

COMMON CODE VIOLATIONS

Mission statement: "To enhance the community through the administration of a fair and unbiased compliance program."



The Code Enforcement Division is dedicated to protecting the health and safety of citizens through education and fair and consistent enforcement of city codes. These ordinances address a variety of concerns including blight, unsanitary conditions, fire hazards, and unsafe structures. Left unmanaged, these issues can lead to public health hazards as well as conditions that impact the property values in your neighborhood.

▶ **Weeds, bushes, trees & other vegetation**

Keep the exterior of your property free from overgrown grass, weeds, trees, bushes, and shrubs. Maintain grass height at six (6) inches or less. Remove all weeds and dry vegetation such as dead trees, bushes, branches, and dead palm fronds.

▶ **Swimming pools, spas and hot tubs**

Water contained in swimming pools, spas, and hot tubs must be maintained in a clean and sanitary condition to prevent polluted or stagnant water.

▶ **Inoperable or unlicensed vehicles**

Vehicles that are unlicensed, wrecked, abandoned or in disrepair may not be stored in public view on your property.

▶ **Outside storage**

Don't use your property for outside storage. Items including, but not limited to, furniture, yard equipment, tools, building materials, vehicle parts, tires, appliances, cleaning equipment, landscaping equipment, or boxes must be kept out of public view. Store such items in a lawful enclosed building or structure.

▶ **Debris and rubbish**

Your property must be kept free from any accumulation of rubbish or garbage. All rubbish, trash, and debris must be in approved garbage containers except trash that has been properly placed for monthly bulk trash collection. For more information on the proper placement of bulk trash, contact Solid Waste Services at (623) 333-4700.

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▶ Premise identification

All buildings must have approved address numbers placed in a position that is visible from the street or road fronting the property. Approved address numbers are a minimum of six (6) inches in height and one-half (1/2) inches wide and need to contrast with their background.

▶ Fences, decorative walls, & retaining walls

All fences and walls must be structurally sound, safe, made of same material, and uniform in color and structure. They must not be a hazard, blight or in a condition of disrepair. Examples of what is not allowed: tarps, leaning fences, missing fence slats or blocks, graffiti, peeling paint, and deteriorating or damaged material.

▶ Accessory structures

Accessory structures, such as detached garages, fences, walls, storage sheds and storage buildings must be structurally sound, free from blight and in good repair. If you plan to make alterations to an existing accessory structure, or construct a new one -- a building permit may be required from the city. For more information on obtaining a building permit, contact Development Services at (623) 333-4000.

▶ Parking surfaces

Outside of a garage or carport, vehicles are required to be parked on the existing driveway or on a paved parking surface composed of concrete, pavers or brick contiguous to the driveway. Parking on an unimproved surface such as grass or dirt is not allowed.

▶ Recreational vehicles, boats, and trailers

All recreational vehicles, boats, and trailers must be parked in the side or rear yard out of public view.

▶ Commercial vehicle parking

On all residential lots, the parking of one or more commercial vehicles with a manufacturer's chassis rating exceeding five tons or the parking of two or more commercial vehicles with a manufacturer's chassis rating of less than five tons is prohibited.

▶ To Report a Suspected Violation

Please contact the Code Enforcement Division with the property address or cross-street locations. Reports can be submitted via phone, email, or mobile phone app.

CODE ENFORCEMENT DIVISION

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