

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Chair and Planning Commission Members

FROM: Lisa Collins, Community Development Director

DATE: September 21, 2021

AGENDA TITLE:

Discussion of Regulations for Walls / View Fences / Combination View Fences

RECOMMENDATION:

Continue to 10/5//2021 Planning Commission meeting.

SUMMARY STATEMENT:

At a prior Town Council Study Session on January 28, 2021, staff presented current code requirements that resulted in a code clarity issue. Possible amendments were presented that would result in consistency and clarity of side and front yard regulations for walls, view fences and combination view fences.

The Council directed staff to proceed with a process to draft a text amendment to review with the Planning Commission.

DISCUSSION:

A more in-depth review led to a need to consider all aspects of front and side yard areas.

Currently, landscape hedges are allowed in front and side yard areas that create a dense screen. However, open view fences are not allowed. This code amendment would allow property owners with an option to have security and a level of privacy that provides a more open feel to the streetscape.

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The current code differentiates between Major Arterials and all others, allowing fencing that provides more privacy and security along Major Arterials only. This proposal would differentiate between Local Streets and all others, allowing fencing that provides more privacy and security on not only Major Arterials, but also Minor Arterials and Collectors.

Because arterials and collectors are more traveled, a dense hedge is sometimes used as a screen or barrier to allow more use of the front yard area and a greater sense of security. An option to allow a view fence or combination view fence in front and side yard areas could provide the same desired result for the property owner without a reduction in the openness that is also desired in the Town.

At previous Planning Commission Study Sessions, staff was asked to provide additional information on the Town Code regulations for landscaping.

The Town Code does not mandate landscaping for individual residential properties. However, if landscaping is provided, it must meet safety related requirements if located in the right-of-way. When a residential property abuts a street, the area between the edge of pavement or the back of curb or sidewalk and the property line is right-of-way. This area MAY be landscaped but is not required to be landscaped. However, if landscaping does exist in this area, it must meet safety requirements.

The Town Code does mandate landscaping requirements for non-residential uses such as resort development, retail, and office developments. These developments must also adhere to the landscaping in rights-of-way regulations.

This ordinance will be discussed at the October 5, 2021 Planning Commission Hearing.

ATTACHMENTS:

A. Staff Report

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