

# ANNOTATED OUTLINE

This annotated outline establishes the proposed structure and approach for the revised Town of Paradise Valley's Zoning Ordinance.

## Article 1 – Authority & Purpose

### 1.1. Title and Authority

Title of Ordinance and Statutory (A.R.S.) basis for ordinance

### 1.2. Purpose

Outlines purpose and intent of ordinance...public health, safety, welfare, etc.

### 1.3. Consistency with the General Plan

Identifies how the ordinance is developed to comply with and implement the provisions of the General Plan

### 1.4. Applicability

Clarifies who and/or what land is subject to the code

### 1.5. Conflicting Provisions

Clarifies what provisions stand when a conflict with other regulating documents are identified

### 1.6. Rules for Interpretation

Provides guidance in understanding how to determine development rights of plans approved and/or submitted under current code

### 1.7. Severability

Specifies that if parts of the ordinance are held to be illegal, the remainder of the ordinance shall still apply

## Article 2 – Zoning Districts

### 2.1. Zoning Districts Established

This Section will list and define / describe the Town's existing and modified zoning districts.

### 2.2. Zoning Map

This Section will reference the Town's official zoning map and establish the authority to have such a map.

### 2.3. Boundary Determination

This Section will define the physical limits of a zoned property (i.e. parcel line, centerline of adjacent road, etc.)

Note, the following format outlined for each grouping of common Zoning Districts effectively organizes permitted uses, development standards, and design guidelines together as sub-sections under each grouping (e.g. residential districts would be combined with residential permitted uses, residential development standards, and residential design guidelines; commercial districts would be combined with their commercial permitted uses, development standards, and design guidelines and so on). This allows a

user the continued convenience of navigating to one Article of the Code to quickly identify the permitted uses and development standards for all zoning types.

#### **2.4. Residential Districts**

This Section will provide a purpose statement for each residential zoning district as well as present the residential permitted uses, development standards, and references to other relevant Articles and Sections in a succinct, easy to follow format.

##### **2.4.1. Residential Permitted Uses**

All residential permitted uses will be placed here in a unified table.

##### **2.4.2. Residential Development Standards**

Similar to the permitted uses, this Section will continue to utilize tables to make this frequently referenced content accessible.

#### **2.5. Open Space Preserve District**

This Section will provide a purpose statement for the Open Space Preserve District as well as any other regulations and references to other relevant Articles and Sections.

##### **2.5.1. Purpose**

##### **2.5.2. Open Space Preserve Regulations**

#### **2.6. Cluster Plan District**

This Section will provide a purpose statement for the Cluster Plan zoning district as well as development standards, special regulations and references to other relevant Articles and Sections in a succinct, easy to follow format.

##### **2.6.1. Development Standards**

##### **2.6.2. Special Regulations**

#### **2.7. Special Use Districts**

The Special Use Permit provided within the existing Ordinance were created to address commercial development conditions within the Town. This Section will provide a purpose statement for Special Use Permits as well as permitted uses, special regulations and references to other relevant Articles and Sections in a succinct, easy to follow format

##### **2.7.1. Permitted Uses**

##### **2.7.2. Special Regulations**

## **Article 3 – Supplemental Use Standards**

This Article replaces provides supplementary regulations and/or development standards for land uses that are allowed in individual or multiple zoning districts, and for activities that require special standards to mitigate their potential impacts.

#### **3.1. Conditional Uses**

##### **3.1.1. Dish Antennas**

##### **3.1.2. Private Roadways**

##### **3.1.3. Municipally Owned Water Booster Facilities**

#### **3.2. Temporary Uses**

##### **3.2.1. General Regulations and Applicability.**

##### **3.2.2. Allowable Temporary Uses.**

- 3.3. Personal Wireless Facility**
- 3.4. Accessory Buildings and Structures**
- 3.5. Home Occupations**
- 3.6. Assisted Living Homes**
- 3.7. Parking of Vehicles and Trailers**
- 3.8. Prohibition of Time-Share Projects**
- 3.9. Prohibition of Specific Types of Medical Marijuana Facilities and Other Marijuana-related Facilities or Uses**
- 3.10. Specific Use Regulations**
  - 3.10.1. Pools**
  - 3.10.2. Keeping of Animals**
  - 3.10.3. Tennis Courts**

## **Article 4 – General Development Regulations**

The Article establishes the standards for residential and non-residential development and design regulations. Elements such as landscaping, lighting, signage, and parking will build upon the zoning district specific design guidelines outlined in Article 2.

- 4.1. Height & Area Regulations**
- 4.2. Walls & Fences**
- 4.3. Hillside Development Regulations**
- 4.4. Outdoor Lighting & Illumination**
- 4.5. Signs**

## **Article 5 – Administration**

This Article simply clarifies who enforces the zoning code and what their responsibilities are.

- 5.1. Purpose**
- 5.2. Zoning Administrator**
- 5.3. Planning and Zoning Commission**
- 5.4. Hillside Building Committee**
- 5.5. Board of Adjustment**

## **Article 6 – Zoning Procedures**

This Article will update and relocate the procedures from Article 1 to provide better guidance to the public and the development community as to the specific steps necessary to facilitate each unique zoning and/or development application. This Article will describe each application and procedure and then identify an individual flow chart for each type.

- 6.1. Purpose**
- 6.2. Amendments**
- 6.3. Temporary Use Permit**
- 6.4. Conditional Use Permit**
- 6.5. Special Use Permits**
- 6.6. Variances**
- 6.7. Building Permits and Certificates of Occupancy**

- 6.8. Zoning Permits**
- 6.9. Citizen Review Process**
- 6.10. Public Hearings**
- 6.11. Applications and Fees**

## **Article 7 – Enforcement**

This Article simply clarifies options for enforcement of the zoning code and establishes penalties for noncompliance.

- 7.1. Purpose**
- 7.2. Common Procedures**
- 7.3. Violations and Penalties**
- 7.4. Review Authority**

## **Article 8 – Nonconformities**

- 8.1. Purpose**
- 8.2. Interpretations**
- 8.3. Review Authority**

## **Article 9 - Definitions**

This Article will contain a comprehensive arrangement of definitions and key terms relevant to the Unified Development Code. New definitions will be added, and obsolete definitions will be removed or modified as necessary.

- 9.1. Purpose**
- 9.2. Interpretations**
- 9.3. Review Authority**