

# TOWN OF PARADISE VALLEY



## **TODAY'S GOAL**

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- Discussion on amendment on walls and fences
- **Recommendation to Council on Proposed Text Amendment**
  - **Follow up discussion on Fence Hedge Maintenance Agreement**

# Proposed Text Amendment:

## Setback reductions:

- ✓ Major Arterials – Combination View Fence
  - ✓ 20 to 10 feet
- ✓ Minor Arterials – View Fence and Combination View Fence
  - ✓ 20 to 10 feet
- ✓ Collectors – View Fence and Combination View Fence
  - ✓ 20 to 10 feet
- ✓ Local Streets
  - ✓ No change

STREET TYPE	WALL/FENCE TYPE – SETBACK & HEIGHT			
	***VIEW FENCE	**MEANDERING WALL	***COMBINATION VIEW FENCE	**ANY OTHER WALL OR FENCE
<b>MAJOR ARTERIAL</b>				
Front/Side/Rear	10 ft min. setback; 8 ft height	15 ft avg setback; 8 ft height	<b>20 10</b> ft min. setback; 8 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 8 ft height
<b>MINOR ARTERIAL</b>				
Front	<b>20 10</b> ft min. setback; 6 ft height	NA	<b>20 10</b> ft min. setback; 6 ft height	10 ft min. setback; 3 ft height *40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 feet height	15 ft avg. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
<b>COLLECTOR</b>				
Front	<b>20 10</b> ft min. setback; 6 ft height	NA	<b>20 10</b> ft min. setback 6 ft height	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
<b>LOCAL</b>				
Front	20 ft min. setback; 6 ft height	NA	20 ft min. setback 6 ft height	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height

Note: All wall/fence types may be constructed on interior side and rear yards with no setbacks and 6 ft maximum height when adjoining residential property and 8 ft maximum height when adjoining non-residential property

# Planning Commission Proposed Text Amendment:

## Setback reductions:

- ✓ Major Arterials – Combination View Fence
  - ✓ 20 to 15 feet
- ✓ Minor Arterials – Allow meandering wall
  - ✓ 30 ft average setback
- ✓ Collectors
  - ✓ No change
- ✓ Local Streets
  - ✓ No change

STREET TYPE	WALL/FENCE TYPE – SETBACK & HEIGHT			
	***VIEW FENCE	**MEANDERING WALL	***COMBINATION VIEW FENCE	**ANY OTHER WALL OR FENCE
<b>MAJOR ARTERIAL</b>				
Front/Side/Rear	10 ft min. setback; 8 ft height	15 ft avg setback; 8 ft height	<b>20 15</b> ft min. setback; 8 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 8 ft height
<b>MINOR ARTERIAL</b>				
Front	20 ft min. setback; 6 ft height	<b>30 ft avg setback 6 ft height</b>	20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height *40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 feet height	15 ft avg. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
<b>COLLECTOR</b>				
Front	20 ft min. setback; 6 ft height	NA	20 ft min. setback 6 ft height	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
<b>LOCAL</b>				
Front	20 ft min. setback; 6 ft height	NA	20 ft min. setback 6 ft height	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height

Note: All wall/fence types may be constructed on interior side and rear yards with no setbacks and 6 ft maximum height when

# Fence Hedge Maintenance Agreements

## Current Code Requirements

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Properties that contain view fencing or combination view fencing over 3' in height and between 20' and 40' of the front yard setback may not also contain hedges over 3' in height in the front yard or in any unpaved sections of right-of-way and must have a hedge maintenance agreement executed and recorded prior to the issuance of a building permit for the combination view fencing.

# Fence Hedge Maintenance Agreements

## Current Code Requirements

The maintenance of the hedge is the responsibility of the property owner. The hedge maintenance agreement shall:

- (a) Be in a form acceptable to the Town Manager or Designee,
- (b) Grant the Town easement rights and a right of entry in, over, and across the Hedge and Landscape Area for purposes of complying with this section,
- (c) Specify that the maintenance responsibility for the Hedge and Landscape Area remains private,
- (d) Be recorded in the Maricopa County Recorder's office, and
- (e) Specify that the property owner shall maintain the hedge within the Hedge and Landscape Area in compliance with all applicable Town codes.

## **NEXT STEPS**

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**Town Council Public Hearing on Walls and  
Fences Proposed Ordinance Amendment**