



# Final Revisions to Chapter 24

Presented by Rick St. John, Deputy City Manager





# Code Revisions

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We are seeking Council consensus on several general City Code revisions and additions related to the parking and storage of all types of vehicles on residential properties.



# Code Revisions





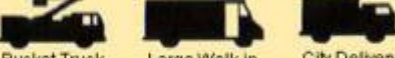



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Reminder: The general City Code is enforced as written and does not allow for variances, relief, or “grandfathered” rights



# Commercial Vehicles

New definition for  
*Commercial Vehicle  
Classifications.*

<b>Class 1 - 6,000 &amp; Less</b>  Minivan    Cargo Van    SUV    Pickup Truck
<b>Class 2 - 6,001 to 10,000</b>  Minivan    Cargo Van    Full-Size Pickup    Step Van
<b>Class 3 - 10,001 to 14,000</b>  Walk-in    Box Truck    City Delivery    Heavy-Duty Pickup
<b>Class 4 - 14,001 to 16,000</b>  Large Walk-in    Box Truck    City Delivery
<b>Class 5 - 16,001 to 19,500</b>  Bucket Truck    Large Walk-in    City Delivery
<b>Class 6 - 19,501 to 26,000</b>  Beverage Truck    Single-Axle    School Bus    Rack Truck
<b>Class 7 - 26,001 to 33,000</b>  Refuse    Furniture    City Transit Bus    Truck Tractor
<b>Class 8 - 33,001 &amp; Over</b>  Cement Truck    Truck Tractor    Dump Truck    Sleeper



# Commercial Vehicle Parking

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Storing commercial vehicles shall be prohibited. The parking of commercial vehicles on residential properties shall be limited by classification as defined in Sec. 24-3 *Specific Definitions, (h) Commercial Vehicle Classifications*

- a. The total allowable number of commercial vehicles parked on a residential property is a maximum of two (2) following the below guidelines;
  - i. Class 1 – Limit two (2) per residential property
  - ii. Class 2 – Limit two (2) per residential property
  - iii. Class 3 – Limit one (1) per residential property (excluding Heavy-Duty Pickups which limit two {2})
  - iv. Class 4 through Class 8 – The parking of these commercial vehicles shall be prohibited on residential properties except as allowed under ARS 33-1809 Parking; public service and public safety emergency vehicles; definition.
- b. Parking is permitted for the purpose of delivery or the temporary loading and unloading of goods and materials associated with a permitted use.



# Commercial Vehicles

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Consensus?



# Parking on Residential Lots

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- Lot size distinction changed from *less than 12,000 square feet*, to *less than 8,000 square feet*.



# Parking on Residential Lots

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- The maximum number of vehicles permitted to be parked outside of an enclosed garage or carport in a single-family dwelling within a residentially zoned area shall be one for each **400 square feet** of livable area of a residence, as specified in the Maricopa County Assessor's records. The total vehicle count shall not include vehicles parked in a screened side yard or rear yard, delivery vehicles, or vehicles associated with guests visiting for less than 24 hours.



# Parking on Residential Lots

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Consensus?



# Utility Trailer Parking and Storage

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1. The parking or storage of utility trailers is permitted on any residential lot subject to the following:
  - a. Such equipment shall be owned, leased, or used for a commercial business by the owner or occupant of the principal use of the property;



# Utility Trailer Parking and Storage

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Consensus?



# RV Parking and Storage

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1. The parking or storage of recreational vehicles including campers, travel trailers, motor homes, or boats and personal watercrafts is permitted on any residential lot subject to the following:
  - a) Such equipment shall be owned or leased by the owner or occupant of the principal use of the property;



# RV Parking and Storage

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Consensus?



# Criminal and Civil Citations

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- Violations under Chapter 24 can be cited as either civil or criminal violations for the explicit purpose of gaining compliance.
  - Typically, a civil citation will be issued first, followed by a criminal citation when the violator is found responsible for the civil violation, but still refuses to come into compliance.



# Criminal and Civil Citations

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Consensus?



# Exceptions

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The City recognizes that by permitted design and/or original construction of certain residential properties within residential zoning areas, certain provisions of this code may not be reasonable or functionally applicable. In those rare instances, the Code Official and the City Prosecutor will agree that those aspects of the code that create an unreasonable or functionally incapable mandate shall be deemed unenforceable and no action will be taken.



# Exceptions

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Consensus?