



PROPERTY MAINTENANCE ORDINANCE INTERPRETATION CITY OF SCOTTSDALE

NUMBER: PMO
DATE: October 15, 2004
SUBJECT: Conditions under which exterior storage or placement of equipment, furniture, supplies, materials and other items is considered unsightly and constitutes blight.

PURPOSE: As established by Chapter 8, Section 18-3(e) of the Scottsdale Revised Code the following interpretation adopts regulations to clarify provisions of the enforcement of Section 18-9 (a)(1).

To determine if section 18-9 (a)(1) requires land to be kept free from the placement, deposit or maintaining of certain items (in use or not in use) outside an enclosed area when items are not commonly associated with the permitted use or, if when placed outside, said items are considered unsightly.

DETERMINATION:

Unsightly conditions shall include the placement or deposit of any equipment, furniture, machine(s), material(s), merchandise, supplies, tools, or other item(s) in an outside location or outside a completely enclosed structure, and the screened accumulation of any of the same in an outside location.

Exceptions:

- 1). Objects that are customarily placed outside and clearly incidental and commonly associated with the permitted use, such as but not limited to patio furniture and barbeque grills at a residence, may be kept outside.
- 2). Non-customary or non-incident objects may be kept outside when objects are not accumulated and are in the rear yard completely screened by a six-foot-high solid fence or masonry wall.

Examples:

Examples of unsightly items when placed or maintained outside may include but are not limited to automobile parts, indoor appliances (refrigerators, ovens, dishwashers in use or not in use), accumulations of boxes, papers or other miscellaneous items, any furniture designed for indoor use (i.e. upholstered-fabric, leather, or vinyl sofas; couches; loveseats; recliners, indoor dining furniture, headboards, mattresses, bedding, wall units, entertainment centers, desks, nightstands, dressers, chests, lamps, etc.), or an accumulation of any combination of non-customary items in a screened or unscreened yard.

SIGNED:

SIGNED:

MALCOLM HANKINS
CODE ENFORCEMENT MANAGER

RAUN KEAGY
NEIGHBORHOOD SERVICES DIRECTOR