

Due to changes to the WVRRA responsibilities and questions regarding storage containers we have provided the following helpful information and links to the referenced documents

Yavapai County Ordinances Adopting 2018 International Building Codes, Section 302.4, pg. 52 states:

All premises and exterior property shall be maintained free from weeds in excess of 6 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than live trees or shrubs or native plants; this term shall not include cultivated flowers and gardens. This term also includes dry vegetation, constituting a fire hazard as determined by the Zoning Inspector. All dry weeds greater than 6 inches, shall be cleared within 30 feet of any structure, property line, roadway, easement, or right-of-way.

<https://yavapaiaz.gov/Portals/0/OrdinancesRegulations/2018AmendmentsToInternationalBuildingCode.pdf>

Planning & Map; Zoning Ordinance for the unincorporated Area of Yavapai County Arizona, Section 563(A)(13), pg. 108 states:

The outside storage of steel storage containers is allowed as an accessory use with an established primary use, solely for the storage of personal items owned by the property owner, occupant or business in the RMM or less restrictive Use Districts provided as follows:

- a. A Zoning Clearance is obtained prior to placement of the unit.
- b. Containers shall meet the minimum yard requirements of the primary structure in the applicable Density District as well as building separation and lot coverage requirements.
- c. All containers shall be painted and maintained either the primary structure color or an earth tone consistent with the surrounding terrain prior to placement.
- d. Any electrical service to comply with applicable County Codes.
- e. The sum of all Steel Storage Containers to be 400 square feet or less on any one (1) property subject to Flood Control and Building Safety requirements.
- f. Minimum residential use parcel size is two (2) acres.
- g. On commercial parcels steel storage containers not to exceed lot coverage percentage.

Any unit not able to meet the foregoing performance criteria will require a Use Permit prior to permitting and installation. Temporary uses of such containers (up to two (2) years) can be administratively approved in conjunction with approved construction/remodeling projects as referenced in Section 410.G.4. R1L District.

<https://www.yavapaiaz.gov/Portals/0/OrdinancesRegulations/Ordinance-Planning-Zoning.pdf>

**To file a complaint** please go to <https://yavapaiaz.gov/>, on the left side of the page click on permit portal, then on the right side click on complaints, then hit submit. You will need the APN # or the address of the residence that you are complaining about.

Alternatively, you can call the complaint 928-771-3464

You are encouraged to talk to the offending property owner before filing a complaint.