



FACT SHEET

P-27 – Vehicle Parking and Use on Unstabilized Vacant Lots

This ordinance is intended to prevent parking and operation of vehicles on vacant lots that are not stabilized.

What You Can Do:

You are allowed to park or use a vehicle on unstabilized vacant lots in the unincorporated areas of Maricopa County **if you are the property owner or if the property owner has granted you lawful authority** to access the property.

This ordinance applies to the portions of Maricopa County within “Area A”. The approximate boundary of Area A within Maricopa County is the following:

- 355th Avenue on the West side
- Mobile and Hunt Highway on the South side
- Six miles inland of the Tonto National Forest on the East side
- The northern Maricopa County boundary

View these boundaries on a map: http://www.maricopa.gov/air/divisions/planning_analysis/docs/Area_A.pdf.

Cities and towns within Area A also prohibit vehicle use and parking on unstabilized lots through their own building codes or ordinances. Please review the applicable city or town codes/ordinances for further information.

The following is a list of cities/towns within Area A:

Apache Junction, Avondale, Phoenix, Buckeye, Carefree, Cave Creek, Chandler, El Mirage, Fountain Hills, Gilbert, Glendale, Goodyear, Guadalupe, Laveen, Litchfield Park, Mesa, Paradise Valley, Peoria, Queen Creek, Scottsdale, Surprise, Tempe, Tolleson, Youngtown.

What You Cannot Do:

You cannot park or use a vehicle on unstabilized vacant lots within the unincorporated areas (areas that are not legally part of a city or town, i.e. county islands) of Maricopa County **without lawful authority**. In general, an unstabilized lot is a lot that has no pavement, gravel or other ground cover that can prevent dust generation from vehicle traffic. For example, cars with “for sale” signs parked on a dirt surface along the road will be issued a ticket under this ordinance.

Penalties:

A violation of this ordinance is considered a Class 3 misdemeanor and may result in the issuance of a fine and/or mandatory participation in eight to 24 hours of a community restoration course.



Maricopa County

Air Quality Department