

Hillside Code Update Topics

Hillside Topic	Issues and/or Concerns of Topic
1. Retaining & Screen Walls (Section 2207.VI)	<ul style="list-style-type: none"> A. Clarify retaining wall & screen wall setbacks. B. Address planters and stacking requirements. C. Address driveway retaining walls and “safety” barriers. D. Examine the allowance of yard fencing and applicable development standards. E. Develop standards for trash enclosure screen walls.
2. Material Palette and Light Reflective Value (LRV) (Section 2207.II.D - F)	<ul style="list-style-type: none"> A. Explore the use of Chroma as a form of measurement on exterior materials. B. Limited use of contrasting colors. Add language to the code to give the Hillside Committee more latitude in approving contrasting colors. C. Expand the code to allow the Hillside Committee to address highly polished/mirrored surfaces.
3. Administrative Hillside Chair Review (Section 2207.VII.A)	<ul style="list-style-type: none"> A. Increase the type of applications that are subject to Administrative Hillside Chair review (e.g. improvements that included a limited amount of site walls, a limited increase of disturbance, addition of solar panels, etc. would be subject to Chair review).
4. Disturbed Area Calculation (Sections 2203 and 2207.III.H.I)	<ul style="list-style-type: none"> A. Examine if modification should be made to the code to address properties with non-conforming amounts of disturbance.
5. Demolition on Hillside Properties (Section 2205.III)	<ul style="list-style-type: none"> A. Make hillside demolitions subject to Chair review, require a hillside demo assurance/bond and require that existing disturbance boundaries be staked prior to and during demolition.
6. Hillside Study Model (Section 2206.J)	<ul style="list-style-type: none"> A. Replace physical model with a computer generated 3D model. Establish requirements for the computer generated modeling.
7. Accessory Structure and Accessory Structure Height Limits (including raised decks/platforms) (Section 2207.II)	<ul style="list-style-type: none"> A. Clarify that detached assessor structures are limited to a 16’ maximum height measured from natural grade. B. Address setback and height requirements for raised decks and patios (e.g. a raised deck surrounding a pool, etc.).
8. 40’ Overall Height Measurement (Section 2207.II)	<ul style="list-style-type: none"> A. Clarify that the overall 40’ height measurement is taken from the

	natural grade any structure (with the exception of driveway retaining walls and entry gates).
9. Driveway Disturbance Credit (Section 2207.IV)	A. Decorative driveways for new SFR receive partial credit when calculation disturbed area. Add language to the code to clarify how decorative driveway credit is calculated and explore the possibility of treating decomposed granite driveways as a decorative drive.
10. Lighting (Section 2208)	A. Prohibit “night sky bulbs” are not a substitute for an opaque cover on a light fixture.
11. Process to Remove a Property from Hillside Designation	A. This process is not addressed in the code. Add language to outline process and requirements.
12. Hillside Assurance/Bond (Section 2205.III.B)	A. Update the code to tie the hillside assurance to building and/or demolition permits (not a grading permit as currently defined). B. Possibility of requiring two hillside assurances – one for demolition and one for building permits (with applicable standards for each assurance). C. Changing or adding the criteria on how the assurance is calculated.
13. Define which Hillside Code applies to La Place du Sommet Subdivision	A. The 1984 Hillside Ordinance applies to the La Place du Sommet Subdivision. Language will be added to the code to clarify this.
14. Solar Panels and Hillside Review Process (Section 2207.II.E)	A. Explore the possibility of allowing solar panels on pitched roofs and the associated development standards. B. Allow solar panel applications to be reviewed administratively by the Hillside Chair.
15. Cantilevers (Section 2207.II.B)	A. Explore possible modifications to this section of code and/or identify which structures this is applicable to (e.g. house cantilevers, pool deck cantilevers, etc.).
16. On-Site Retention	A. Retention basins may be required on a hillside property. Examine the possibility of excluding retention basins from the disturbed area calculation and draft development standards (that identify when a retention basin will and will not be treated as disturbed area – such as size limits on the basin, use of a retaining wall for a basin, re-vegetation requirements, etc.).

<p>17. Pool Barriers and Perimeter Fencing Standards (Section 2207.VI)</p>	<p>A. Applicants expand the size of the pool barrier in an attempt to create a yard on the hillside. Add language to the code to clarify that the pool barrier must be a minimum amount needed to secure the pool and that pool barriers are subject to setback requirements.</p> <p>B. Develop pool barrier standards such as limiting the barrier to no more than 13' away from water's edge or limiting the pool barrier area to no more than 3 times the square footage of the pool/spa.</p>
<p>18. Release of Certificate of Occupancy.</p>	<p>A. Explore the possibility of releasing a CofO without the installation of the landscaping. Discuss if this is an acceptable procedure and if applicable, require a separate landscape assurance/bond.</p>
<p>19. Administrative relief on hillside lots.</p>	<p>A. Currently, administrative relief is limited to Article 10 of the Zoning Ordinance, in which the Community Development Director may authorize administrative relief to a property owner in the Town of Paradise Valley of up to ten (10) percent of any development standard. Language would be added to the code to allow the Community Development Director to review requests for up to a 10 percent deviation from any hillside development standard (e.g. retaining wall heights, disturbed area limitation, etc.)</p>