

ZONING ORDINANCE

14A Attachment 3

APPENDIX 3A-1

**AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS
SINGLE-FAMILY DWELLING, DETACHED**

Zoning District	Min. Lot Area [1] (square feet)	Min. Lot Width (at front bldg. line) (linear feet)	Min. Lot Depth (average) (linear feet)	Front Setback [2] (linear feet)	Side Setback [3] (linear feet)	Rear Setback [4] (linear feet)	Hgt. Limit [5] (linear feet)	Max. Ground Coverage (% of lot area)	Min. Area Of Main Bldg. (square feet)	Accessory Structures
AG*	1 acre 43,560	150	150	25	25 / 25^	25	35**	15%		See App. 3C
R-1	7,500	75	90	25	10 / 7.5^	20	35	30%		See App. 3C
R-2	6,500	65	90	25	10 / 5^	10	35	30%	800	See App. 3C
MHS	6,500	65	90	25	10 / 5^	10	35	30%		
MHP	See Appendix 3A-5 and Article 7 [Article 9B] for regulations for this district.								800	See App. 3C
MF-1	6,000	60	90	25	10 / 7.5^	20	35	30%		See App. 3C

Numbers in brackets are references to Notes in Appendix 3B.

This chart is not complete for all districts and uses.

^ The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

* Special regulations for agricultural uses in the AG district:

No agricultural structures shall be closer than one hundred (100) feet to any residential structure.

An agricultural structure shall not exceed forty-five (45) feet in height.

CHANDLER CODE

APPENDIX 3A-2

**AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS
SINGLE-FAMILY DWELLING, ATTACHED**

Zoning District	Min. Lot Area [1] (square feet)	Min. Lot Width (at front bldg. line) (linear feet)	Min. Lot Depth (average) (linear feet)	Front Setback [2] (linear feet)	Side Setback [3] (linear feet)	Rear Setback [4] (linear feet)	Hgt. Limit [5] (linear feet)	Max. Ground Coverage (% of lot area)	Min. Area Of Main Bldg. (square feet)	Accessory Structures
MF-1	10,000*	100		25	15 / 10 [^] **	20	60	30		See App. 3C

Numbers in brackets are references to Notes in Appendix 3B.

This chart is not complete for all districts and uses.

See Section 18-10 of this ordinance for additional regulations relating to zero lot line houses.

[^] The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

* The total lot area must be not less than the number of one-bedroom units multiplied by 3,800 square feet, the number of two-bedroom units multiplied by 5,600 square feet, and the number of three-bedroom units multiplied by 6,500 square feet.

** No setback required for common walls coincident with property line on internal lots; a five-foot (5') setback is required for exterior walls not coincident with property lines on internal lots.

ZONING ORDINANCE

APPENDIX 3A-3

**AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS
TWO-FAMILY DWELLING**

Zoning District	Min. Lot Area [1] (square feet)	Min. Lot Width (at front bldg. line) (linear feet)	Min. Lot Depth (average) (linear feet)	Front Setback [2] (linear feet)	Side Setback [3] (linear feet)	Rear Setback [4] (linear feet)	Hgt. Limit [5] (linear feet)	Max. Ground Coverage (% of lot area)	Min. Area Of Main Bldg. (square feet)	Accessory Structures
R-1	4,500	30		25	15 / 10 [^]	20	35	50		See App. 3C
MF-1	10,000	100		25	15 / 10 [^]	20	30	50		See App. 3C

Numbers in brackets are references to Notes in Appendix 3B.

This chart is not complete for all districts and uses.

[^] The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

CHANDLER CODE

APPENDIX 3A-4

**AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS
MULTIFAMILY DWELLING**

Zoning District	Min. Lot Area [1] (square feet)	Min. Lot Width (at front bldg. line) (linear feet)	Min. Lot Depth (average) (linear feet)	Front Setback [2] (linear feet)	Side Setback [3] (linear feet)	Rear Setback [4] (linear feet)	Hgt. Limit [5] (linear feet)	Max. Ground Coverage (% of lot area)	Min. Area Of Main Bldg. (square feet)	Accessory Structures
MF-1	10,000*	100		25	15 / 10 ^{^**}	20 ^{**}	60	30		See App. 3C

Numbers in brackets are references to Notes in Appendix 3B.

This chart is not complete for all districts and uses.

[^] The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

* The total lot area must be not less than the number of one-bedroom units multiplied by 3,800 square feet, the number of two-bedroom units multiplied by 5,600 square feet, and the number of three-bedroom units multiplied by 6,500 square feet.

** The distance from main structures to adjacent property zoned as R-1, R-2, RM-2 shall be fifty feet (50'). The distance from accessory structures to adjacent property zoned as zoned as R-1, R-2, or RM-2 shall be twenty feet (20').

ZONING ORDINANCE

APPENDIX 3A-5

AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS
MANUFACTURED HOUSING

Zoning District	Min. Lot Area [1] (square feet)	Min. Lot Width (at front bldg. line) (linear feet)	Min. Lot Depth (average) (linear feet)	Front Setback [2] (linear feet)	Side Setback [3] (linear feet)	Rear Setback [4] (linear feet)	Hgt. Limit [5] (linear feet)	Max. Ground Coverage (% of lot area)	Min. Area Of Main Bldg. (square feet)	Accessory Structures
Manufactured Home Subdiv. MHS	5,000	50	100	20	15 / 10 [^]	10	30	50	800	See App. 3C
Manufactured Home Park MHP*	10 acres	See Special Regulations below.								See App. 3C

Numbers in brackets are references to Notes in Appendix 3B.

This chart is not complete for all districts and uses.

[^] The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

* Special regulations for manufactured home parks:

Minimum setback from park boundaries shall be 35 feet.

Minimum lot size (manufactured home space) shall be 3,500 square feet.

Maximum density shall be 8 units per acre.

Minimum horizontal distance between manufactured homes shall be:

Side to side: 25 feet

End to end: 15 feet

Side to end: 15 feet

Minimum horizontal distance between the corners of adjacent mobile home that do not face each other or overlap shall be 15 feet.

Minimum horizontal density between a mobile home and a mobile home park access or circulation drive shall be 25 feet.

CHANDLER CODE

APPENDIX 3A-6

**AREA, SETBACK, HEIGHT, AND COVERAGE REGULATIONS
NONRESIDENTIAL USES**

Zoning District	Min. Lot Area [1] (square feet)	Min. Lot Width (at front bldg. line) (linear feet)	Min. Lot Depth (average) (linear feet)	Front Setback [2] (linear feet)	Side Setback [3] (linear feet)	Rear Setback [4] (linear feet)	Hgt. Limit [5] (linear feet)	Max. Ground Coverage (% of lot area)	Accessory Structures
B-1^^	5,000	50	100	25	15 / 10^^	0*	35	None	Ssee App. 3C
B-2^^	8,000	75	100	40	15 / 10^^	0*	60****	None	Ssee App. 3C
THOR^^	25,000	150	125	50	15 / 10^^	10*	60****	None	Ssee App. 3C
I-1^^	12,000	100	120	40	15 / 15^**	10**	60****	None	Ssee App. 3C
I-2^^	15,000	125	120	40	25 / 25^**	10***	60****	None	Ssee App. 3C

Numbers in brackets are references to Notes in Appendix 3B.

This chart is not complete for all districts and uses.

^ The first number is the minimum side yard setback from a public street; the second number is the minimum side yard setback for interior lots.

^^ Special regulations for B-1, B-2, and THOR districts:

Minimum distance between structures on the same lot shall be ten feet (10').

No parking, storage or similar use shall be permitted in the required front yards, except that automobile parking is permitted if separated by at least one hundred (100) feet from any single-family residential district.

No parking, storage or similar use shall be permitted in the required side yard of this district adjoining a single-family district.

^^^ Special regulations for I-1 and I-2 districts:

Minimum distance between structures on the same lot shall be fifteen feet (15') plus one-half the structure height above 35'.

No outdoor storage of materials or products shall be permitted within any of the required yard setbacks.

* Where the lot line abuts a residential district, the setback shall be twenty-five feet (25').

** Where the lot line abuts a residential district, the setback shall be one hundred feet (100').

ZONING ORDINANCE

*** Where the lot line abuts a residential district, the setback shall be one hundred fifty feet (150').

**** Sprinklers required if building is more than 35' high.

ZONING ORDINANCE

APPENDIX 3B

NOTES TO AREA REGULATIONS

1. Exception to Lot Area Requirement.
 - a. A lot/tract having less area than required that was an official lot of record at the time of adoption of this ordinance may be used for a single-family dwelling.
 - b. No lot/tract existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth in the respective district.

2. Special Front Yard Regulations.
 - a. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory buildings.
 - b. Open and unenclosed terraces and porches may project into the required front yard for a distance not to exceed five (5) feet, provided that no support structure for such extensions shall be located within the required front yard.
 - c. Every part of a required front yard shall be open and unobstructed from a point thirty (30) inches above the general ground level of the graded lot to the sky. The requirements of this paragraph shall not apply, however, to living plant material and landscaping, lighting fixtures, flagpoles, mailboxes, basketball goal supports and similar structures, fountains, or overhead service lines and poles for utilities, which shall be situated and constructed in accordance with the applicable codes of the city.
 - d. On any comer [corner] lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.
 - e. On reverse corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on an approved final plat).
 - f. Where a building line has been established by a plat approved by the City Council or by ordinance and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided no such building line shall be less than twenty (20) feet, except as approved under a Planned Development.

CHANDLER CODE

- g. Where the frontage on one side of a street between two intersecting streets is divided by two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.
- h. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.
- i. Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare upon which a lot abuts, the front or side yard shall be measured from the future right-of-way line.

3. Special Side Yard Regulations.

- a. The ordinary extensions of windowsills, awnings, belt courses, cornices, roof overhangs, eaves, chimneys, and other architectural features may extend an additional twenty-four (24) inches into a required yard.
- b. When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum side yard of ten (10) feet shall be provided on the nonresidential property. An opaque wood fence or masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.
- [c. Reserved.]
- d. On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.
- e. Where a multifamily structure is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance greater than five (5) feet.

4. Special Rear Yard Regulations.

- a. The required rear yard shall be open and unobstructed from a point thirty (30) inches above the average elevation of the graded rear yard, except for accessory buildings as permitted herein.

ZONING ORDINANCE

- b. Eaves, covered porches, and roof extensions without structural support in the rear yard may extend into the rear yard a distance not to exceed four (4) feet.
 - [c. Reserved.]
 - [d. Reserved.]
 - e. When a nonresidentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, a minimum rear yard of ten (10) feet shall be provided on the nonresidential property. An opaque wood fence or masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on nonresidential property adjacent to the common side or rear property line.
 - f. Where a multifamily structure (apartment building) is erected so as to create inner courts, the faces of all opposite walls in such courts shall be a minimum distance of thirty (30) feet apart and no balcony or canopy shall extend into such court area for a distance greater than five (5) feet.
5. Special Height Regulations.
- a. Church steeples, domes, spires, flagpoles, roof gables, chimneys, and vent stacks may extend for an additional height not to exceed fifteen feet (15) feet from the maximum height limit of a structure to the highest point of any church steeple, dome, spire, flagpole, roof gable, chimney, or vent stack.
 - b. Municipal water towers and sports lighting facilities, utility poles, and utility towers shall be specifically exempted from the maximum height restrictions imposed by this Ordinance.
 - c. Water tanks, cooling towers, school, institutional buildings, and ancillary buildings and facilities of a religious organization, such as a gymnasium or classroom building, may be erected to exceed twenty-five (25) feet in height, provided that one (1) additional foot shall be added to the front, rear, and side yard setback requirements for each foot that such structures exceed twenty-five (25) feet in height. Such structure shall not exceed thirty-six (36) feet in height, except as provided in subsection 5.a., above.
 - d. The requirements established herein for additional setbacks shall not apply to the sanctuary building of a religious organization that is in excess of twenty-five (25) feet in height.

(Ordinance O-021417 adopted 2/14/17)

CHANDLER CODE

APPENDIX 3C

YARD, HEIGHT AND SIZE REGULATIONS FOR ACCESSORY STRUCTURES

1. Commercial related accessory structures - Nonresidentially zoned: shall conform to all the regulations and setbacks applicable to the main commercial building and are not limited to size.

2. Attached accessory structures or detached garages - Residentially zoned:

Shall conform to the regulations and setbacks applicable to the main residential building and do not count towards the total square footage of allowable accessory structures. Attached buildings are defined as any building sharing a common roof with the primary structure. Detached garages are defined as structures not attached to the primary structure, whose primary purpose and design is to house vehicles, is connected to a paved driveway and has four walls with garage doors that facilitate vehicle entrance.

Detached garages entered from the rear or side of the property shall be setback from the lot line adjacent to the street a minimum of twenty (20) feet.

3. Detached accessory structures - Residentially zoned: shall be subject to all of the following regulations.

- A. Max. Total Sq. Ft. The combined floor area of all accessory structures shall not exceed four percent (4%) of lot coverage or the square footage of the primary structure, whichever is less. The area of the accessory buildings is calculated to be all areas under roof but not including eaves and overhangs, if 18" or under.

- B. Maximum Height. Accessory structures under 500 sq. ft. shall be limited to a height of not more than fourteen feet (14') to the top of the roof. Accessory structures 500 sq. ft. and over shall be limited to a height of not more than sixteen feet (16') to the top of the roof. (These measurements will be taken from grade level at any point surrounding the building).

- C. Minimum Setbacks.

Front - Accessory structures shall not be erected in any required front yard or in front of a line of the primary structure.

Side - Accessory structures up to 200 sq. ft. require a minimum setback of three (3) feet; structures 200 to 500 sq. ft. require a setback of five (5) feet; accessory structures 500 square feet and over require a minimum setback of seven and a half (7-1/2) feet[.]

On Reverse Corner Lots accessory structures must be behind the side facade of the primary structure. Reverse Corner lots are lots whose rear lot line is also another lot's side lot line.

ZONING ORDINANCE

Rear - Accessory structures, up to 200 sq. ft. require a minimum setback of three (3) feet; structures 200 to 500 sq. ft. require a setback of five (5) feet; accessory structures 500 square feet and over require a setback of seven and a half (7-1/2) feet.

D. Separation. A minimum distance of five (5) feet from the accessory structures to the primary structure and to other accessory structures shall be kept.

E. Foundations. Foundation requirements for accessory buildings (except agricultural use barns and carports) are as follows:

a. Accessory structures under 500 hundred square feet - The Accessory structures may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads.

b. Accessory structures 500 square feet and greater - The foundation must be designed and inspected in accordance with the current City of Chandler building code.

4. Inspection Requirements:

A. Pre-Fabricated Accessory Structures and structures under 500 square feet - The only inspection required is a final inspection to verify that the location of the structure, its size and height are in compliance with setbacks listed. The City of Chandler approved site plan must be at the site and available to the inspector when the final inspection is requested. Separate electrical/plumbing/mechanical inspections will be required as needed.

B. Structures Constructed in Place and 500 square feet and greater - must obtain the approval of the following inspections:

a. Plumbing Rough - If plumbing is installed in the building, a plumbing rough inspection is required prior to any lines being covered.

b. Foundation - If a foundation is required, an inspection must be performed prior to the placement of concrete.

c. Framing - All structural framing members must be inspected prior to being covered by any walls or insulation. If plumbing, electrical or mechanical work is incorporated within the building, it must also be inspected prior to covering.

d. Final - When all work is complete and the building is ready for use. The City approved site plan must be at the site and available to the inspector when the final inspection is requested.

5. Submittal Requirements: Fill out a residential building application. Submit the application to the City Hall with a copy of your plot or survey plan indicating the location of all buildings on the property, the proposed accessory building with the dimensions from all property lines and

CHANDLER CODE

other structures and a floor plan of the proposed building if building is not pre-fabricated. Application should have the area of the lot and the area of all other buildings on the property. Structures 500 sq. feet and over will be charged as a room addition \$200.00 plus any required plumbing, mechanical, or electrical permits.

6. Agricultural Use: Barns, stables or other private accessory building on agricultural property may deviate from the above standards if approved through an agricultural site plan approval process.
7. Easements: No accessory building shall be located within any easement.

(Ordinance O-2019-0813-D adopted 8/13/19)