

ORDINANCE NO. 023-63

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE GLENDALE CITY CODE, CHAPTER 24, CHAPTER 25 AND CHAPTER 29.1 AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Glendale City Code Chapter 24 (Motor Vehicles and Traffic), Article IV (Specific Parking Prohibitions), Section 24-65 (Sale, storage and repair of vehicles) (b), Section 24-68 (Parking on residential lots) (e) (1) and (9), Chapter 25 (Nuisance), Article III (Administration and enforcement), Section 25-37 (Violators liable for costs) (a) and Chapter 29.1 (Residential Rental Property), Article II (Standards) Section 29.1-19 (Interior of buildings) (b), (e) and (f) is amended by adding the following language and shall read as follows:

CITY CODE CHAPTER 24, 25, 29.1

Sec. 24-65. - Sale, storage and repair of vehicles.

...

(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, Arizona. No semi-tractor or semi-tractor trailer shall be parked on a property in a residentially zoned district.

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Sec. 24-68. - Parking on residential lots.

...

(e) Vehicle parking and storage.

(1) All visible vehicles shall be parked, stored or maneuvered on a dustproof surface such as concrete, pavers, asphalt, or crushed rock or aggregate that is a minimum of three (3) inches thick. All crushed rock or aggregate shall be ~~distinctly different than any adjacent landscaping groundcover through material type and/or color and~~ shall be contained by a permanent border. Permanent borders for asphalt surfaces are recommended. All dustproof surfaces shall be maintained and kept free from weeds, grass, or other vegetative growth.

...

~~(9) Vehicles shall only be stored in a garage or on a dustproof surface within a side yard or rear yard area located behind a solid six (6) foot tall wall, fence or gate, or landscaping. No vehicle storage is allowed in the front yard or unscreened, street-side yard.~~

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Sec. 25-37. - Violators liable for costs.

- (a) If the owner or occupant of any property within the city does not remove or abate such public nuisance from said property within a reasonable period after written notice has been served by the city, said reasonable period ~~being a maximum~~ of thirty (30) days, or less if the interests of public safety or health so necessitate, the city may at the expense of the owner or occupant, remove or cause the removal thereof and the record owner shall be liable for all costs incurred.

...

Sec. 29.1-19. - Interior of buildings.

- (a) Structural members. All structural members, walls, floors, partitions or ceilings shall be structurally sound, and be capable of supporting the imposed loads.
- (b) Interior surfaces. ~~All interior wall and ceiling surfaces shall be maintained in good repair and free from loose plaster or sagging drywall or other defective surface conditions that may cause injury.~~ Every interior wall, cabinet, appurtenance, ceiling, and floor shall be maintained in a safe and structurally sound condition, free from defective surface conditions that may cause injury, and capable of supporting the imposed loads. Every existing floor covering shall be maintained in a safe condition.
- (c) Handrails and guardrails. Every handrail and guardrail shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in sound condition.
- (d) Stairways. Every interior stairway shall be maintained in sound condition and free from any broken, rotted or missing steps or tripping hazards.
- (e) Interior Doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.
- (f) Pests.
1. Single occupant.
The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.
 2. Multiple occupancy.
The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

3. Occupant.

The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure. EXCEPTION: where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 12th day of December, 2023.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager