

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director

DATE: April 6, 2021

AGENDA TITLE:

Discussion of 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.

SUMMARY STATEMENT:

At a prior Town Council Study Sessions on January 28, 2021 staff presented 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.

DISCUSSION:

During demolition, reconstruction, and a lot combination on a corner lot, a code clarity issue arose related to the Town's Wall and Fence Ordinance.

Walls, view fences and combination view fences are regulated based on roadway classification and yard classification for residential lots. Corner lots have both a front yard and a side yard which have different wall, view fence and combination view fence regulations. The determination of which yard is the front can change based on multiple criteria that can be inconsistently applied. To provide clarity and remove the possibility for inconsistencies or changes in how the regulations are applied over time and during a home remodel or reconstruction, an amendment to the code is proposed.

For greater clarity and to allow homeowners on more heavily traveled streets greater use and privacy, the proposed amendment would treat front and side yards the same for view fence regulations on Minor Arterials and Collectors. The code currently allows a 6-foot high view fence within side and rear yards setback 10 feet from the right-of-way on Minor Arterials and Collectors. However, in a front yard on those same street classifications, the view fence must be setback 20 feet.

ATTACHMENTS:

A. Staff Report

B. Presentation

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- B. Presentation