

Property Care Standards (September 19, 2022)

Title:

This Chapter shall be known and may be cited as the “Property Care Ordinance of the City of Flagstaff, AZ.”. Within this Chapter, it may be known as “PCO”.

Purpose:

The purpose of the Property Care Ordinance is to improve and maintain the appearance of neighborhoods and improve quality of life by protecting public health, safety, and welfare through the establishment of minimum exterior maintenance standards for all residential and non-residential buildings, structures and property, and vacant land in the city to protect against hazardous, deteriorating, and other dangerous conditions.

Intent:

It is the intent of the city to work with property owners to preserve existing buildings and housing. The PCO shall be applied and enforced fairly and consistently. The city shall provide adequate notice to affected property owners to resolve conditions and the city may provide resources to assist property owners with compliance as they are available.

Property Care Standards:

Property Standard: Provide for and eliminate conditions of: Refuse-Recycling, Debris, Inoperable-Equipment, Hazard, Attractive Nuisance, for Health and Safety:

- Provide adequate capacity for refuse and recycling containers, providing additional capacity as required to protect health and safety. *(See City Code Chapter 6-06 Littering, & 7-04 Municipal Solid Waste Collection Service; 10-50.50.040 (E) General Fencing and Screening Standards (applies to dumpsters))*
- Eliminate debris accumulation that harbors pests, deteriorates conditions, presents a fire danger, and impacts health and safety. *(See City Code Chapter 6-06 Littering, & 7-04 Municipal Solid Waste Collection Service; 5-02 Fire Code (IFC 2018: Section 304 Combustible Waste Material, 311 Vacant Premises); 10-50.60.080 Landscaping Standards)*
- Remove inoperable equipment, vehicles & appliances that contributes to debris, hazard, safety and/or as an attractive nuisance to protect health and safety. *(See City Code Chapter 6-07 Abandoned Vehicles; 6-06 Littering; 10-50.80.030 (A) General Parking Standards)*
- Eliminate hazards on the property and encroaching hazards that impact health and safety. *(See City Code 6-06 Littering; 10-50.80.030; Chapter 8-04 Trees and Shrubbery; 5-*

*02 Fire Code (IFC 2018 Chapter 50 Hazardous Materials-General Standards) 8-13
Prohibition on use of Right-of-Way; 10-50.60.080 (A) Landscaping Standards)*

- Remove invasive and noxious weeds (*See City Code Chapter 13-18-005 Maintenance*)
- Provide proper posting of no trespassing (as desired by owner).

Buildings and Structures Standards: Provide for and eliminate conditions of: Abandonment, Security, Deterioration, Attractive Nuisance, for Health and Safety:

- Resolve both visual and physical signs of vacancy of buildings and structures that invites issues as an attractive nuisance and/or criminal activities impacting health and safety. *NOTE: See appendix for recommended securing of a building or structure. (See City Code Chapter 4-02 International Building Code (1997 Uniform Code for the Abatement of Dangerous Buildings); 6-04 Nuisances; 7-10 Graffiti Abatement)*
- Provide security for buildings and structures that prevents unauthorized entry to a building or structure that impacts health and safety. *NOTE: See appendix for recommended securing of a building or structure. (See City Code Chapter 4-02 International Building Code, 5-02 Fire Code (IFC 2018 Section 311 Vacant Premises))*
- Provide remedies to deterioration of a building or structure that threatens its longevity and/or impacts health and safety. (*See City Code Chapter 4-02 International Building Code (1997 Uniform Code for the Abatement of Dangerous Buildings), 5-02 Fire Code (IFC 2018 Section 311 Vacant Premises)*)
- Provide proper posting of no trespassing.

Exemptions

- It shall be the sole discretion of the City of Flagstaff to suspend enforcement of these standards due to circumstances beyond the control of the property owner, such as community events, natural disasters, fires, flooding and managing through recovery.