

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Lisa Collins, Community Development Director

DATE: January 28, 2021

DEPARTMENT: Community Development Department
Lisa Collins, 480-348-3522

AGENDA TITLE:

Regulations for Walls / View Fences / Combination View Fences

RECOMMENDATION:

Information, discussion and possible direction to staff regarding consistency and clarity of side and front yard regulations for wall, view fences and combination view fences on corner lots.

SUMMARY STATEMENT:

Staff will present the current code requirements and possible amendments that would result in consistency and clarity of side and front yard regulations for wall, view fences and combination view fences on corner lots.

DISCUSSION:

During demolition, reconstruction, and a lot combination on a corner lot at 5515 and 5531 E. Mockingbird, a code clarity issue arose related to the Town's Wall and Fence Ordinance. The Town has several factors that determine the 'front yard' of a lot. One of those factors is the location of the front door and driveway. When the previous home was demolished and reconstructed the front door and driveway was relocated from 56th to E. Mockingbird. And, because the Town's wall and fence ordinance differentiates between the front yard and side yard of corner lots, the fence setback changed as well. The homeowner desires to have the same 6' high view fence on both the front and side yards adjoining the public right-of-way.

On Table 2404A in the Town Code, a view fence (a fence with 70% opacity) can be 6' high 10' from the property line on:

- A front yard along a Major Right-of-Way
- A side or rear yard along a Major Right of Way
- A side or rear yard along a Local, Collector, and Minor Right-of-Way.

It cannot, however, be on a front yard along a Local Collector and Minor Right-of-Way, inconsistent with the other 3 similar situations.

RECOMMENDATION:

For consistency and clarity, staff is recommending the wall and fence ordinance be revised so that the front and side yard setbacks for a 6' high view fence is consistently allowed for both front and side yards at a minimum of 10' from the property lines.

BUDGETARY IMPACT:

Not applicable

ATTACHMENT(S):

1. PowerPoint Presentation
2. Site Plans
3. [Code Language for Walls and Fences](https://paradisevalleyaz.gov/DocumentCenter/View/132/Article-24---Walls--Fences?bidId)
(<https://paradisevalleyaz.gov/DocumentCenter/View/132/Article-24---Walls--Fences?bidId>)