

RESIDENTIAL DEVELOPMENT

If you are planning a new home, addition or other construction on a Hillside property, or if you have any general Hillside questions, please contact the Hillside Development Administrator.



CODE VIOLATIONS

If you see a Hillside property that may be actively creating a code violation, please contact the Hillside Development Administrator.

CONTACT US

www.paradisevalleyaz.gov/hillside

Engineering Department

Hillside Development Administrator

(Monday-Friday, 7 AM to 4 PM)

6401 E Lincoln Drive

Paradise Valley, AZ 85253

480.348.3528

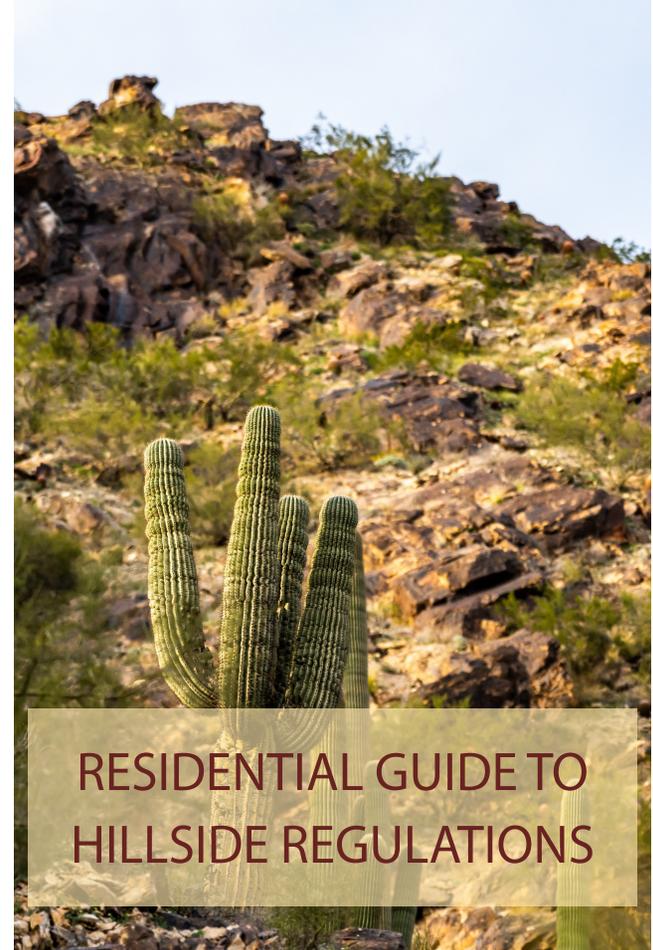
hillside@paradisevalleyaz.gov



Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley, AZ 85253

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TOWN OF PARADISE VALLEY



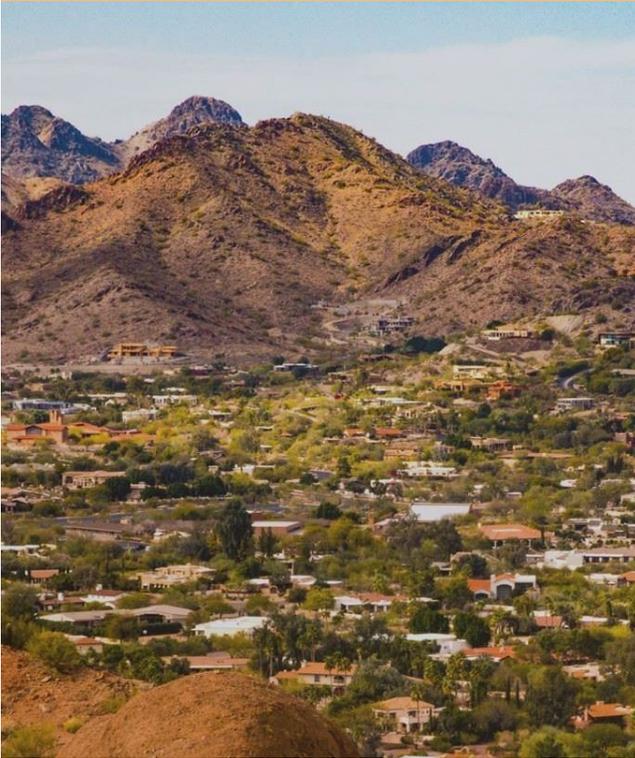
RESIDENTIAL GUIDE TO HILLSIDE REGULATIONS

HILLSIDE DEVELOPMENT IS IMPORTANT

In an effort to preserve the beauty of the natural mountains and to protect Town residents, the Town of Paradise Valley developed regulations in 1984 for properties located in the Town's mountain ranges. To find out if you are part of the Hillside Development Area, please contact the Town Engineering Department or visit the website: www.paradisevalleyaz.gov/hillside

HILLSIDE DEVELOPMENT REGULATIONS

Hillside properties are subject to additional requirements per Article XXII of the Town Zoning Ordinance.



HILLSIDE BUILDING COMMITTEE

Properties designated Hillside may be subject to a Hillside Building Committee Review prior to making exterior modifications to the property. Please contact the Town Engineering Department for more information regarding the Hillside approval process.

OUR MOUNTAINS MAKE US UNIQUE

Our mountains provide us with valuable scenic resources and contribute to the Town's identity. They help shape our sense of place, add an intrinsic value to the Town, and define the location and character of the Town. Therefore they require unique development standards.

COMMON MISTAKES IN THE HILLSIDE DEVELOPMENT AREA

- Painting the exterior of a residence in a non-compliant color (i.e. white), even if it matches existing.
- Coating a roof in a non-compliant color (i.e. white), even if it matches existing.
- Planting non-native plants, trees, or grasses without Hillside Building Committee approval.
- Unapproved disturbance of land.
- Installing unapproved lighting.
- Altering grades or drainage.

DO I NEED A HILLSIDE APPROVAL?

- To construct a new building or addition? **Yes**
- For a new or replacement driveway? **Yes**
- If I plan to install or replace solar panels? **Yes**
- For newly proposed exterior walls? **Yes**
- Do I need it for an expansion of exterior living areas (land disturbance or earthwork)? **Yes**
- For new or replacement exterior finishes (paint, tile, etc.)? **Yes**
- What if I need to replace a roof (coating, tile, etc.)? **Yes**
- If I add or replace exterior amenities (pool, fire pit, etc.) or exterior lighting? **Yes**
- If I plan to install new hardscape (pavers, concrete, etc.)? **Yes**
- If I want new landscaping (native or non-native)? **Yes**
- What if I only plan for interior work? **No**^{1,2}

WHEN IN DOUBT, CONTACT THE TOWN.

¹Interior remodels modifying 50% or more of the residential structure may be required to meet all current zoning regulations, which may require Hillside approval.

²Remodels with a building permit valuation of \$500,000 or greater may be required to meet all current Storm Drainage Design Manual standards and may require Hillside approval.



CREDIT: J. PACE

PARADISE VALLEY MOUNTAIN PRESERVE TRUST (PVMPT)

The purpose of the independent 501(c)(3) PVMPT is to acquire, maintain, preserve, and protect land currently in a natural state or land being returned to a natural state. Any owner may donate property to the Trust in fee simple or with a conservation easement. The Trust also accepts cash donations to support acquiring and restoring land to a natural state. Please visit the website at www.pvmpt.org for more information.