

TOWN OF PARADISE VALLEY

**Wall and Fence Ordinance Study
Session April 6, 2021**



TODAY'S GOAL

2

Information and discussion of proposal to amend code requirements for view fences on Minor Arterials and Collectors



April 6, 2021

PURPOSE FOR PROPOSED AMENDMENT

- To provide greater clarity and consistency in the code
- To allow homeowners on more heavily traveled streets greater use and privacy of front yard areas



CURRENT CODE & PROPOSAL SUMMARY

☐ View Fences on Major Arterials - no change proposed

☐ View Fences on Local Streets – no change proposed

☐ View Fences on Minor Arterials and Collectors –
*proposed change

- *FRONT / side / rear yards
- 6 feet in height,
- setback 10 feet from Right-of-Way



** view fence in front yard currently required to be setback
20 feet*

April 6, 2021

CURRENT CODE & PROPOSAL SUMMARY

<u>STREET TYPE</u>	<u>WALL/FENCE TYPE – SETBACK & HEIGHT</u>			
	<u>VIEW FENCE</u>	<u>MEANDERING WALL</u>	<u>COMBINATION VIEW FENCE</u>	<u>ANY WALL OR FENCE</u>
<u>MAJOR ARTERIAL</u> Front/Side/Rear	10 ft min. setback; 8 ft height	15 ft avg setback; 8 ft height	20 ft min. setback; 8 ft height	20 ft min. setback; 8 ft height 10 ft min. setback; 3 ft height
<u>MINOR ARTERIAL</u> Front	20-10 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 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
<u>COLLECTOR</u> Front	20-10 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
<u>LOCAL</u> 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				

View Fence Definition

A view fence (including gates) is a free-standing, upright structure, constructed with openings between the materials used for construction of the fence, where the openings represent at least 70 percent of the total fence surface area.

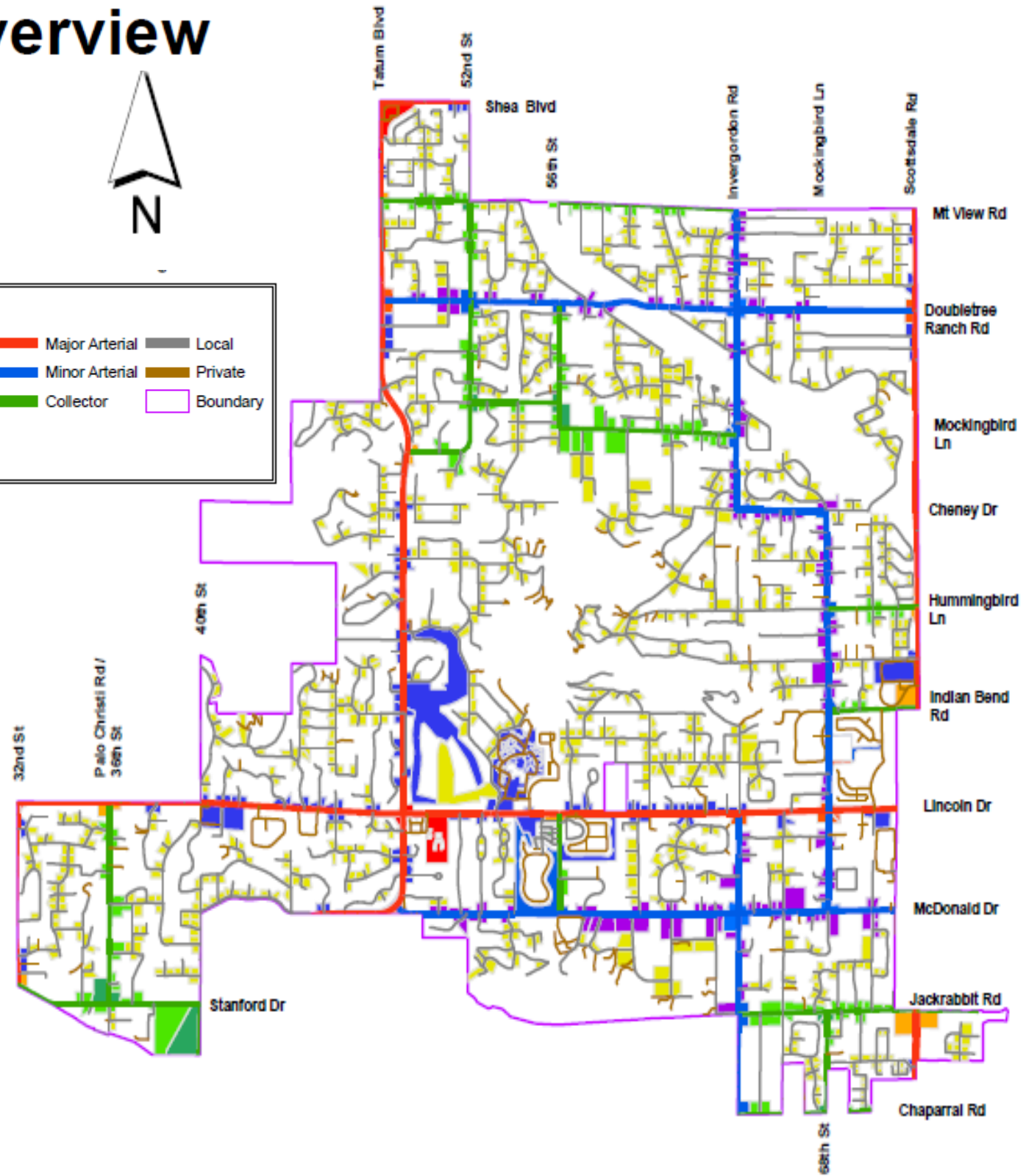


Corner Lots Overview



Corner Lot Type and Street Classification

<div></div> MART/MART (6)	<div></div> MinorART/COL (19)	<div></div> Major Arterial	<div></div> Local
<div></div> MART/MinorART (13)	<div></div> MinorART/LOC (168)	<div></div> Minor Arterial	<div></div> Private
<div></div> MART/COL (15)	<div></div> COL/COL (13)	<div></div> Collector	<div></div> Boundary
<div></div> MART/LOC (127)	<div></div> COL/LOC (143)		
<div></div> MinorART/MinorART (13)	<div></div> LOC/LOC (960)		



Corner Lots Along Major Arterials



Corner Lot Type and Street Classification

MART/MART (6)

MART/COL (15)

MART/MinorART (13)

MART/LOC (127)

Collector

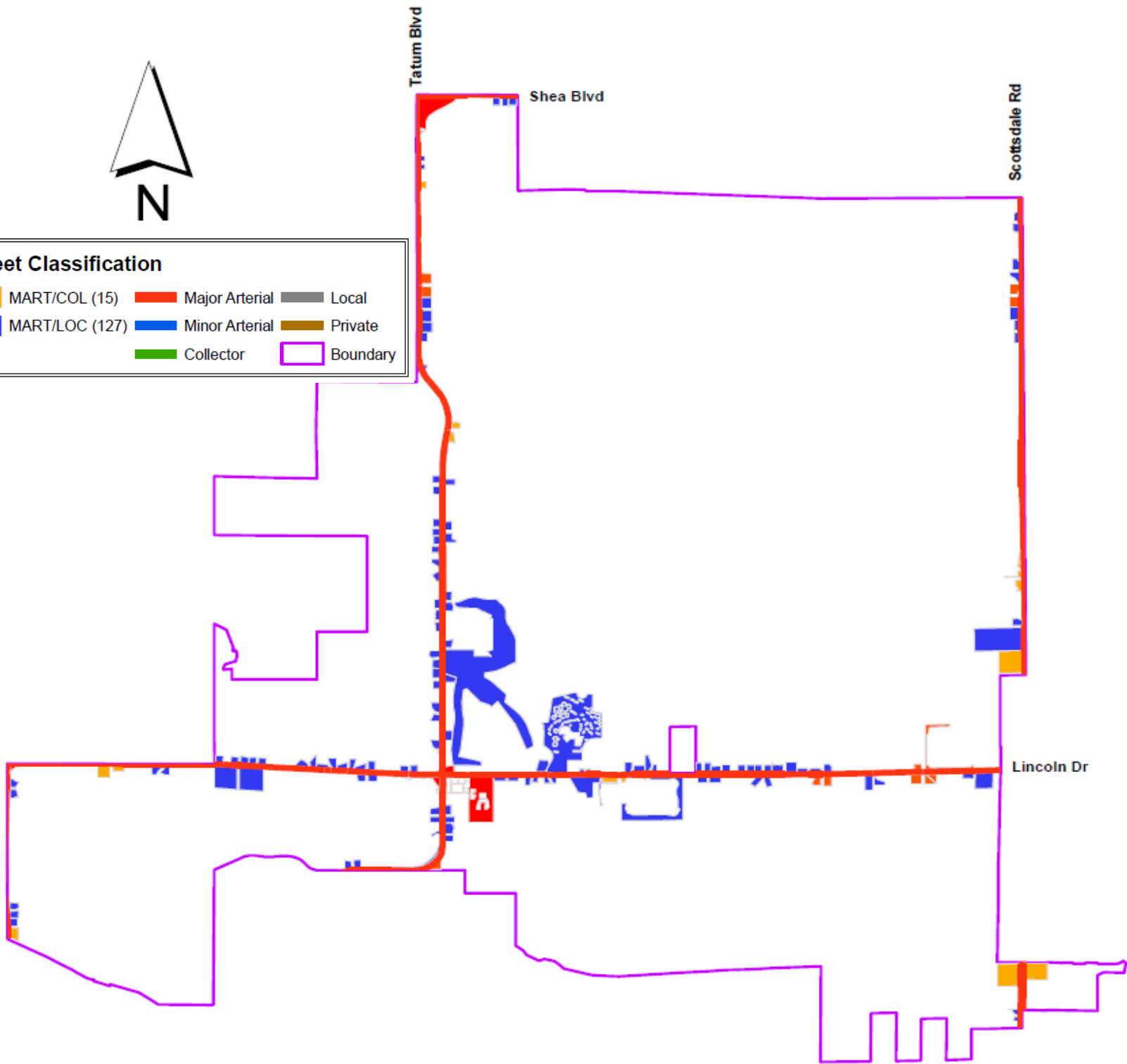
Major Arterial

Minor Arterial

Local

Private




Boundary

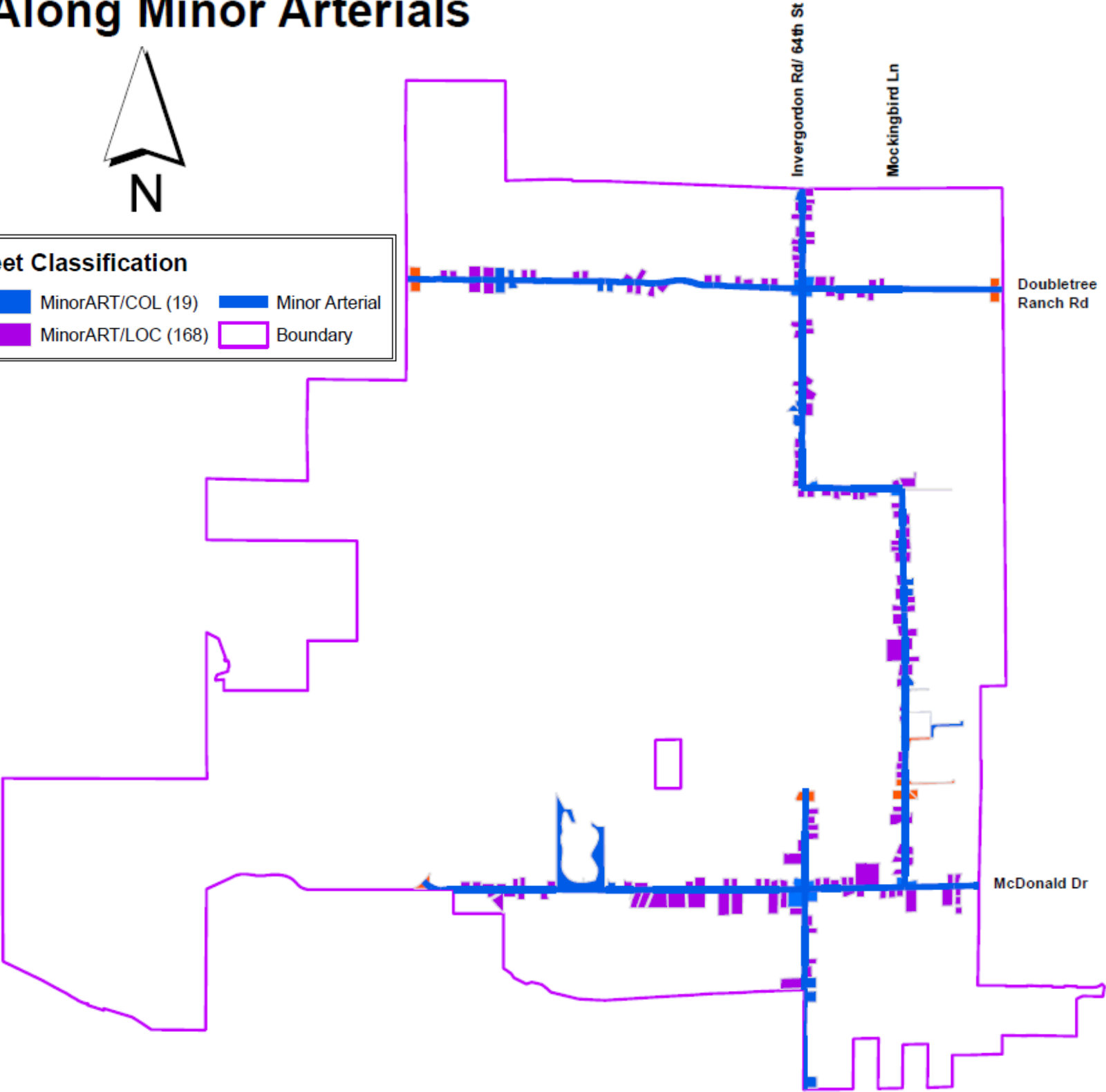


Corner Lots Along Minor Arterials



Corner Lot Type and Street Classification







 MART/MinorART (13)	 MinorART/COL (19)	 Minor Arterial
 MinorART/MinorART (13)	 MinorART/LOC (168)	 Boundary

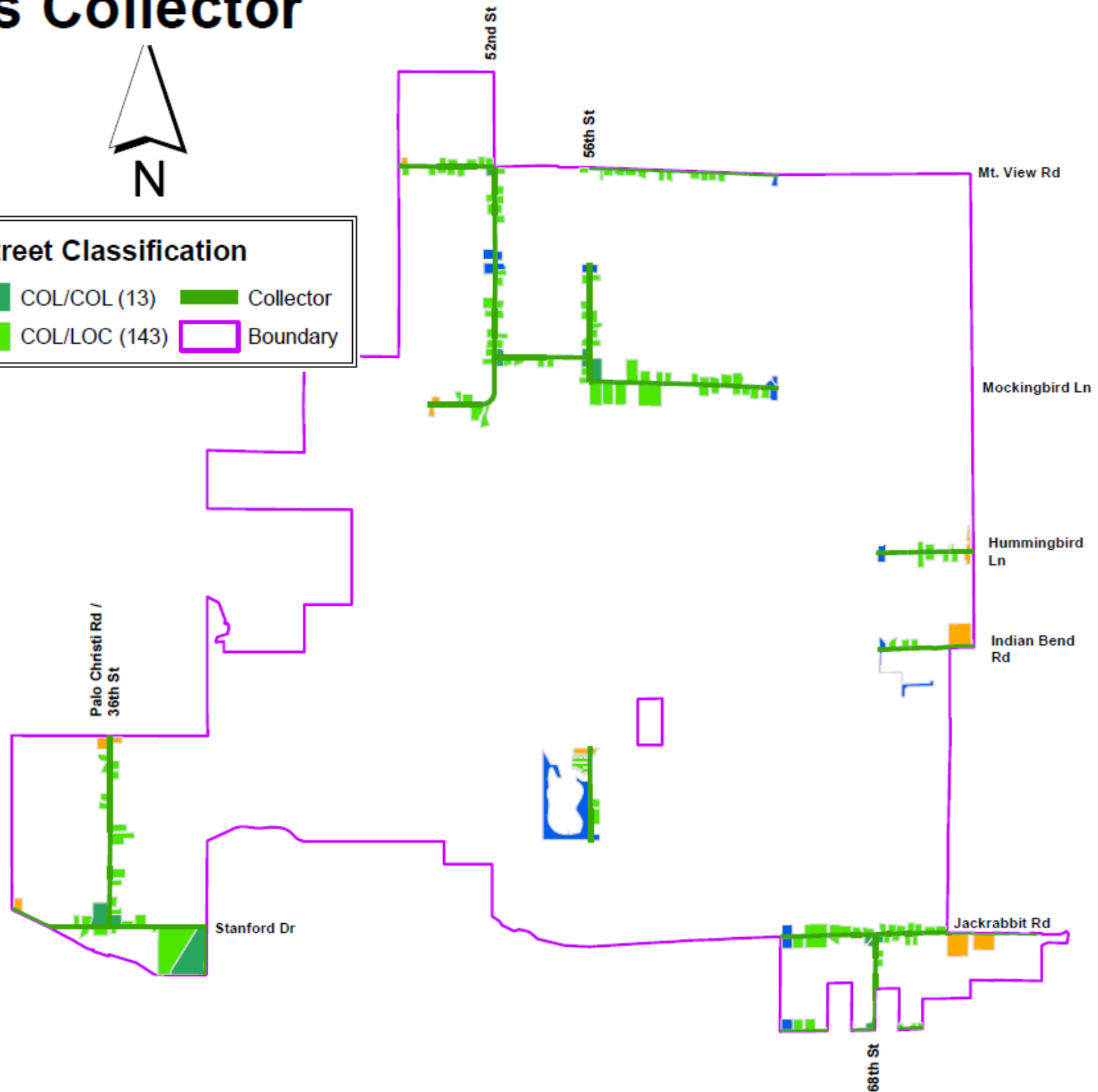


Corner Lots Collector



Corner Lot Type and Street Classification

 MART/COL (15)	 COL/COL (13)	 Collector
 MinorART/COL (19)	 COL/LOC (143)	 Boundary



DISCUSSION

7

Input and discussion of proposal to amend code requirements for view fences on Minor Arterials and Collectors



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