PARKING: RESIDENTIAL PROPERTIES

Inoperable Vehicles:

Any personal vehicle, commercial vehicle, recreational vehicle and/or similar equipment which is inoperable, including any vehicle or equipment being repaired or restored shall only be parked or stored in an enclosed structure, garage, or on a dustproof surface within a side or rear yard area located behind a solid six (6) foot tall wall, fence or gate, or landscaping. Parking or storage of an inoperable vehicle in a front yard is prohibited.



Vehicle Repairs:

- Within any residential district, no person shall dismantle, repair, restore or otherwise perform any work on any vehicle, motor, or similar device not owned or leased by the owner or occupant of the property.
- No more than three (3) vehicles may be repaired during any calendar year.
- Vehicle repair is limited to no more than one (1) vehicle at one (1) time.
- Work performed beyond basic maintenance (tune-ups, service of fluids, etc.), shall be incidental to a permitted use and completely within a garage or carport, or conducted on a dustproof surface that is wholly enclosed from the view of surrounding properties and right-of way by a solid six (6) foot tall wall, fence or gate, or landscape barrier.

Vehicle Sales:

No person shall park or permit to be parked any vehicle for the purpose of sale upon any public street or private property except where the sale is customary and incidental to the principal use, in accordance with the Zoning Ordinance of the City of Glendale, Arizona, and meets the following exceptions:

- One (1) vehicle may be displayed for sale at the residence when the vehicle is titled to the owner or occupant of the property, is parked on an improved parking surface on the property and is not being sold in connection with an automobile sales business.
- Three (3) vehicles are the maximum number of vehicles that may be displayed for sale at the same residence within a calendar year and only one (1) vehicle may be displayed for sale at one (1) time.

Utility Trailer/Recreational Vehicle Parking & Storage:

- Utility trailers must be owned, leased, or used for a commercial business by the owner or occupant of the principal use of the property.
- Shall be parked or stored in a garage or on a dustproof surface within a side yard, or in the rear yard area located behind a solid six (6) foot tall wall, fence, or gate, or landscaping. Lots in the Rural Residential zone shall be exempt from the screening requirement.
- The parking and storing of utility trailers and recreational vehicles shall be limited to two (2) either two (2) utility trailers, two (2) recreational vehicles, or one (1) of each.
- Temporary parking of recreational vehicles in a front or side yard, driveway or maneuvering area is permitted for loading/unloading or repairs for no more than seventy- two (72) hours within seven (7) consecutive days.

Utility Trailer Size Limits:

- The utility trailer cannot exceed forty (40) feet in length, eight (8) feet in width, and ten (10) feet in height unless parked or stored in a garage.
- Up to two (2) utility trailers, not to exceed eighteen (18) feet in length, eight (8) feet in width, and ten (10) feet in height may be parked or stored in a front yard on any approved dustproof surface, except semi-circular drives, that meets all other parking and storage requirements, when access to a screened side or rear yard is not feasible.



Recreational Vehicle Permit and Uses:

- Recreational vehicles shall be prohibited for human occupancy as a permanent residence. Any temporary occupancy shall be required to obtain a temporary occupancy permit from the Development Services Department.

** Recreational vehicle includes campers, travel trailers, motor homes, boats, and personal watercrafts.*

Glendale
ARIZONA

RESIDENTIAL PARKING CODES

CODE COMPLIANCE DIVISION
6829 N. 58th Drive, 2nd Floor | Glendale AZ 85301
623-930-3610



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PARKING: RESIDENTIAL PROPERTIES

Driveway and Parking Surfaces:

- All driveway and parking surfaces must be a dustproof surface composed of concrete, asphalt, pavers, crushed rock or aggregate that is a minimum of 3 inches thick. All crushed rock or aggregate shall be contained by a permanent border.
- All dustproof surfaces shall be maintained and kept free from weeds, grass, or other vegetative growth.
- All residential lots shall provide a dustproof driveway between a public street or private drive and all required parking spaces. If access to a public street is provided via an alley, the alley and driveway shall be a dustproof surface.



Prohibited Parking and Storage Areas:

- All driveway, parking, or maneuvering areas within the front yard shall be prohibited from being located in front of any living spaces of a dwelling, except to provide direct access to a permitted garage or carport, or to allow for the placement of a semi-circular drive.
- Vehicle parking, storage or maneuvering in landscaped or hardscaped areas is prohibited.
- Parked vehicles shall at no time overhang into or obstruct any portion of a public sidewalk, street or alleyway. Vehicles in the front yard shall be parked at least one (1) foot from the side property line.
- Commercial vehicle storage is prohibited.

***Vehicle: A device in, upon or by which any person or property is or may be transported or drawn upon a public roadway, excepting devices moved by human power or used exclusively upon stationary rails or tracks.*

This brochure is not inclusive of all parking codes. Please refer to the Glendale Municipal Code website to view all codes.

www.glendaleaz.com/codecompliance

Permitted Square Footage for Parking:

CC 24-68(C): LOTS LESS THAN 8,000 SQUARE FEET

- No more than fifty (50) percent of the front yard that is located on the street side of an approved wall, fence, or gate may be improved for a driveway, parking, or maneuvering area.
- For corner lots, the front yard shall be used to calculate the maximum permitted driveway, parking, and maneuvering area. The calculated maximum dustproof area may be allocated across both the front and side yards.

CC 24-68(D): LOTS MORE THAN 8,000 SQUARE FEET

- No more than forty (40) percent of the front yard area that is located on the street side of an approved wall, fence, or gate may be improved for a driveway, parking, or maneuvering area.
- For corner lots, the front yard shall be used to calculate the maximum permitted driveway, parking, and maneuvering area. The calculated maximum dustproof area may be allocated across both the front and side yards.



Vehicle Parking Locations for Front Yard/ Unscreened Side Yard Include:

- Dustproof driveway that leads to a garage, carport, or required parking spaces.
- Dustproof surface that is contiguous to or is separated by a plantable landscaped strip, that is more than three (3) feet, but less than ten (10) feet wide from said driveway.
- Dustproof driveway noncontiguous to the driveway that is not in front of the dwelling unit of the home and complies with all parking provisions in Chapter 24.

Number of Vehicles & Ownership:

- Up to 3 vehicles may be parked on any single-family dwelling within a residentially zoned district regardless of the size of the dwelling unit in accordance with all parking provisions in Chapter 24.
- The maximum number of vehicles permitted outside an enclosed garage or carport in a single-family dwelling is one (1) for each four hundred square feet (400) of livable space, based on 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 of guests that are visiting for less than twenty four (24) hours.
- A maximum of two (2) commercial vehicles are allowed to be parked on a residential property.
- Any vehicle stored on a residential lot shall be owned or leased by the owner or occupant of the principal use of the property.

Personal Vehicle Weight Limit:

- The gross vehicle weight rating limit for personal vehicles that are parked or stored is nineteen thousand five hundred pounds (19,500). This does not apply to vehicles parked or stored within a permitted garage.

Commercial Vehicle Limits per Classification:

- **Class 1** - Limit two (2) per residential property
- **Class 2** - Limit two (2) per residential property
- **Class 3** - Limit two (2) heavy-duty pickup trucks up to nineteen thousand five hundred (19,500) pounds GVWR. All other Class 3 commercial vehicles are not permitted.
- **Class 4 through Class 8:** The parking of these commercial vehicles shall be prohibited on residential properties except as allowed under A.R.S. 33-1809, Parking; public service and public safety emergency vehicles; definition.

Parking is permitted for the purpose of delivery or temporary loading and unloading of goods and materials associated with a permitted use.

Construction Related Equipment:

CC 24-68(E) - PARKING ON RESIDENTIAL LOTS

- The parking or storage of construction-related equipment, including but not limited to dump trucks, flatbed hauling trailers, cement mixers, and ditch diggers, shall be prohibited in a residential district. The only exception to this regulation would be when on-site construction is being performed by the equipment.