



# Maricopa County

## Planning & Development Department

### Department Directive

Department Directive:  
DD-2015-06  
Supersedes:  
N/A

**PURPOSE:** To ensure consistent treatment of Hillside lots.

**REFERENCE:** Maricopa County Zoning Ordinance, Section 1201 Hillside

Effective: Immediately

**POLICY/PROCEDURE:**

Initiator: Darren Gerard - *DG*

MCZO, Sections 1201 sets forth the Hillside Regulations for properties in unincorporated Maricopa County. These regulations were amended per TA2011018 & TA2011021.

Director: Debra Stark - *DS*

Any hillside disturbance that occurred prior to 1/1/2000 is considered "grandfathered" or legal non-conforming (LNC).

Any hillside disturbance that occurred 1/1/2000 – 10/19/11 must have been subject to a construction permit that adhered to the regulations in force at the time of hillside disturbance in order to be considered LNC. If there was a construction permit pending as of 10/19/11 the property may be developed either in accordance with the previous or current regulation.

Any hillside disturbance that occurred after 10/19/11 (unless subject to an issued permit approved in accordance with the previous regulation) must adhere to the current regulation.

Any nonconforming disturbance required to comply with the current regulation must be restored/remediated in accordance with MCZO, Art. 1206.2 (notwithstanding potential for a Variance if warranted due to an undue physical hardship or peculiar condition facing the property).