

YARD SALES

Yard or Garage Sales: ZO 7.305

These types of sales activities within a residential district are limited to three within a twelve-month period and can be no more than forty-eight hours in duration. Yard sale signs cannot be placed in the public rights-of-way. This includes sidewalks, street sign poles, light or utility poles.

BUILDING PERMITS

Building Permits Required CC 9-16 (a), IRC R105.1, IBC 105.1, ZO 7.301 (a)

No building or structure of any type with a floor area greater than one-hundred twenty square feet shall be constructed, altered, or repaired without first obtaining a building permit. This includes, but is not limited to, accessory buildings, patio covers, enclosures and room additions. Fences or walls that exceed six feet in height also require a building permit.

One-story detached accessory buildings such as tool or storage sheds, playhouses or similar type buildings with a floor area less than 120 square feet do not require a permit. However, depending on the building height, yard setback distances may be required.

The Zoning Ordinance requires minimum front, rear and side yard setback distances from your property lines. Setback requirements apply to any type of building, structure, shade structure, storage shed or similar building or structure.

ACCESSORY BUILDINGS AND USES

Storage Sheds: ZO 7.302 (a), (b)

Storage sheds are limited to one per residential property and must be located in a side or rear yard. Also, the shed cannot be served by any utility and all drainage from the shed roof must flow onto the owner's

property. Yard setback requirements are waived when the shed is less than one hundred twenty-square feet in size and six feet or less in height.

HOME OCCUPATIONS

Home Occupations: ZO 7.304

The zoning ordinance establishes land use by dividing the city into various zoning districts. These districts include residential, commercial and industrial uses and each has certain regulations. Within a residential district, a business, also referred to as a home occupation, is allowed but there are restrictions. If any of these restrictions are not met, it is considered an illegal land use and is prohibited.

Home occupations are classified as Class I and Class II. Class I home occupations do not require a conditional use permit. If certain standards, including but not limited to, numbers one, two and three listed below cannot be met then the home occupation becomes a Class II. A conditional use permit is then required. Following is a summary on home occupation restrictions.

1. The home occupation must be conducted entirely from within the principal residence. There can be no activity or storage in the garage, other accessory buildings or in other outdoor areas.
2. Only the resident or residents of the dwelling may conduct the occupation. No outside employees are allowed at the residence.
3. There can be no customer traffic at the residence and no more than one commercial delivery vehicle a day coming to the residence. The delivery must be related to the home occupation.



4. The home occupation can produce no offensive noise, vibration, dust, odors, heat, or glare beyond the boundaries of the property.
5. The home occupation must be clearly incidental and secondary to the residential environment.
6. There can be no signs or other exterior evidence that the home occupation exists and a valid City sales tax and business license must be maintained.
7. Any activity related to the home occupation is limited to the hours between 7:00 a.m. and 10:00 p.m.
8. All parking incidental to the home occupation must be provided on the property.

IMPORTANT TELEPHONE NUMBERS

City of Glendale (Area Code: 623)	
Building Permits	930-2800
Code Compliance	930-3610
Community Partnerships	930-2868
Graffiti Removal	930-3080
Mediation Program	930-4410
Planning and Zoning	930-2800
Police Department (Non-Emergency)	930-3000
Rights-of-Way Maintenance	930-2670
Sanitation	930-2660

Maricopa County (Area Code: 602)	
Animal Control (Dogs at Large)	506-7387
Environmental Health (Mold, Mosquitoes)	506-6616



Code Compliance Department
(623) 930-3610 • Fax: (623) 915-2692
5850 West Glendale, SB42 • Glendale AZ 85301
www.glendaleaz.com/codecompliance

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Understanding City Codes



THE GLENDALE CODE COMPLIANCE

Department is responsible for ensuring compliance with various city codes. City codes are local laws adopted by the Glendale City Council to promote public health and safety and preserve the quality of life in neighborhoods.

This brochure will help residents better understand Glendale city codes (CC) and zoning ordinances (ZO). This brochure also highlights the most commonly-violated city codes. A complete listing of city codes and zoning regulations can be found at any Glendale library or on the city's website: www.glendaleaz.com. If you have any questions, please call the Code Compliance Department at (623) 930-3610.

A violation of a Glendale city code or ordinance may result in civil or criminal court action. A civil action is punishable by fines up to \$300 per violation. A criminal citation is punishable by fines and probation.

Para obtener información acerca de los códigos de la ciudad en Español, Favor de llamar a el número (623) 930-3610.



LANDMAINTENANCE

Materials on Public Property: CC 25-21 (a)

Except as approved by the City, no personal property, materials, merchandise or similar items of any kind can be placed on public streets, sidewalks, alleyways or rights-of-way.

Trees, Bushes and Shrubs: CC 25-21 (d)

All trees, bushes and shrubs must be trimmed so they do not obstruct vision or travel of motorists or pedestrians or obstruct traffic signs, signals or lighting.

Tree limbs must be maintained to hang no lower than twelve feet above any public street or alleyway and seven feet above any public sidewalk. Trees, below seven feet in height, bushes, shrubs or other plant growth must be maintained one foot from sidewalks.

Bushes or Shrubs at Intersections: CC 30-65

Shrubs, hedges or similar plants that are within thirty feet of any corner where two or more streets intersect must be maintained at a height of thirty inches or less.

Outside Storage: CC 25-21 (e), (f)

The outside storage of items that are visible from any public street or sidewalk is prohibited. This includes items such as, but not limited to, furniture, except furniture designed and placed for outside use, boxes, tires, household equipment or appliances, vehicle parts, landscape materials, debris or any similar materials.

Grass and Weed Height: CC 25-21 (g)

Overgrown weeds or grass must be maintained at a height of six inches or less.

Palm Trees: CC 25-21 (k)

Palm trees must be maintained to prevent an excessive accumulation of dead or dry palm fronds when the conditions, as determined by the City, pose a threat to public health or safety.

VEHICLES

Vehicles for Sale: CC 24-65 (a), CC 25-22 (a)

Ongoing vehicle sales from residential properties are prohibited. The sale of a vehicle from a residence is permitted when the vehicle is titled to the owner or occupant of the property, is parked on an improved surface such as a driveway and is not being sold in connection with a business.

Only three vehicles can be displayed for sale from the same residence within a calendar year and only one vehicle can be displayed for sale at a time.

Abandoned or Inoperable Vehicles:

CC 24-65 (c), (d), (e), CC 25-22 (c), (d), (e)

The storage of any abandoned or inoperable vehicle, including any



vehicle being repaired or restored, is prohibited when the vehicle is visible from any public street or sidewalk.

An abandoned or inoperable vehicle may be stored in a garage or rear yard as long as it cannot be seen from any public street or sidewalk or in a carport if the vehicle is covered with a vehicle cover made specifically for covering vehicles. Bed linen, cardboard, plastic sheeting and similar materials are not acceptable.

Vehicle Repairs: CC 24-65 (f), CC 25-22 (f)

Ongoing vehicle repairs at the same residence are prohibited. Any vehicle that is undergoing repairs must be titled to the owner or occupant of the property. Vehicle repairs are limited to three per calendar year. Repair work shall be performed on no more than one vehicle at a time.

PARKING

Side Yard Parking: CC 24-65 (g), CC 25-22 (g)

Vehicles within a side yard that are visible from a public street or sidewalk must be parked or stored on a surface area that is improved with gravel, concrete, asphalt or paving blocks.

Front Yard Parking: CC 24-65 (i), CC 25-22 (i)

In the front yard, zoning regulations restrict where you can park your vehicle(s), the location and width of your parking area(s) and the type of parking surface.

Your front yard is generally considered to be any area from the front of your house up to the city sidewalk and in this area all vehicles must be parked on or next to your existing driveway. All parking/driveway areas must be surfaced with concrete, asphalt or paving blocks. Also, parking/driveway areas are only allowed between your garage or carport and the street.

Commercial Vehicles: CC 24-65 (b), CC 25-22 (b)

The parking of commercial vehicles is limited to one commercial vehicle per residential property. The commercial vehicle chassis is limited to one ton and the vehicle capacity cannot exceed ten thousand pounds gross vehicle weight rating.

SWIMMING POOLS

Pool Water and Discharge: CC 25-24 (d), (e)

Water contained in swimming pools, architectural pools, ponds or spas must be properly maintained to prevent polluted or stagnant water or any other conditions that may breed insects or result in insect or other infestations.

The discharge of water from any swimming pool, architectural pool or spa into any public street, alleyway or rights-of-way is prohibited.

Barriers and Enclosures: CC 32-3, 32-4

All swimming pools or similar bodies of water designed for swimming or immersion with a minimum depth of eighteen inches must be enclosed by a wall or fence with a minimum height of five feet. All gates that provide access must be self-closing and self-latching.

A secondary barrier is required if a child younger than six years of age will or does reside at the residence. Pools built prior to 1998 do not require a second barrier unless there is an alteration or addition that increases the livable area and provides access to the pool; or if the residence is sold.



DOGS

Noise and Odors: CC 25-24 (f), (h), (i)

City codes regulate noise nuisances including excessive dog barking or howling that disturbs the peace and quiet of neighborhoods.

Animal waste is required to be removed from your property at least twice weekly or more frequently if necessary to avoid creating stench or odors.