



# TOWN OF PARADISE VALLEY

## ZONING CODE UPDATE

# AGENDA – May 14, 2026

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1. Recap of Timeline, Goals & Updates
2. Council Direction
  - Pickleball Courts
  - Construction Signs
3. Next Steps



# TIMELINE

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1. Contract Awarded – June 12, 2025
2. Council Study Session – September 11, 2025
  - a. Focus on sport courts, construction signs & on-street parking
3. Council Study Session – December 11, 2025
  - a. Update on progress to date

# GOALS

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# RECAP OF GOALS

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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 user-friendly.
4. Ensure compliance with Arizona Revised Statutes and Federal law.



# PRIMARY UPDATES

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# FORMAT & ORGANIZATION

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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.

# LEGAL

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1. Updated outdated or legally non-compliant sections.
2. Ensured code language complies with recently enacted legislation.

# REFINEMENTS & CLARIFICATIONS

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1. Grammar, punctuation and abbreviation updates to ensure consistency throughout the Ordinance.
2. Codified zoning interpretations related to Council direction points (game courts/construction signs)
3. Updates of certain graphics and tables to assist in improving clarity.



# **COUNCIL DIRECTION**

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1. Pickleball Courts on Private Single-Family Lots
2. Construction Signage



# PICKLEBALL COURTS

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# RESEARCH

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1. What are other communities doing?
2. What are best practices regarding Pickleball Courts?

# WHAT ARE OTHERS DOING?

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1. Regulating how many private courts per privately owned Single-Family lot
2. Regulating when Pickleball can be played (i.e. 8am-8pm)
3. Regulating other conditions such as noise, lighting and setbacks

# BEST PRACTICES

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1. Increased setbacks to help mitigate noise travelling to other properties
2. Barriers or landscape buffers to help mitigate the noise although this will not make it go away completely

# RECOMMENDATION

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1. Allow one Pickleball Court per lot in the Sport Courts section (differentiate from other game courts?).
2. Maintain other regulations in sport courts for Pickleball Courts (lighting, setbacks, etc.).

# CONSTRUCTION SIGNS

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# EXISTING SIGN CODE

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1. Addresses Residential, Subdivision, and Non-Residential (SUP)
  - Includes residential up to 6 signs, 3 square feet, 3' tall, not illuminated
2. Excludes public signs (e.g., traffic control)
3. Requires all signs on private property (exception for temporary)
4. Lighting provisions for subdivision & SUP signs
5. Prohibits audible signs
6. Provisions for banner signs on SUPs
7. Statute provisions for political signs

# ILLUSTRATION

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Illustration of six (3 square foot signs, 3' tall)

# SIGNS NOT ALLOWED

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- Audible signs
- Signs in right-of-way (exceptions for public/temporary signs)
- Signs on construction fencing/screen panels
- Illuminated (unless a permanent subdivision sign or SUP sign)
- Oversized signs larger than code or policy or greater in number
- Construction signs on lots without active permits

# CONSTRUCTION SIGN POLICY

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1. Construction signs by policy
2. For 20+ years allowed for one maximum 6 square foot project/contact identification sign (2' x 3'), maximum 6' tall, on property, outside corner vision
  - Applicant name, contact phone, type of work, and address
  - Aid for neighbors to directly contact applicant
3. More recently, provision for advertising sign (e.g., builder etc.)
  - One maximum 40 square foot sign, maximum 6' tall, on property, outside corner vision

# ILLUSTRATION

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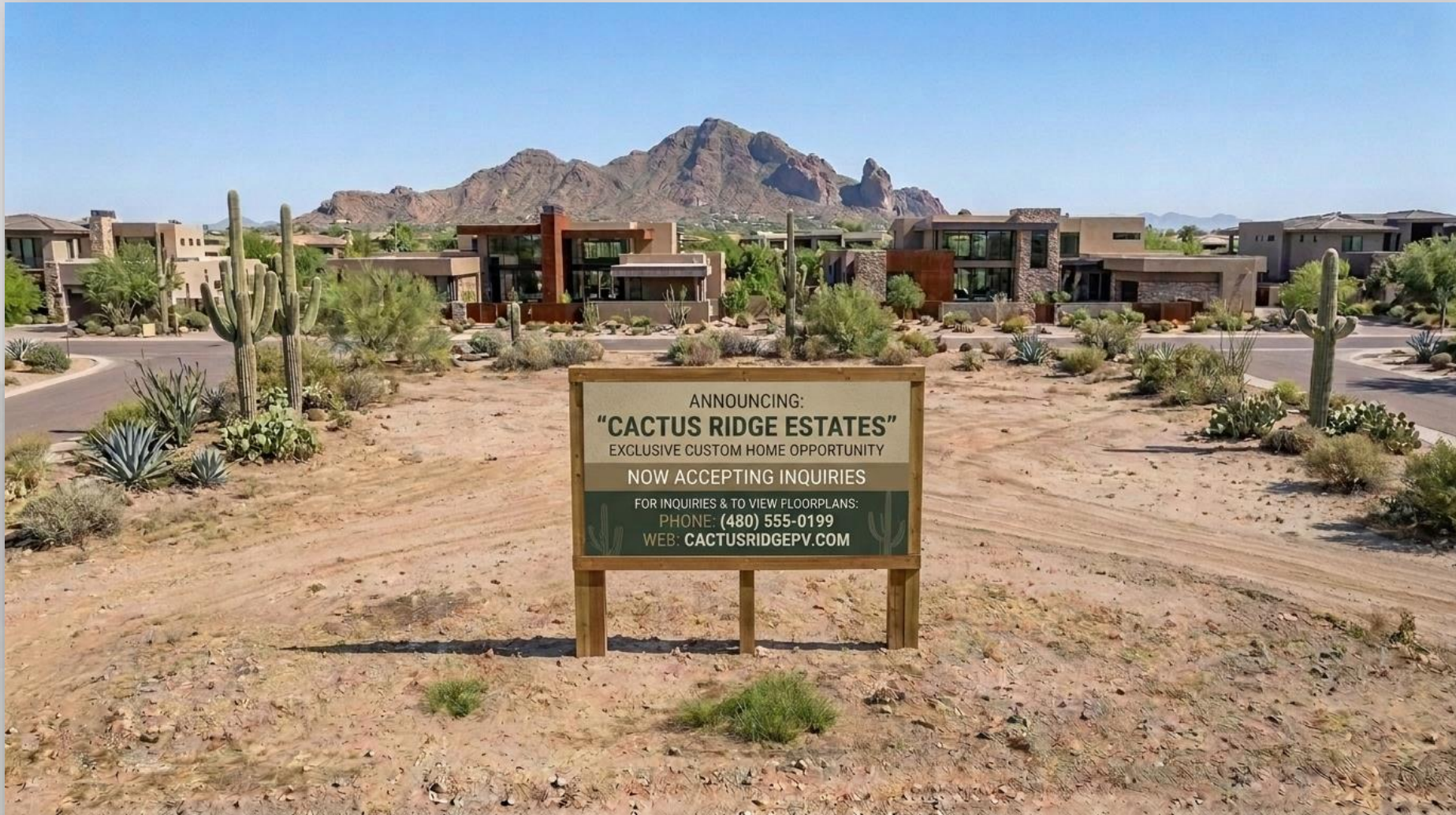


Illustration of 40 square foot, 6' tall sign

# DIRECTION OPTIONS

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1. Follow existing residential sign provisions up to 6 signs, 3 square feet, 3' tall, not illuminated
2. Consider codify policy to allow for one project/contact identification sign (e.g., maximum 2' x 3' size, maximum 6' tall, on property, outside corner vision)
3. Codify specific regulations for construction signs and bring language back later since these commercial-type signs not addressed in current code (e.g., project contact/identification sign, applicant advertising sign)



# NEXT STEPS

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# NEXT STEPS – Tentative Timeline

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1. The Zoning Code Update Draft is scheduled to be completed early Summer 2026
2. Planning Commission Work Session #1 – June 2, 2026
3. Community Meeting #1 – Mid-June 2026
4. Planning Commission Work Session #2 – August 4, 2026
5. Community Meeting #2 – September 2026
6. Required Citizen Review & Public Hearing – September 2026
7. Council Study Sessions – Fall 2026
8. Council Adoption Hearing – Fall 2026



# QUESTIONS

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