



HEIGHT CERTIFICATION (RESIDENTIAL)

For Main House, Addition, Guest House, or Accessory Structure

If requested by the Town of Paradise Valley Building Official, a height certification must be presented to the Town Building inspector(s) at the structure's roof nail and/or framing inspection. This is required to ensure that the proposed structure does not exceed the Town of Paradise Valley height limitations and certify that the structure will not surpass the height depicted on the approved set of plans. The height certification must be signed and stamped by an engineer or land surveyor registered in the State of Arizona. It must contain the following information:

1. Date of Certification
2. Name of Engineering or Land Surveying Firm
3. Name of the Contractor
4. Job Site Address
5. Permit Number

The following criteria must be addressed:

PRIMARY STRUCTURE (R-43 and R-175)

For lots zoned R-43 and R-175, both criteria must be met:

- The height or vertical distance on the primary building must be certified from the lowest point of the natural grade or the lowest un-restored excavated grade below the structure to the highest point of the roof (including roof coverings such as tile, shingles, etc).
- As per the Open Space Criteria, no building shall penetrate an imaginary plane beginning sixteen (16) feet above the twenty (20) foot setback line, and which plane rises toward the center of the lot at a slope of twenty (20) percent. All height measurements shall be taken from the elevation at the twenty-foot setback line. Measurements shall be taken from the high points of the structure to the closest point at the twenty-foot setback perpendicular to that portion of the structure.

PRIMARY STRUCTURE (ALL OTHER ZONING CLASSIFICATIONS, EXCLUDING R-43 and R-175)

- The height or vertical distance of the primary building must be certified from the lowest point of the natural grade or the lowest un-restored excavated grade below the structure to the highest point of the roof (including roof coverings such as tile, shingles, etc)..

ACCESSORY STRUCTURES (GUEST HOUSE, RAMADA, ETC)

The following certification of accessory structures applies to ALL zoning classifications.

- The height or vertical distance of the structure must be certified from the lowest point of the natural grade or the lowest un-restored excavated grade below the structure to the highest point of the structure, including chimneys.

HEIGHT MEASUREMENT (Section 1001 of Town Zoning Ordinance)

Height measurement shall include the vertical distance from the lowest point of the natural grade below a structure to the highest point of the structure. Please refer to illustrations A,B,D, and E of Figure 1001-1, for examples. Where lowest natural grade occurs in a wash or an anomaly, the Town Manager or designee shall eliminate the wash or anomaly from the calculation and interpolate a simulated natural grade between the contour on each side of the anomaly for use when measuring the height of the building or structure. Where natural grade has been excavated to a point that is lower than the lowest natural grade below the structure and not restored back against the walls of the structure, the total height of the structure shall be measured from the lowest excavated grade elevation adjacent to the walls of the structure. Please refer to illustration E of Figure 1001-1 for example. Basement exits including window wells, stairways, and patio areas shall not be included in the height measurement if the earth has been restored so as to fully screen the portion of the basement from view at natural grade level. Please refer to illustrations F and G of Figure 1001-1 for example. Basement exits, with the exception of standard window wells, shall be included in the Floor Area Ratio for the structure and shall meet all setbacks for the structure; however, the floor area of any fully subterranean portions of the actual basement shall be excluded from the Floor Area Ratio. Please refer to illustration C of Figure 1001-1 for detailed window well limitations. Height measurement as defined herein shall not be applicable in Hillside Development Areas.

If you have any questions, please contact the Community Development Department at (480) 348-3692.