

LAND MAINTENANCE



Grass/Weeds:

Grass and weeds must be maintained at a height of six inches or less, including the area between the property line and the street, rights-of-way, and in alleys. Grass and weeds in city sidewalk cracks and curb lines adjacent to the property must be maintained so it does not create a tripping hazard.

Outside Storage Visible Off the Property:

The following items shall not be stored if visible off the property: Front/Side Yards-indoor furniture, household equipment, cardboard, debris, bottles, glass, cans, scrap wood, metal, metal articles, paper, plastic, boxes, tires, vehicle parts and other such materials. Front/Side/Rear Yards-appliances, construction material, landscape material, machinery, or auto parts. For bulk trash questions, contact Sanitation Dept. 623-930-2660.



Landscaping-Dirt Yards:

The front yard shall not have exposed dirt. All exposed areas of dirt shall be covered with grass, crushed rock, or gravel. If using rock or gravel, it must be one-quarter inch or larger in size. All landscaping shall be maintained so it does not create a blighted appearance.



Vegetation Obstructing the Street or Sidewalk:

All trees, bushes and shrubs shall not obstruct any public street, sidewalk, traffic signal, sign, or streetlight.
-Tree limbs must be maintained at least 7 feet above public sidewalks.
-Tree limbs must be maintained at least 12 feet above public streets
-Trees below seven feet in height, bushes or other plant growth must be maintained one foot from sidewalks.



PROPERTY MAINTENANCE

Dead Trees, Bushes & Shrubs:

Vegetation such as grass, weeds, trees, bushes, and shrubs that are substantially dead or damaged contribute to a visual blight and must be removed.

Fences, Screen Walls & Retaining Walls:

Fences must be structurally sound and properly maintained so that they do not constitute a hazard, a condition of disrepair or blight. Leaning or damaged fences, fences with excessive missing or damaged slats, blocks, or any similar conditions that represent blight or deterioration are prohibited.

Fences or walls that exceed six feet in height require a building permit.

Painted Surfaces:

All exterior painted surfaces must be properly maintained in sound condition. Painted surfaces with excessive peeling, flaking or chipping paint shall be eliminated, and surfaces repainted.

Exterior Windows, Doors & Screens:

All exterior doors, door frames, windows, window frames and window screens must be maintained in sound condition.



Poorly maintained properties can negatively affect neighboring property values



GLENDALE CODE COMPLIANCE

The Glendale Code Compliance Division is responsible for ensuring compliance with various city codes. City codes are local laws adopted by the Glendale City Council to protect the public health, safety, general welfare of the community, and to preserve the quality of life in neighborhoods.

This brochure highlights the most common city code violations and answers questions.

A complete listing of city codes and zoning regulations can be found at any Glendale Library or on the city's website. If you have any questions, please call the Code Compliance Division at 623-930-3610.

Para obtener información acerca de los códigos de la ciudad en Español, favor de llamar a el numero 623-930-3610.

IMPORTANT PHONE NUMBERS

Animal Services Hotline - 623-930-3212

Building Safety Division (Permits) - 623-930-2800

Fire Dept. Non-Emergency - 623-930-4400

Graffiti Removal - 623-930-3080

Mosquitoes/Vector Control - 602-506-6616

Community Services Dept. - 623-930-3590

Planning & Zoning Division - 623-930-2800

Police Dept. Non-Emergency - 623-930-3000

Right-of-Way Division - 623-930-2656

Solid Waste Dept. - 623-930-2660

Water Services Dept - 623-930-3190



COMMON CITY CODES

CODE COMPLIANCE DIVISION

6829 N. 58th Dr. | Suite 200 | Glendale AZ 85301
623-930-3610



**We improve the lives of the people
we serve every day.**

Community · Integrity · Excellence
Innovation · Learning

MISCELLANEOUS CODES

Palm Tree Fronds:

No dead or dried palm fronds may be within 10 feet of the ground, a structure, a fence or wall, or any other combustible item, including other trees.



Pigeon Feeding on Public Property:

It is unlawful to feed pigeons on public property which includes city facilities, city streets, city sidewalks and city parks.

Holiday & Seasonal Decorations:

Temporary, non-commercial decorations or displays associated with the celebrations of a particular civic, patriotic, or religious holiday or season shall only be displayed for a maximum of 60 days prior to and 30 days after the relevant holiday and must be maintained in good condition. Decorations shall not be displayed in a manner to cause a hazard to pedestrian or vehicular traffic.

Graffiti:

All sidewalks, walls, buildings, fences, signs, and other structures or surfaces shall be kept free from graffiti when the graffiti is visible off the property. Property owners or residents are responsible for removing graffiti from their property.

To report graffiti on public property, please call the Graffiti Hotline at 623-930-3080.

ANIMAL NOISE & ODOR

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 at least twice weekly to avoid odors.

SWIMMING POOLS AND SPAS (including above-ground pools)

Pool Water/Spa Water:

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

Draining/Backwashing Pools and Spas:

Draining water from any swimming pool, architectural pool or spa into any public street, alley, or rights-of-way is prohibited.

Pool Barriers and Enclosures:

Primary Barrier (Enforced by Code Compliance)-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. No fence openings larger than 4" are allowed.

Secondary Barrier (Enforced by Fire Dept.)-Secondary pool barriers are required if a child under 6 years old resides in the home.

**For more information, please contact the Glendale Fire Department at 623-930-4420.*

YARD SALES

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

BUILDING PERMITS

No building or structure of any type with a floor area greater than 120 square feet shall be constructed, altered, or repaired without first obtaining a building permit. This includes, but is not limited to, accessory buildings, awnings, patio covers, enclosures and room additions.

ACCESSORY BUILDINGS & USES

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 per Glendale Zoning Ordinance.

Storage Sheds:

Storage sheds are limited to one per residential property, they must be located in a side or rear yard, and not be visible from public viewpoint. Yard setback requirements are waived when the shed is less than 120 square feet in size and six feet or less in height.

Temporary Shade Structures are Prohibited:

Lightweight shade structures consisting of canvas, plastic, or metal material, including what some may consider "temporary" are not eligible for a building permit primarily due to safety issues related to structural stability, therefore are not allowed as a permanent use.



HOME OCCUPATIONS

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 a.m. and 10 p.m.
8. All parking incidental to the home occupation must be provided on the property.