

Pinal County Planning & Development Services, Code Compliance Division is responsible to our property owners and residents to ensure that our neighborhoods and properties are well-kept to enhance the overall image of our community as a whole. As a means of ensuring that property values are maintained and citizens are afforded the quality of life they desire, our Code Compliance Division works with our residents to prevent unsightly, unsafe, and unhealthy conditions by ensuring that all properties meet the code requirements and are not left to deteriorate and become unsightly.

Often, violators are unaware that they are in violation of County requirements pertaining to general property maintenance and zoning. The goal of the Division is to promote and encourage voluntary compliance with County codes. In order to assist residents in understanding some of the County's requirements, the following list includes the most common code violations.

Pinal County Mission Statement:

“Working together to provide quality services, to enhance the growth and beautification of Pinal County for a better tomorrow.”

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CODE
COMPLIANCE

Planning & Development
Services



ARTICLE 34: OUTSIDE STORAGE & PARKING

Sec. 3401 OUTSIDE STORAGE & PARKING: It shall be unlawful and a violation of this Ordinance for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this Article.

Sec. 3402 ACCESSORY USE: Outside storage & parking provided by this Article is an accessory use and shall not be permitted unless a primary use has been previously established.

Sec. 3403 APPLICATION: This Article shall apply to outside storage & parking in all residential and rural zones.

Sec. 3404 DEFINITIONS: For the purpose of this Article the following definitions apply:

- a. Owner or Owners of Record: The person(s) or entity indicated on the records of the Pinal County Assessor as the owner of the property in question on the date of an alleged violation.
- b. Motor vehicle parts, components, accessories: Any part, component or accessory from any vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.
- c. Recreational Vehicle: Any item of personal property driven or hauled for recreational uses including, but not limited to: travel trailers, motor homes, boats, boat trailers, tent campers, buses or other recreational items.
- d. Resident/Occupant: A person or persons who are occupying a building or structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.
- e. Scrap: Any item or substance which in its present condition is not and cannot be used for the original use intended or, that which has been discarded.

Sec. 3405 VEHICLE PARKING: Vehicles may be parked on residential or rural property provided said vehicles comply with ALL the following requirements:

- a. Vehicles must be owned or leased by the current resident/occupant of the parcel
- b. Vehicles shall not be up on jacks, blocks or other similar equipment.
- c. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.

d. Said vehicles shall not be parked in such a manner as to block access to sidewalks or driveway/entrances to any other property.

e. Vehicles must have a current, valid registration affixed to the license plates. (The lack of a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that vehicle does not have a valid and current registration.)

f. No more than two (2) personally owned vehicle may be offered for sale at any one time.

g. Vehicles must currently be operable.

Sec.3406 RECREATIONAL VEHICLE

STORAGE: Recreational Vehicles may be stored on a parcel provided they conform to the requirements listed in Sec. 3405 above and are not connected to any utility source and not in use for sleeping or living purposes.

Sec. 3407 FURNITURE & APPLIANCES: Furniture and appliances may be placed outside on a parcel provided:

- a. All appliances are in operating condition and are connected for the private use of the resident/occupant.
- b. Any furniture placed outside is in usable condition and design for outdoor use.

Sec. 3408 CONSTRUCTION MATERIALS:

Construction materials may be stored on any property provided a valid building permit has been obtained from the appropriate Department and following provisions are met:

- a. No building or construction materials or scrap thereof shall be stored or placed within the front yard setback required by the zoning district in which the property is located.
- b. No building or construction materials or scrap thereof shall be stored or placed within ten (10) feet of side or rear property line nor shall it be stacked higher than six (6) feet.
- c. All building or construction materials or scrap thereof shall be removed within thirty (30) days after completion of the construction or prior to the issuance of a certificate of occupancy by the Pinal County Building Code Administrator, whichever occurs first.

Sec. 3409 FIREWOOD: Any resident/occupant may store firewood outside on any property provided the following requirements are met:

- a. Firewood stored is for personal use on the parcel which stored upon.

b. Firewood stored or placed on the property meets all required yard setbacks for an accessory building in the zoning district which it is located.

c. **Firewood** is not stacked higher than four (4) feet.

d. All firewood is stacked in an orderly fashion and in such a manner to avoid its movement onto adjacent property, street, sidewalks, rights-of-way, parking areas, easements or driveways.

Sec. 3410 OTHER ITEMS: All other items, objects, materials, parts, scrap, motor vehicle components, or any other item on personal property that does not conform to the Sections above may be stored provided ALL of the following requirements are met:

- a. The item or object is currently operable, and
- b. The item, object, material or part is for use on the property, and
- c. The item, object, material or part is totally screened from view of any contiguous property, public street right-of-way or easement. (Said screening shall be by means of a solid wall or fence, landscaping or a combination of the above, achieving the same effect, and
- d. the following requirements and setbacks from the nearest property line are complied with: Distance to the Distance of square footage of maximum height front property line side rear property lines storage permitted of storage.

Sec. 3411 COMPLIANCE: Outside storage not complying with this Article is hereby deemed a public nuisance and shall not enjoy any right to continuation, restoration, exchange of uses or expansions as if a lawful non-conforming use, and shall be abated.

For further information please visit
our website at:

www.co.pinal.az.us

