



**PLANNING AND ZONING DIVISION  
YUMA COUNTY DEPARTMENT  
OF DEVELOPMENT SERVICES  
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### **Summer Time Responsibilities for Property Owners**

**You should want to be a good neighbor, be considerate of others and do your part before you leave for the summer.**

**Yuma County Department of Development Services ask that you take the time to leave your property clean, safe and in a secured condition prior to your departure.**

Note: This brochure was prepared to assist property owners in understanding that leaving your property in the proper condition before you leave will be beneficial to all. The language used in this pamphlet is not the official terminology of Yuma County Ordinances. For more specific information on the subjects covered in this publication, please call the number listed above and ask to speak a Planner or Deputy Zoning Inspector.

### **UNDERSTANDING THE LAW**

**All full-time and part-time residents are subject to the Yuma County Zoning Ordinance.**

**Purpose: (Section 102.00)**

- a. **For the promotion and protection of public health, safety, convenience and general welfare.**
- b. **In order to secure for the citizens of Yuma County the social and economic advantages of an orderly and efficient use of land.**
- c. **The intent of these regulations is to set minimum standards for land use and development. The effect of these Land Use Regulations shall not be to mitigate higher standards that may be imposed or required by other Local, State or Federal laws or by covenants running with the land.**

### **SECTION 1108.05 MAINTENANCE OF YARDS AND OPEN SPACES**

1. **No yard or open space shall be used for the storage of junk in any district, except in the Heavy Industrial or Intensive Industrial District.**

### **SECTION 1108.05 MAINTENANCE OF YARDS AND OPEN SPACES (CONTINUED)**

2. **Weeds and other plant growth which constitute a hazard to other property or persons shall not be allowed to proliferate in any district.**
3. **In any district, any vehicle being repaired or restored for longer than a thirty day period shall be stored safely within a lawful building or structure or behind a lawful screening fence in such a manner as not to be visible from beyond the lot.**

### **DEFINITIONS OF : JUNK AND INOPERABLE VEHICLES**

**JUNK...** An unorganized collection of debris, trash or clutter, which degrades the peace, comfort, safety and well-being of a property or area within the County. Not limited to, scrapped or discarded furniture, glass, metal, trash, litter, debris, garbage, wood, rubber and plastic items, empty containers, machinery parts, auto parts, all types of appliances, building material, all types of solid waste and abandoned or junk vehicles.

## DEFINITIONS OF: JUNK AND INOPERABLE VEHICLES (CONTINUED)

**Junk/Inoperable Vehicle:** Includes any motor vehicle, former motor vehicle or part of a motor vehicle, which is unusable or inoperative because of a lack of, or defects in component parts, or damage from collision, deterioration or other factors.

## COMMON SITUATIONS THAT BECOME ZONING VIOLATIONS

1. Storage of junk and/or abandoned vehicles are left on properties that are placed in plain sight and that can be observed from beyond the lot boundaries.
2. Weeds and other plant growth are left unattended and allowed to grow out of control.
3. Temporary shade structures such as patios, animal shelters and plant coverings that are made from some type of fabric and metal poles are left up for the summer. These structures are usually destroyed by the Yuma winds and heat. They also can become hazardous to unsuspecting neighbors and should not be left unattended.

## RECOMMENDATIONS FOR A SAFE-CLEAN-PROPERTY

### STORAGE:

The storage of personal items such as vehicles, firewood, spare tires, useable scrapped metal and other items of value to the property owner should be stored in the home, a garage, a shed, a utility building or behind a lawful screening fence in such a manner as not to be visible from beyond the lot boundaries. Junk items, trash and debris are not to be stored on the property at any time.

### WEEDS AND OTHER PLANT GROWTH:

As you know, the summer months in Yuma are especially hot and dry. Unattended dried grass, brush, weeds, plants and other types of combustible or flammable material or junk can easily become a source for fire. In order to avoid a complaint being brought against your property, and more importantly, avoid a potential fire hazard, it is recommended that precautions be taken prior to your leaving for the summer. Some examples are:

- Prune back your trees
- Rake up your yard
- Remove all dead vegetation and/or junk from your yard

## WEEDS AND OTHER PLANT GROWTH (CONTINUED)

- Provide adequate watering for thriving vegetation
- Hire a lawn service provider, a caretaker or ask a neighbor to help if possible

### TEMPORARY STRUCTURES:

Structures such as patios, animal shelters and plant coverings that are made from metal poles and fabric, which are not permitted and have not been inspected by County Building Inspectors, should be taken down and stored away for the summer.

## Helpful Suggestions

- Leave a forwarding address with a neighbor in case of emergency
- Notify the Yuma County Sheriff's Office of your absence and provide emergency numbers

*"Have a Nice Day"*