



Legislation Text

File #: 18-346, Version: 1

Town of Paradise Valley Action Report

TO: Chair and Planning Commission

FROM: Andrew Miller, Town Attorney
Jeremy Knapp, Community Development Director

DATE: September 18, 2018

CONTACT:

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AGENDA TITLE:

Discussion and Recommendation to the Town Council of Amendment to Article XVI, Home Occupation; Section 1603, of the Town Zoning Ordinance.

BACKGROUND: The Town has received complaints about properties that maintain home occupations having individuals park vehicles in dirt and grass side yard and front yard areas during the time that the home occupation is operating. The attached draft ordinance addresses this nuisance and dust control issue.

Scope of Amendment:

This update adds a new paragraph 8 to Article XVI, Home Occupations, Section 1603, to reflect that as part of a home occupation activity on a residential property it will be illegal to park motor vehicles in grass yard areas or on areas that are not a typical driveway surface, such as asphaltic concrete, pavement bricks, cement concrete or any other material that is stabilized to prevent fugitive particulate matter. A vehicle that is parked behind a solid wall and gate (typically in a rear yard area) is not subject to a violation, even if parked on grass or a "non-driveway" surface. Other minor changes to the language in Section 1603 related to the use of the same terms for "property" or "site" ("property" is now the common term used) have also been made--as was suggested by the Commission members at the Commission's August 21, 2018 meeting. It is respectfully recommended that the Commission vote to recommend to the Council the adoption of the draft ordinance.

NEXT STEPS

Recommendation to the Town Council for a public hearing on the matter.

ATTACHMENTS:

Draft Ordinance