allowed. Generally, any equipment, building or landscaping materials; parts/auto parts; appliances or any scrap items may not be visible.</p>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p><b>Parking Areas</b> Designated parking and maneuvering areas must be dust-proofed according to specifications. Parking or maneuvering vehicles anywhere other than these designated areas may be a violation. No more than 45 percent of the required front yard of a single family or duplex residential property may be used for parking or maneuvering.</p> <p><b>Inoperable Vehicles</b> Inoperable vehicles must not be visible from beyond the property line. An inoperable vehicle is one that is not equipped with all parts that are required to legally and safely operate on public streets and/or cannot be driven under its own power. Car covers, tarps, bamboo, shades and other similar types of materials are not acceptable screening.</p>
Prescott	<p><b>Section 7-5-2</b> ABANDONED VEHICLE: Any vehicle, other than one falling within the categories enumerated by Arizona Revised Statutes sections 28-2482 et seq. and 28-4832 et seq. (i.e., horseless carriages, classic cars, historic vehicles, or street rod vehicles), which is without current license plates or tabs, or is inoperable, stripped, unclaimed, junked or discarded. This shall also mean vehicles, other than those categories enumerated above, being repaired, when such repairs take ninety (90) days or more. For purposes of this chapter, the term "abandoned vehicle" may also refer to trailers, and/or dismantled and/or partially dismantled motor vehicles which by reason of dismantling, disrepair, or other causes, are incapable of being propelled under their own power, in addition to the definition herein, except for those categories of motor vehicles specifically exempted herein.</p> <hr/> <p><b>Section 7-5-4</b> (A) General: All land, whether improved or unimproved, shall be maintained free from any structural nuisance, accumulation of filth, garbage or blighting condition, which includes, but is not limited to, graffiti on walls, fences, mailboxes, etc., accumulation of litter, rubbish, refuse, waste material, bottles, papers, glass, cans, organic or inorganic materials, abandoned vehicles, discarded appliances, discarded furniture, broken glass, piles of mixed material, dry vegetation, rags, empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing straw, packing hay or other packing material, lumber not neatly piled, lumber stored in front yards, hazardous wastes, scrap iron, tin and other metal not neatly piled or anything whatsoever in which insects may breed or multiply or which provides harborage for rodents, snakes, or other harmful pests or which may otherwise create a fire hazard, or health hazard.</p> <p>(F) Abandoned Vehicles and Refrigerators: All exterior premises shall be maintained free of all abandoned vehicles and refrigerators; provided, however, that this shall not prohibit the storage or location of not more than one abandoned vehicle on a parcel of property, provided that said vehicle is located and screened in accordance with subsection (H) of this section.</p> <p>(H) Storage and Maintenance of Motor Vehicles: Motor vehicles which are inoperable or dismantled may be stored, maintained, and kept on residential private property provided that such vehicles are not stored, maintained, or kept within the front yard portion of the residential lot and are adequately screened from public view by employment of one or more of those types of screening permitted by this chapter.</p>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p>For purposes of this subsection, the term "front yard" means that historic vehicles, owned by the occupants of the principal building on a residential lot, shall be stored and maintained only in locations permissible for accessory buildings, except such vehicles may be stored or maintained within the front one-half (1/2) of the lot provided they are located no nearer the front lot line than the required minimum front yard setback, which may be further reduced in accordance with section 2.7.3(D)(7) of the Prescott land development code.</p> <p>For purposes of this subsection, adequate screening consists of fences, walls, and hedges located in yard areas, which generally surround and/or screen a parked or stored historic vehicle from public view, provided, such does not exceed six feet (6') in height and, provided further, that if located in any front yard, such shall not exceed four feet (4') in height, or violate the provisions of section 6.3.10 of the Prescott land development code. No fence, wall, or hedge over four feet (4') in height used to screen a parked or stored historic vehicle may be erected on a corner lot so as to encroach within a triangular area formed by the property lines and a line connecting points thirty feet (30') from the intersection of the right of way lines. Adequate screening for purposes of this subsection may also consist of natural topographical features, trees, or like vegetation which generally screen parked or stored historic vehicles from public view.</p>
Scottsdale	<p><b>Sec. 18-1.</b></p> <p>a. The purposes of this chapter are:</p> <ol style="list-style-type: none"> <li>(1) To promote the health, safety and general welfare of the citizens of the city by protecting neighborhoods against public nuisances, and</li> <li>(2) To protect neighborhoods from blight by establishing requirements for maintenance of all building exteriors and land.</li> </ol> <hr/> <p><b>Sec. 18-2.</b></p> <p><i>Abandoned or junked vehicle</i> means a vehicle that is inoperative, stripped, scrapped, discarded, wrecked, on blocks or similar devices, or is without current license plates, or has deflated or missing tire(s).</p> <p><i>Blight</i> means unsightly, unsafe or unsanitary conditions including, but not limited to, the accumulation of litter or debris; buildings, accessory improvements and structures with holes, breaks, rot, crumbling, cracking, peeling, or rusting; landscaped areas that are characterized by bare dirt, dead, damaged or uncontrolled plant growth or lack of maintenance; and any other similar condition of neglect, excessive use, decay, degeneration, disrepair, deterioration or infestation that constitutes a fire hazard or may have an adverse effect upon the health, safety, aesthetic or general welfare of citizens.</p> <p><i>Debris</i> means junk, including, but not limited to, lumber, furniture, furniture parts, cabinets, refrigerators, stoves, sinks, abandoned or neglected equipment, abandoned or junked vehicles or parts thereof, or the remains of something of little or no apparent economic value.</p> <p><i>Infestation</i> means the presence or apparent presence of insects, rodents, birds, animals or other noxious pests of a kind or in a quantity that may have an adverse effect upon a building or structure or upon the health, safety, aesthetic or general welfare of citizens.</p> <hr/>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p><b>Sec. 18-5.</b>            Except as otherwise permitted by law, each of the following conditions is a public nuisance on any land or in any building in the city and is unlawful, when the condition is or may be (i) discomforting or offensive to a reasonable person of normal sensitivity, or (ii) detrimental to the life, health or safety of individuals or the public:</p> <p>(3) A dumping ground or other land or building for depositing litter or debris, or wrecking, disassembling, rebuilding, repair, storage or accumulation of three (3) or more vehicles, or of machinery, or parts of vehicles or machinery.</p> <p>(6) Disposing of litter, debris, sawdust or other material in a manner that results in its unauthorized deposit on land or buildings.</p> <p>(9) An unsecured building that is vacant, abandoned, dilapidated, structurally unsound, partially destroyed or left partially constructed under a lapsed building permit for more than forty-eight (48) consecutive hours.</p> <p>(10) An abandoned, unattended or discarded icebox, refrigerator or other container that has an attached airtight door or lid, snaplock or other locking device that may not be released from the inside.</p> <hr/> <p><b>Sec. 18-7</b>            Vehicles and watercraft.</p> <p>(a) An owner and/or occupant of land where an abandoned or junked vehicle, or a vehicle or watercraft being restored or undergoing major repair, is located, shall store the vehicle and watercraft in an enclosed area so that the vehicle and watercraft are not visible from any point outside the land. A vehicle or watercraft cover is not an enclosed area.</p> <p>(b) Except as otherwise permitted by law, an owner and/or occupant of land where a vehicle or watercraft is located shall park or store the vehicle and watercraft only on a dust free surface.</p> <p>(c) Except as otherwise permitted by law, no person shall display a vehicle or watercraft for sale on land.</p> <p>(d) No person shall park a vehicle or watercraft on any street or public place for the principal purpose of:</p> <p>(1) Displaying advertising or commercial exhibits, or</p> <p>(2) Washing, greasing or repairing the vehicle or watercraft, except repairs necessitated by an emergency.</p> <hr/> <p><b>Sec. 18-9.</b></p> <p>(a) The owner and/or occupant of land shall maintain the land free of:</p> <p>(1) Blight, garbage, litter or debris;</p> <p>(2) Noxious exhalations and other airborne irritations, including, but not limited to, smoke, soot, dust, fumes or other gases, offensive odors, or other annoyances;</p>
Tempe	<p><b>Section 21-1:</b></p> <p><i>Inoperable vehicle</i> means a vehicle that is physically incapable of its intended operation, or unable to be safely operated at that time, including but not limited to vehicles on blocks or similar devices, with a deflated tire or tires, or from which the engine, wheels or tires have been removed.</p> <hr/>



## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p><b>Section 21-2:</b></p> <p>The purpose of this chapter is to promote the health, safety and welfare of Tempe and its residents, and to protect neighborhoods against physical, visual and economic deterioration. To that end, it is a violation of this article to erect, maintain, use, place, deposit, cause, allow, leave or permit to remain on any property any conditions that:</p> <ol style="list-style-type: none"> <li>(1) Contribute to or cause injury or endangerment to the health, safety or welfare of others;</li> <li>(2) Are contrary to community standards of decency;</li> <li>(3) Are offensive to the senses of any reasonable person of normal sensitiveness;</li> <li>(4) Unlawfully interfere with, obstruct or tend to obstruct or render dangerous the free passage or use, in the customary manner, of any stream, public park, parkway, square, sidewalk, street or highway in the City;</li> <li>(5) Obstruct the free use of property so as to essentially interfere with the comfortable enjoyment of life and property by the public; or</li> <li>(6) Damage or contribute to the deterioration of property or improvements in the community.</li> </ol> <hr/> <p><b>Section 21-3:</b></p> <p>A nuisance includes...</p> <ol style="list-style-type: none"> <li>(1) Filthy, littered, debris or trash-covered exterior areas, including exterior areas under any roof not enclosed by the walls, doors or windows of any building; including, but not limited to, areas that contain items such as cans, bottles, wood, metal, plastic, rags, boxes, paper, tires, auto parts; unused, inoperable, worn out or discarded appliances or other household items; lumber, scrap iron, tin and other metal not neatly piled, or anything whatsoever that is or may become a hazard to public health and safety, or that may harbor insect, rodent or vermin infestation. This subsection shall not be deemed to include items kept in covered bins or metal receptacles approved by the County Health Officer or this Code or any other ordinance of the City;</li> <li>(3) Any inoperable or unregistered vehicle, or parts thereof, outside of or under a roof area not enclosed by walls, doors or windows of any building on any lot, except the safe and neat keeping of: <ol style="list-style-type: none"> <li>a. Substantially complete inoperable or unregistered vehicles with inflated tires under the roof area of any building;</li> <li>b. A vehicle undergoing repair, titled to the owner or resident of the property, provided that the repair is complete within fourteen (14) days after the repair was begun, provided that not more than three (3) such fourteen (14) day repairs will be permitted in any twelve (12) month period;</li> <li>c. Not more than two (2) ongoing restoration projects or inoperable or unregistered vehicles in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code;</li> <li>d. Lawful commercial activities involving vehicles as allowed by the Zoning and Development Code; or</li> <li>e. Operable, off-road vehicles, under the roof area of any building, or in a backyard area, screened by a substantially opaque fence at a minimum height of five (5) feet or the height of the vehicles, whichever is more, provided that any fence constructed or modified pursuant to this subsection must meet any and all other requirements of the City Code.</li> </ol> </li> </ol>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p>(4) To leave or permit to remain exposed outside on any property, or within any unoccupied or abandoned building, dwelling or other structure or in a place accessible to children, any abandoned, unattended or discarded ice box, refrigerator or other container that has an airtight door or lid, snaplock or other locking device that may not be released from the inside, without first removing such door or lid, snaplock or other locking device from such ice box, refrigerator or container;</p> <hr/> <p><b>Section 21-4:</b> Other enumeration violations . . . For any residential property:</p> <ul style="list-style-type: none"> <li>a. Any wood surfaces unprotected from the elements by paint or other protective treatment, except those naturally resistant to decay;</li> <li>b. Exterior painted surfaces with loose, cracked, scaling, chipping or peeling paint, visible from a public area, in such amounts as to present a deteriorated or slum-like appearance;</li> <li>c. Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance;</li> <li>d. Replacement materials and paint used to repair or repaint exterior surfaces of a building shall be visually compatible with the remainder of the materials and paint on the exterior of the structure;</li> <li>e. Glazed areas not in sound condition or maintained free of missing, loose, cracked or broken glass; or</li> <li>f. Exterior doors, garage doors, door hardware and door frames not maintained in sound condition, or kept free from holes, breaks and cracks; or any exterior door incapable of functioning as intended by its design.</li> </ul>
Tucson	<p><b>Section 16-3:</b> <i>Debris</i> means a substance of little or no apparent economic value, including but not limited to, deteriorated lumber, old newspapers, furniture parts, appliance parts, discarded sinks, cabinets, discarded household fixtures, car parts, tires, discarded clothing, abandoned, broken or neglected equipment, or the scattered remains of items. <i>Dilapidated</i> means a condition relating to a structure and consisting of multiple violations of the Tucson Code such that the structure is in an obvious and serious state of disrepair. <i>Junked or inoperable vehicle</i> means any vehicle, including any motor vehicle and any other device in, upon or by which a person or property may be transported or drawn on a street, including but not limited to trailers and camper shells but excluding devices moved by human power, that exhibits one or more of the following conditions: wrecked, partially or fully dismantled, abandoned, stripped, inoperative, inoperable, scrapped, or unable to be safely operated.</p> <hr/> <p><b>Section 16-13:</b> (b) <i>Accumulation of refuse and debris prohibited.</i> Each owner, lessee, tenant, resident or occupant shall maintain a property so it is free of accumulated refuse and debris. Accumulated refuse and debris means contained or uncontained refuse and debris that is present on the property in a manner not authorized by the Tucson Code. Material recycling facilities meeting the requirements of section 15-24.7 are exempt from this prohibition. (e) <i>Exterior insect, rodent and animal control.</i> All premises shall be kept free from infestation of insects, rodents and other noxious pests where such infestation threatens the health, safety or welfare of a person or persons.</p>

## ARIZONA ORDINANCE RESEARCH - OTHER

Community	Ordinance Text
	<p>(g) <i>Exterior hazard or attractive nuisance.</i> All premises shall be kept free of any condition that constitutes a health hazard, imminent hazard, or attractive nuisance. Such prohibited conditions include, but are not limited to, the following:</p> <p>(1) <i>Abandoned refrigerators.</i> All premises shall be kept free of iceboxes, refrigerators or other containers with a capacity of one and one-half (1 1/2) cubic feet or greater that have an attached door or lid, snaplock or other locking device that may not be released from the inside and that are abandoned, discarded or no longer used for refrigeration and are in any place accessible to children. . . .</p> <hr/> <p><b>Section 16-14:</b></p> <p>(a) <i>Dilapidated structures.</i> Buildings or structures that are so deteriorated, damaged, dilapidated, or in need of repair so as to present a threat to the health, safety and welfare of the community constitute a nuisance and shall be abated by repair, rehabilitation or demolition as provided in Article VI of this chapter.</p> <hr/> <p><b>Section 16-15:</b></p> <p>(a) <i>Prohibited storage.</i></p> <p>(1) No person owning or having custody of any junked or inoperable vehicle may store such vehicle on private property, or on any sidewalks, streets or alleys, within the city, except as otherwise permitted under this section;</p> <p>(2) No person owning, occupying or in control of any private property within the city may store any junked or inoperable vehicle on the owned or occupied property, or on any abutting sidewalks, streets or alleys, except as otherwise permitted under this section;</p> <p>(b) <i>Permitted storage.</i> This section shall not apply to any junked or inoperable vehicle stored on private property if the vehicle:</p> <p>(1) Is on the premises of a business enterprise operated in a lawful place and manner and licensed by the city under chapter 19 of the Tucson Code, and the storage of the vehicle is necessary to the operation of the business enterprise; or</p> <p>(2) Is lawfully enclosed within:</p> <p>a. An enclosed garage or other permanent building lawfully constructed of opaque materials without openings, holes or gaps other than doors and windows;</p> <p>b. A carport, and an opaque car cover designed for that purpose (and not including tarps, bed sheets, plastic sheeting, or similar materials) completely covers the body of the vehicle; or</p> <p>c. The rear yard or side yard and screened by any fence, wall or barrier, not less than five (5) feet in height, constructed of opaque materials which screens it from view from any adjacent properties and the public right-of-way, and is equipped with self-latching gates or doors. Such fence, wall or barrier must comply with section 16-12(e).</p>