



TOWN OF PARADISE VALLEY

ZONING CODE UPDATE

AGENDA

1. Why update the Zoning Code?
2. What we found.
3. What we are working on.
4. What should public outreach look like.

A background image of a landscape with mountains and a golf course, heavily faded with a light gray overlay. The mountains are in the distance, and a golf course is visible in the foreground.

WHY UPDATE THE ZONING CODE?

BACKGROUND

1. Last update was completed in 2005.
2. Code has been incrementally updated over time.
3. Incremental revisions have introduced variations in regulatory language, resulting in inconsistencies that may limit the code's ability to fully address the Town's comprehensive needs.
4. A comprehensive assessment of the existing zoning code was completed in September 2024.

KEY GOALS

1. Identify existing inconsistencies, conflicts and duplications and clean them up.
2. Address potential development trends that will impact the town.
3. Make code more use friendly.
4. Ensure compliance with Arizona Revised Statutes and Federal law.



WHAT HAVE WE FOUND?

PRIMARY FINDINGS

1. Successive updates since 2005 have introduced variations in clarity across the code, underscoring the need for a more consistent and cohesive framework.
2. Refinements to development standards, such as height and area, walls and fences, and outdoor lighting, may be warranted to ensure alignment with the Town's long-term vision for a semi-rural character.
3. Enhancing the code's usability through improved formatting and organization would allow for more efficient interpretation and application.

A background image of a mountain landscape shrouded in fog. The mountains are reddish-brown, and the foreground shows green fields and some trees. The overall tone is misty and atmospheric.

WHAT ARE THE PRIMARY UPDATES?

FORMAT & ORGANIZATION

1. Restructure the document for improved usability including grouping related sections together, moving specific sections and creating new ones.
2. Incorporate a more comprehensive and nuanced numbering system, like that in the Town Code.

FORMAT & ORGANIZATION

Existing Organization

Article 01 – Title, Purpose, and Interpretation

Article 02 –Definitions

Article 03 – Districts, Boundaries and Amendments

Articles 04-08 - Single Family Residential Districts

Article 09 – Cluster Plan

Article 10 – Height & Area Regulations

Article 11 – Additional Use & Special Uses

Article 12 – Personal Wireless Facility

Article 13 – Enforcement

Article 14 – Violation & Penalty

Article 15 – Certificates of Occupancy

Article 16 – Home Occupation

Article 17 – Assisted Living Home

Article 22 – Hillside Development Regulations

Article 23 – Nonconformance

Article 24 – Walls & Fences

Article 25 – Signs

FORMAT & ORGANIZATION

Existing Organization

Article 1	Title, Purpose & Interpretation
Article 2	Definitions
Article 3	Districts, Boundaries and Amendments
Article 4-8	Single Family Residential Districts
Article 9	Cluster Plan
Article 10	Height & Area Regulations
Article 11	Additional Use & Special Uses
Article 12	Personal Wireless Facility
Article 13	Enforcement
Article 14	Violation & Penalty
Article 15	Certificates of Occupancy
Article 16	Home Occupation
Article 17	Assisted Living Home
Article 22	Hillside Development Regulations
Article 23	Nonconformance
Article 24	Walls & Fences
Article 25	Signs



Updated Organization

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Supplementary Use Standards
Article 4	General Development Regulations
Article 5	Administration
Article 6	Zoning Procedures
Article 7	Enforcement
Article 8	Nonconformities
Article 9	Definitions

FORMAT & ORGANIZATION

Other Specific Sections Needing Relocation

Section 1005. Accessory Building/Structure Regulations.

Section 1007. Parking of Vehicles and Trailers

Section 1023. Outdoor Lighting and Illumination

Section 1026. Prohibition of Time-Share Projects

Section 1027. Prohibition of Specific Types of Medical Marijuana Facilities and Other Marijuana-related Facilities or Uses



Example Proposed Organization

Article 1	General Provisions
Article 2	Zoning Districts
Article 3	Supplementary Use Standards
Article 4	General Development Regulations
Article 5	Administration
Article 6	Zoning Procedures
Article 7	Enforcement
Article 8	Nonconformities
Article 9	Definitions

LEGAL

1. Outdated or legally non-compliant sections
2. Ensure code language complies with recently enacted legislation
 - HB2325 backyard fowl; regulation; prohibition
 - HB2116 municipal zoning; rezoning protests
 - HB2262 municipal zoning; rezoning protest requirements

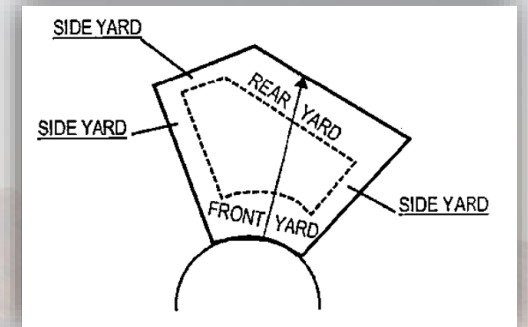
REFINEMENTS & CLARIFICATIONS

Article 22, 2307 Codify the interpretation of how calculate 50% on nonconforming structures

Article 2 Rear yard definition – Evaluate options for consideration

Various FAR & Lot Coverage – Clarify the difference between these two calculations

Various Updating certain graphics and tables to assist in improving clarity.





WHAT ARE WE WORKING ON?

WORK TO DATE

Format	Ordinance has been reformatted & reorganized
Legal	Updates to existing zoning code language to align with recent legislation (ex. keeping of animals and legal protest)
Refinements	Refinements to list of permitted uses



WHAT SHOULD OUTREACH LOOK LIKE?

OUTREACH FORMAT

1. Two primary ways to do outreach:
 - Solicit public comment in conjunction with periodic Council check-ins
 - Solicit public input at dedicated project meetings

Recommendation: Hybrid, one dedicated informational meeting with additional input received in conjunction with Council check-ins.

The background of the slide is a soft-focus landscape. It features a range of mountains with reddish-brown peaks in the distance. The foreground and middle ground are filled with lush green trees and vegetation. A calm body of water, likely a lake or a wide river, is visible at the bottom of the frame. The overall lighting is soft and diffused, creating a serene and natural atmosphere.

TIMING & OUTCOMES

TIMING & OUTCOMES

1. The Zoning Code Update is scheduled to be completed by June 2026.
2. Updated and modern code that is compliant with all recent changes to state and federal law.
3. More user friendly, with updated language and other clarifications based on user experience.



QUESTIONS
