

Maricopa County Hours of Construction Ordinance

Maricopa County Planning and Development Department
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Maricopa County

MARICOPA COUNTY

HOURS OF CONSTRUCTION ORDINANCE

SECTION 101. GENERAL PROVISIONS

It shall be unlawful for any person to pour concrete or perform construction work in the County, except within the time periods specified herein. As used in this section, "construction work" shall include (1) pouring concrete and idling of concrete mixing trucks, (2) operating construction-related equipment, (3) performing outside construction work for the purposes of erection (including excavating), demolition, alteration or repair of any building, structure or project, (4) operating a pile driver, power shovel, pneumatic hammer, derrick, power hoist or other construction-type device, and (5) loading and unloading of construction materials or idling of delivery trucks. For the purposes of this ordinance, "occupied" shall mean a habitable residential dwelling receiving electrical service. The distance to an occupied residence shall be measured from the exterior walls of the building or portions thereof.

SECTION 102. START / STOP TIMES

1. Construction work (residential): From April 15th to October 15th, inclusive, all construction work in or within 500 feet of Rural or Residential zones as per the Maricopa County Zoning Ordinance, and within 1,500 feet of an occupied residence, shall not begin prior to 5:00 a.m. and must stop by 7:00 p.m. each day. From October 16th to April 14th, inclusive, all other construction work in or within 500 feet of Rural or Residential zones as per the Maricopa County Zoning Ordinance, and within 1,500 feet of an occupied residence, shall not begin prior to 6:00 a.m. and must stop by 7:00 p.m. each day.
2. Construction work (non-residential): All construction work in Commercial and Industrial zones not within 500 feet of Rural or Residential zones as per the Maricopa County Zoning Ordinance, or within any zone but not within 1,500 feet of an occupied residence, shall not begin prior to 5:00 a.m. and must stop by 10:00 p.m.
3. Weekends and holidays excluded: Notwithstanding the foregoing, construction work subject to Section 102.1 of this ordinance shall not begin prior to 6:00 a.m. and must stop by 7:00 p.m. on any Saturday, Sunday or federal holiday.
4. Landscaping, sod work and termite pre-treatment exempted: Landscaping and sod work, including delivery vehicles, and termite pre-treatment for pouring of concrete is exempt from the provisions of this ordinance.

SECTION 103. PERMIT

All construction work is subject to a permit to be obtained from the Planning and Development Department.

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SECTION 104. STOP ORDERS

Whenever any work on a construction project is in violation of the provisions of this ordinance, the Director or his designee, or an officer of the Maricopa County Sheriff's Office, may order the construction project stopped by notice in writing served on any persons responsible for the project, and any such persons shall forthwith stop work on the project until a permit is obtained, and/or complies with the provisions of Section 102 of this ordinance, as may be applicable.

SECTION 105. REVOCATION OF PERMITS; APPEAL

Permits may be revoked upon determination of a violation of this ordinance. Revocation may be appealed to the Board of Supervisors within 30 days of the date of permit revocation.

SECTION 106. GOVERNMENT AND UTILITY EXEMPTION

Any construction project performed or funded by a government agency, or a utility provider recognized by the Arizona Corporation Commission, is exempt from the provisions of paragraph b above.