

ESLO

You have moved into a very unique area in the Nation, in Arizona, and in Scottsdale. Its natural environment is upper Sonoran desert and the city of Scottsdale has put a zoning overlay on it called the Environmentally Sensitive Lands Ordinance (ESLO) in an attempt to protect that environment for residents, tourists, and the animals that live here. Combined with the scenic corridors program, the goal is to preserve the environment and make it the dominant visual experience vs. the man made built environment. This ordinance basically forces us to live in, and blend in with, the natural environment rather than changing it into something else, using the following requirements that are built into the ordinance.

- A certain percentage of private land has to be set aside as Natural Area Open Space (NAOS), land that has to be left alone and totally natural. It can't be maintained or groomed, even dead material has to be left alone. The percentage of land dedicated as NAOS is variable depending on slope with 20% to 80% set aside as the slope goes from flat to vertical.
- Maintain existing water courses to control water flow and protect development.
- Requires the use of native landscaping as much as possible. Front yards must use natural desert plants. Rear yards also have limitations and no non-native plants can be higher than the native vegetation (24 feet).
- House colors also must have a Light Reflectance Value (LRV) of less than 35% (white is 100%).
- The height of single family residences must be 24 feet or less from natural grade. This provision was included after Carriage Trails was built so some of our homes exceed that height.
- Lighting is controlled to maintain dark skies and a normal nighttime environment.

NAOS may be on individual lots or may be constrained to common areas. In Carriage Trails virtually all the NAOS is in our common areas which are mostly washes that convey flood waters. The HOA is responsible to keep these floodways clear to protect property during flooding events. Virtually all of the ESLO designated area is in what is called an alluvial flood plain which means when it rains hard water flows off the mountains and higher ground to lower areas where it spreads out as it heads south west. So a major goal of the ESLO is to protect property by maintaining historical water flow patterns. In Carriage Trails we live in an A0 designated flood area and have a number of washes that flow through the development. That is the reason you may require flood insurance, why most of our houses are padded up, and why we maintain the washes to convey water flow around development. See <https://carriagetrailshoa.com/resources/> *Flood Control*.

Like everything there is both good and bad about all this depending on what you personally want. The good is we are learning to live with the environment, you will experience the Sonoran Desert and see lots of wildlife, and if you landscape properly it won't require much water or

maintenance. Also you will have privacy due to the natural environment vegetation between adjacent houses and even walls on adjacent lots that may enclose your yard, The downside is you can't do anything you want with respect to landscaping, house colors, and lights. Also, for those who do have some NAOS on their lot, they can't do anything with it and must leave it totally natural. The other potential downside is that some of that wildlife are predators so you do have to be careful if you have any pets. See: <https://carriagetrailshoa.com/resources/> *õLiving with Wildlifeö*

All of the ESLO area is also a designated Dark Skies area so you will notice far less street lights and a much lower ambient light at night. The ordinance limits lighting and requires lights be shielded and directed down such that the source can't be seen from off the property. The upside is you should be able to see stars and the moon clearly and much of the wildlife comes out after dark. Most of the areas north of Jomax are also horse use areas where home owners can own and ride horses and where we have a number of horse ranches. A taste of a more rural life and some of the old west.