



COMMUNITY DEVELOPMENT DEPARTMENT HILLSIDE AND NON-HILLSIDE REVIEW GUIDE

Town of Paradise Valley • 6401 East Lincoln Drive • Paradise Valley, Arizona 85253 • Phone: (480) 348-3692

The following guide is provided as a reference only. If any differences between this document and the Town Code exists, the Town Code shall prevail.

Any modification to a Hillside Property, including roof material, re-painting, replacement of tiles, windows, lights, landscape, etc. may require Hillside Building Committee review and approval. Please contact the Hillside Development Administrator at 480-348-3528. To learn more about the Hillside requirements or to determine if your property is located within the Hillside Development Area please visit the following website: <https://paradisevalleyaz.gov/hillside>

For questions related to Building Permit processes and requirements please contact the Building Division at 480-348-3692. For more information related to the Building Division, including noise ordinances, zoning requirements, and submittal forms please visit the following website: <https://paradisevalleyaz.gov/185/Building>

Item	Hillside	Non-Hillside
Review Process	Hillside Building Committee review process (Applications expire within one year of approval or until building permit is active) followed by building permit review at a staff level	Building permit review at a staff level
Construction Staging Plan	Required prior to the issuance of a building permit	Not required
Storm Water Pollution Prevention Plan	Required at building permit review	Required at building permit review
Financial Assurance	Required prior to demolition or construction to cover, restore, and landscape exposed fills and cuts	Not required, unless working in the right-of-way
Insurance	Increased insurance required prior to the issuance of a building permit. Town must be named as additional insured	Required, not specific
Safety Plan	Hillside Safety Improvement Plan (SIP) required during review process, open for public comment	Not required
Allowable Disturbance	Based on slope of building site	100% disturbance is allowed
Storm Water Retention	Graduated scale based on slope, must retain at least first flush volumes	100% retention
Building Heights, Main Structure	24' imaginary plane parallel to natural grade or lowest cut, and 40' overall max height from the highest point of the highest structure to the lowest point of natural grade of lowest structure	24' from lowest natural grade or lowest unrestored grade, whichever is lower
Building Heights, Accessory Structure	Same as main structure height, except 16' for imaginary and vertical plane	16' from natural grade or lowest unrestored grade, whichever is lower



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Item	Hillside	Non-Hillside
Open Space Requirement	Not required	Required
Solar	Requires Committee approval and must be properly screened	Must comply with height/setbacks
Driveway Materials	Limited to textured concrete, pavers, etc. at LRV of 38 or less	No restrictions
Site Walls	Limited to courtyard areas only (counts against F.A.R.)	Permitted, must comply with height/setbacks
Screen Walls	Limited to screening mechanical equipment and to provide privacy to bathroom areas, requires Committee approval	Permitted, must comply with height/setbacks
Pool Fences	Minimum fencing to provide safety required, must be view fencing (80%), materials must meet color, LRV, and barrier requirements	Required, must comply with height/setbacks, and meet barrier requirements
Retaining Walls	Retaining walls are limited to 8' maximum height and must not extend more than 6" above material being retained	Retaining walls are limited to 6' maximum height and must comply with setback requirements
Landscaping	Desert landscaping only, non-native species are subject to Committee approval, flammable grasses are prohibited	Native Plant Preservation requirements, no other restrictions
Outdoor Lighting	Limited light output, quantity, and visibility of light sources	Maximum output at property line, light source shielded with opaque cover, setback 10'
Landscape Lighting	Limited up-light output, quantity of up-lighting, and visibility of light sources	Limited height (36") and output (300 Lumens)
Paint Colors	Must blend with surroundings and limited to a maximum LRV of 38, subject to Committee approval	No restrictions
Cantilevers	Limited to 8' from grade and 4' horizontal distance and meet the setbacks/height requirements of the zoning district	Must meet the setbacks/height requirements of zoning district, floor area requirements, no additional requirements
Roof Colors	Must blend with surroundings and limited to a maximum LRV of 38, subject to Committee approval	No restrictions
Notifications	Required for Committee meetings and Safety Improvement Plan	Not required