

ORDINANCE NO. 20-08

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF
THE CITY OF MARICOPA, ARIZONA, AMENDING SECTIONS
8.05.010 AND 8.10.010(A) OF CHAPTER 8 OF THE MARICOPA
CITY CODE REGARDING OWNER PROPERTY
MAINTENANCE AND PROVIDING FOR SEVERABILITY AND
THE EFFECTIVE DATE THEREOF.**

WHEREAS, the City of Maricopa previously adopted Chapter 8, Health and Sanitation, of the City Code, as amended from time to time; and

WHEREAS, the Mayor and City Council of the City of Maricopa believe, after consultation with its staff, that amending Sections 8.05.010 and 8.10.010(A) of the Maricopa City Code would be in the best interest of the City of Maricopa.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Maricopa, Arizona as follows:

SECTION 1. That Section 8.05.010 of the Maricopa City Code shall be amended to add the following definition in alphabetical order:

Blight or blighted - Unsightly conditions including accumulation of debris; fences characterized by holes, breaks, rot, crumbling, cracking, peeling or rusting; landscaping that is dead, characterized by bare dirt areas, uncontrolled growth or lack of maintenance, or is damaged; any other similar conditions of disrepair and deterioration; and the exterior visible use or display of tarps, plastic sheeting, or other similar materials as flexible or inflexible screening, fencing, or wall covering upon a residential lot; regardless of the condition of other properties in the neighborhood.

SECTION 2. That Section 8.10.010(A) of the Maricopa City Code be deleted in its entirety and replaced with the following:

Sec. 8.10.010 Owner to Maintain Premises

- A. It is unlawful for a Person to fail to maintain residential or commercial real property under his control, in a clean manner, free from garbage, trash and waste, including but not limited to, solid waste, contamination, garbage, remodeling and demolition debris, hazardous materials and recyclables as well as anything that creates a blighting problem or adversely affects the public health or safety.

SECTION 3. To the extent of any conflict between other City Ordinances and this Ordinance, this Ordinance shall be deemed to be controlling; provided, however, that this Ordinance is not intended to amend or repeal any existing City Ordinance, Resolution or regulation except as expressly set forth herein.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. This Ordinance shall become effective thirty (30) days from the date of adoption by the City Council for the City of Maricopa.

PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa, Arizona, this 21st day of July, 2020.

APPROVED:

Christian Price
Mayor

ATTEST:

Vanessa Bueras, CMC
City Clerk

APPROVED AS TO FORM:

Denis Fitzgibbons
City Attorney