



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2015-11
Supersedes: N/A

Effective: Immediately

Initiator: Darren Gerard - DG

Director: Debra Stark - DS

PURPOSE: To ensure consistent treatment of Wall Heights within an RUPD, CUPD or IUPD overlay zone.

REFERENCE: Maricopa County Zoning Ordinance, Section 1002 RUPD (Residential Unit Plan of Development), Section 1003 CUPD (Commercial Unit Plan of Development), Section 1004 IUPD (Industrial Unit Plan of Development), & Article 1111.5 Fences, Wall and Retaining Walls

POLICY/PROCEDURE:

MCZO, Sections 1002, 1003 & 1004 set forth the procedures and requirements, respectively for an RUPD, CUPD & IUPD overlay zoning district. The purpose statement of each section specifically allows for variation in development standards. In many historic instances, the maximum wall heights were varied by an RUPD in order to exceed the previous 6' height limitation. Such deviations are less common today as regulatory reform essentially increased the maximum wall height to 8'.

On 8/22/12, TA2012009 amended the zoning ordinance raising the maximum height of walls/fences to 8' (inclusive of all caps, pillars, etc.) high within required yards, but requiring all height above 3.5' to be semi-opaque (80% transparency) within required front yards of Residential zoning; a corresponding increase in combination retaining/privacy fence height to a maximum of 14' (max. 8' privacy on top of max. 6' retaining); and to accommodate increased height from lowest natural grade where walls cross washes for up to a 20' span length.

However, TA2012009 specifically stated in MCZO, Art. 1111.5.5.2 that *"Any Residential Unit Plan of Development per Section 1002 of this Ordinance, or any Commercial Unit Plan of Development per Section 1003 of this Ordinance, or any Industrial Unit Plan of Development per Section 1004 of this Ordinance approved by the Board of Supervisors prior to August 22, 2012 may observe the development standards of this Section or the approved development standard **whichever is the least restrictive.**"* [emphasis added]

Refer to DD 2012-15 for building permit / engineering requirements for fence / wall construction.