

Property Maintenance Amendments

SECTION ONE. That Section 9-04-010 “Definitions” in Article 9-04 “PROPERTY MAINTENANCE” in Chapter 9 “HEALTH AND SANITATION” of the Town Code of the Town of Prescott Valley, Arizona, be hereby amended to read as follows:

9-04-010 Definitions.

In this Article, unless the context requires otherwise:

A. "Debris" means carelessly discarded refuse or litter.

B. “Dilapidated Building” means any real property structure that is likely to burn or collapse and its condition endangers the life, health, safety or property of the public.

C.B. "Litter" means any rubbish, trash, weeds or other accumulation of filth or debris or dilapidated ~~structures~~ buildings which constitute a hazard to public health and safety. "Litter" is "garbage", "refuse", "trash" (as defined in this Chapter), and all other waste material which, if thrown or deposited as herein prohibited, tends to create a danger to public health, safety and welfare.

D.C. "Nuisance" means any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which such premises are located. This includes, but is not limited to, the keeping or the depositing on, or the scattering over the premises of any of the following:

1. Lumber, junk, trash, debris or garbage.
2. Abandoned, discarded or unused objects or equipment such as furniture, stoves, refrigerators, freezers, cans or containers.

However, nothing herein shall classify as a nuisance the conducting or the allowing to be conducted, on any particular premises, one (1) yard sale as defined in Section 9-04-020(C) herein during the period from January 1st to April 30th, another during the period from May 1st to August 31st, and another during the period from September 1st to December 31st, in a year.

E.D. "Person" means any natural person, firm, partnership, association, corporation, company or organization of any kind, but not the Federal government, State, County, City or political subdivision of the State.

F.E. "Private premises" means any dwelling, house, building, or other structure, designed or used either wholly or in part for private residential purposes, whether inhabited or temporarily or continuously uninhabited or vacant, and shall include any yard, grounds, walk, driveway, porch, steps or vestibules belonging or appurtenant to such dwelling, house, building or other structures.

G.F. "Public place" means any and all streets, sidewalks, boulevards, alleys or other public

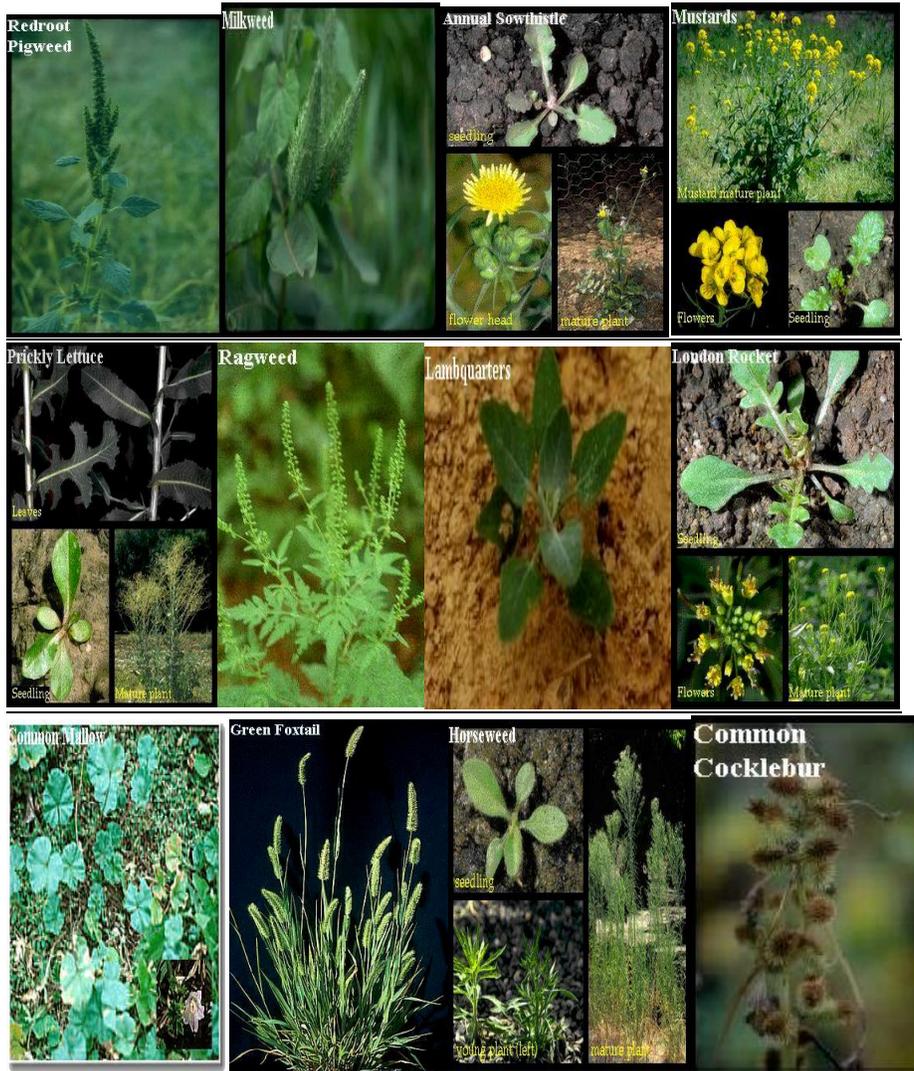
ways, and any and all public parks, squares, spaces, grounds and buildings.

H.G. "Property" includes buildings, grounds, lots and tracts of land.

I.H. "Structures" includes buildings, improvements and other structures that are constructed or placed on land.

J.I. "Trash" means all nonputrescible wastes.

K.J. "Weeds" mean any vegetation which is, or is liable to be detrimental, destructive or unsightly and difficult to control or eradicate. Without limiting the foregoing, the term "weeds" shall include but not be limited to bull thistle, cocklebur, foxtail, horseweed, lambsquarters, London rocket, mallow, milkweed, pigweed, mustards, prickly lettuce, ragweed, russian thistle, shephardspurse, sowthistle, willow weed, and those types of plant growth defined as noxious weeds in A.R.S. 3-201 regardless of whether a particular property owner or occupant who is the subject of enforcement action under this code regards the growth as desirable.





L.K. “Yard Waste” means brush, grass and vegetation clippings, weeds, twigs, leaves, limbs, branches and trunks from trees, and general yard, garden and tree rubbish and waste materials.

(Ord. No. 117, Enacted, 09/05/85; Ord. No. 158, Enacted, 08/27/87; Ord. No. 178, Ren&Amd, 05/26/88, 5-04-010, 9-09-030; Ord. No. 396, Amended, 08/08/96; Ord. No. 559, Amended, 07/10/03; Ord. No. 785, Amended, 01/23/14)

SECTION TWO. That Section 13-06-020 “Use Regulations” in Article 13-06 “R1L(RESIDENTIAL; SINGLE FAMILY LIMITED)” in Chapter 13 “ZONING” of the Town Code be hereby amended to read as follows:

13-06-020 Use Regulations.

A. Uses Permitted:

...

8. Home occupations as defined in Article 13-02 and which shall conform to the following conditions or be subject to immediate termination:

...

c. Prohibited Home Occupations - The following uses are expressly prohibited as home occupations because of the potential adverse impact to the surrounding neighborhood. These include (but are not necessarily limited to):

...

(11) On-going garage sales (except those permitted under Sections 9-04-010(D)(C) and 9-04-020(C) of the Town Code)

...

(Ord. No. 9, Enacted, 06/28/79; Ord. No. 37, Rep&ReEn, 09/04/80; Ord. No. 78, Amended, 03/11/83; Ord. No. 112, Amended, 06/06/85; Ord. No. 136, Amended, 08/28/86; Ord. No. 137, Amended, 08/28/86; Ord. No. 167, Amended, 12/10/87; Ord. No. 178, Rep&ReEn, 05/26/88; Ord. No. 187, Amended, 10/27/88; Ord. No. 279, Amended, 06/25/92; Ord. No. 282, Amended, 10/22/92; Ord. No. 392, Amended, 06/27/96; Ord. No. 439, Amended, 06/25/98; Ord. No.

603, Amended, 08/26/04; Ord. No. 638, Amended, 10/13/05; Ord. No. 647, Amended 01/26/06; Ord. No. 785, Amended, 01/23/14)