

TOWN OF PARADISE VALLEY

Wall and Fence Ordinance Study Session June 1 , 2021



June 1, 2021

TODAY'S GOAL

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Provide an opportunity for citizens to gather further information regarding the proposed text amendment and to express any issues or concerns.



June 1, 2021

PURPOSE FOR THE CODE AMENDMENT?

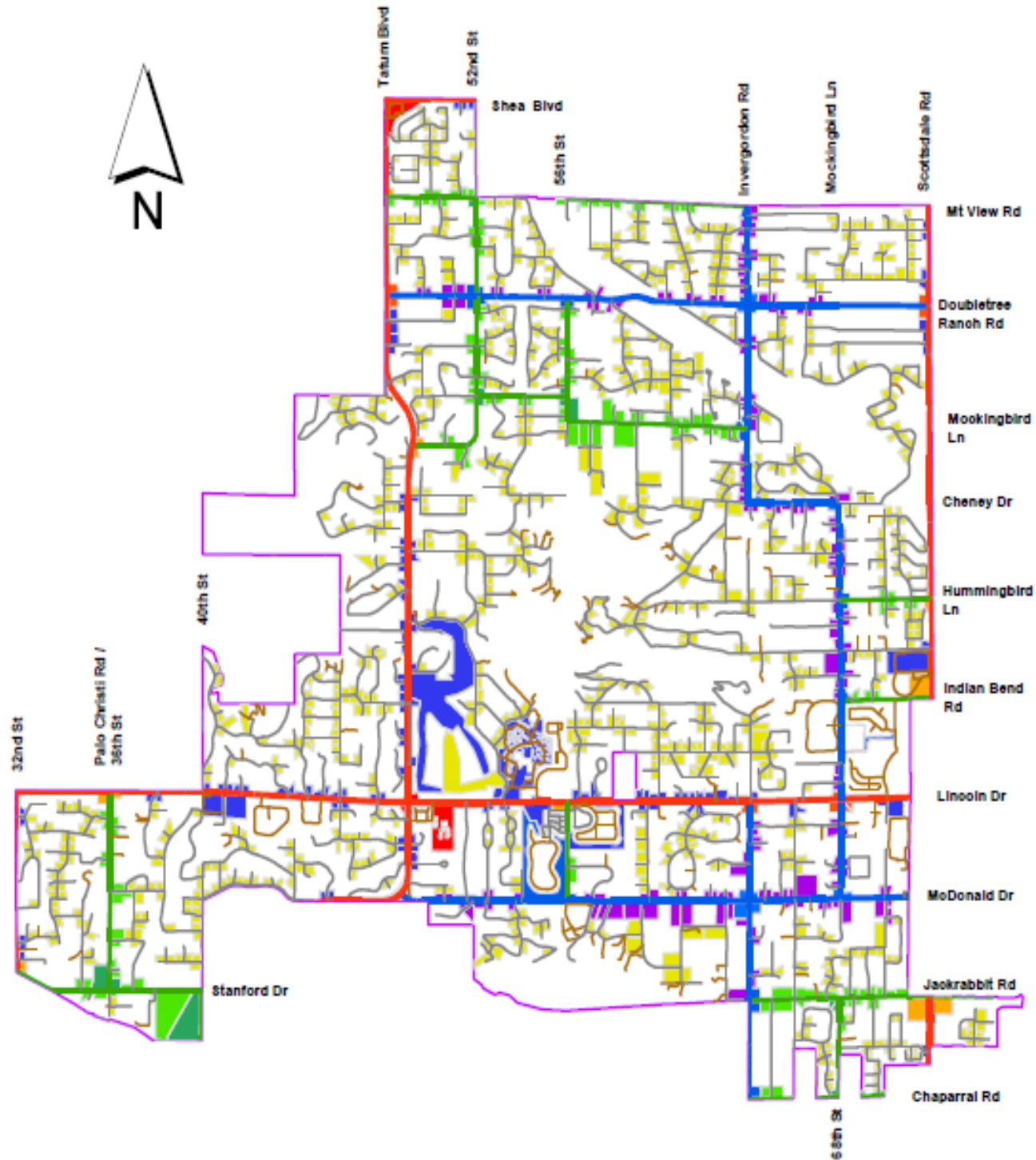
- **Clarity**
 - on corner lots, there is often confusion regarding front and side yard determination
- **Simplicity in code language**
 - the code language is complex and could be simplified to avoid misunderstandings
- **Option to achieve more Open streetscapes**
 - the code currently allows hedges, but not other barriers that would provide a more open streetscape
- **Privacy & Security**
 - the desire for an enhanced level of security and privacy could be achieved



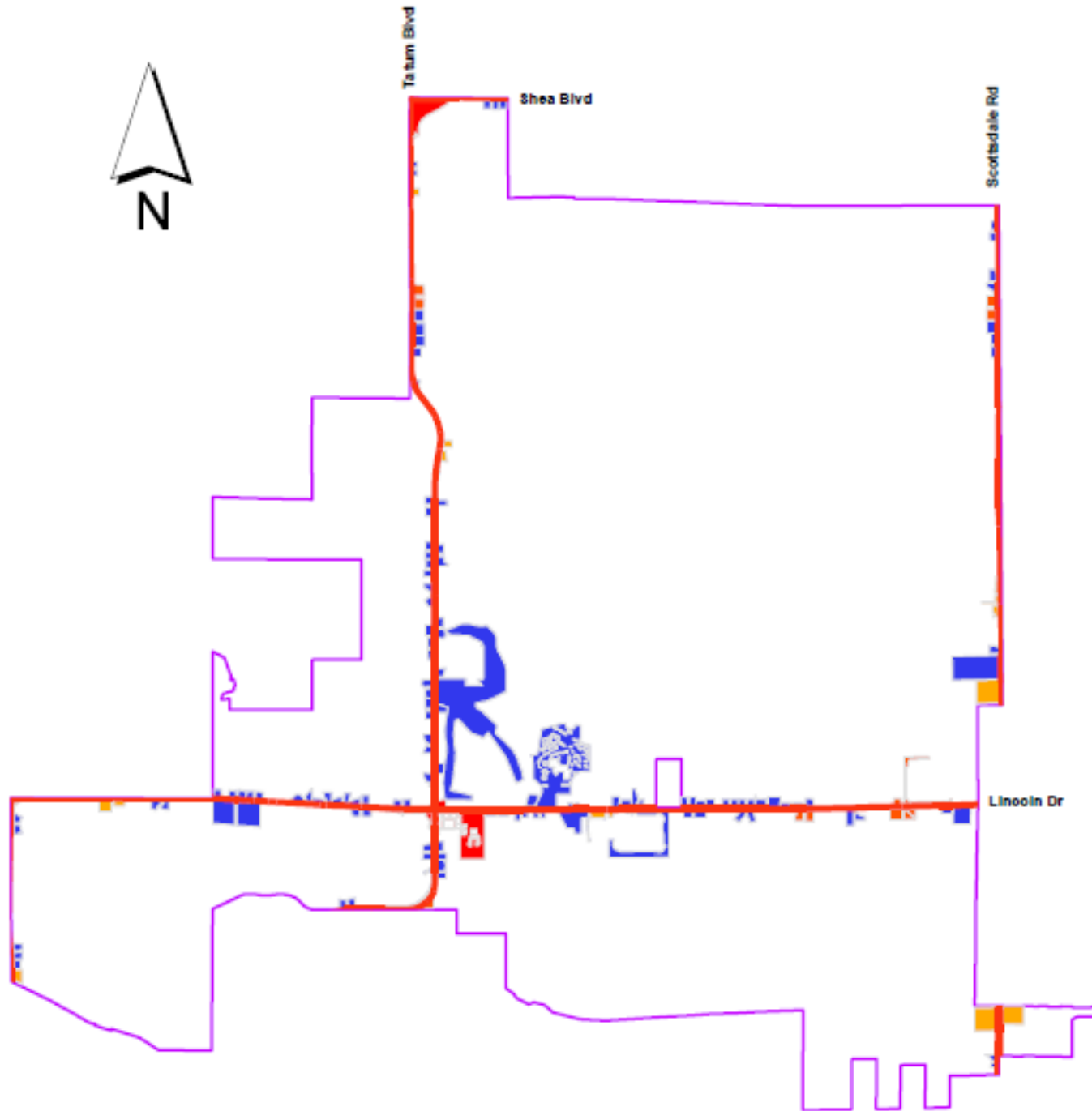
CURRENT CODE & PROPOSAL SUMMARY

<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				

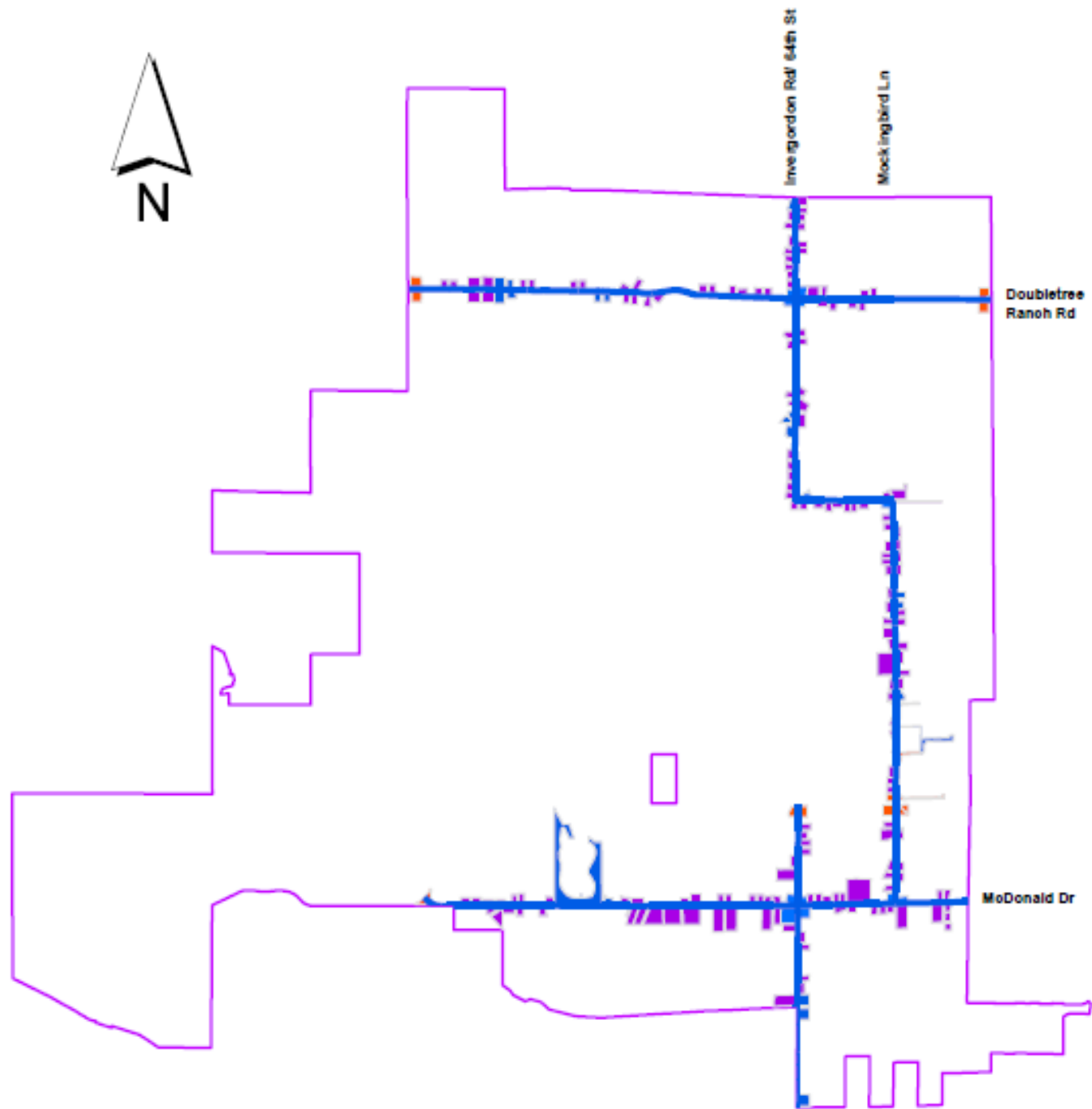
STREET CLASSIFICATIONS



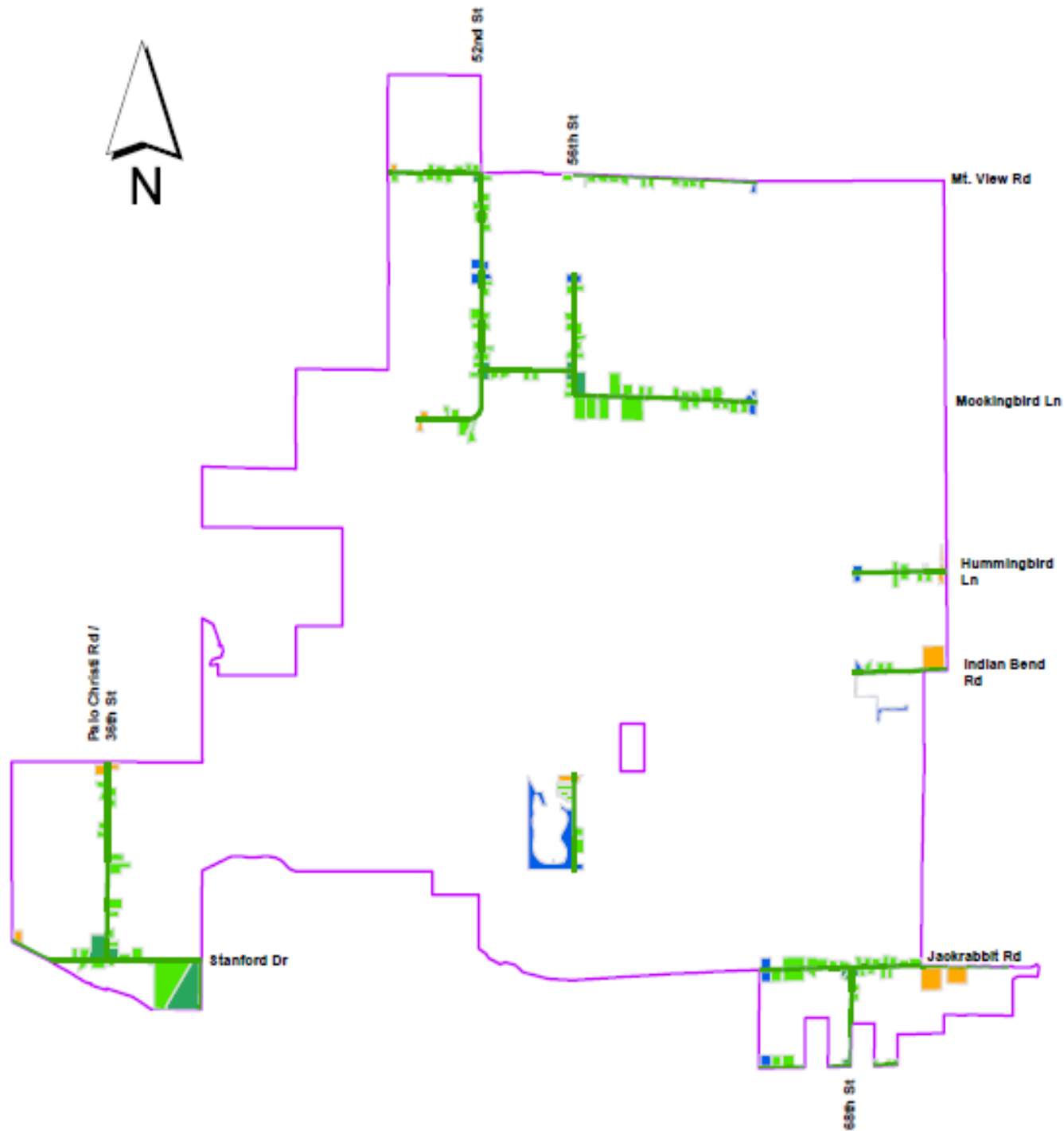
MAJOR ATERIALS STREETS



MINOR ARTERIAL STREETS



COLLECTOR STREETS



WHAT IS CURRENTLY ALLOWED IN FRONT & SIDE YARDS ADJACENT TO ROADWAYS?

- View Fence
- Meandering Wall
- Combination view Fence
- Walls
- Landscape Hedges



VIEW FENCE



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MEANDERING WALL



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OLEANDER HEDGE



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WALL



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FENCE



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COMBINATION VIEW FENCE



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DISCUSSION

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Input and discussion regarding the
proposed text amendment



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