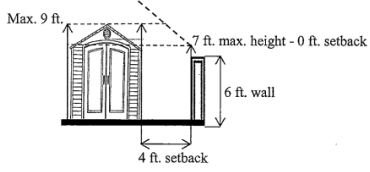


**CITY OF CHANDLER, ARIZONA
ZONING CODES FOR DETACHED BUILDINGS & STRUCTURES IN RESIDENTIAL ZONING DISTRICTS**

Rev. 03/01/2024	SMALL STORAGE SHED Section 200 and Section 2203	ACCESSORY BUILDING/STRUCTURE Section 2202 (various buildings/structures including ramadas and sheds greater than allowed as incidental small type)	SMALL OPEN-AIR RAMADA SHADE STRUCTURE OPEN ON ALL SIDES** Section 200 and Section 2202	CHICKEN COOP Small structure used as a cage or housing enclosure for chickens; includes chicken run
MAXIMUM SQUARE FOOTAGE (SQ. FT.)*	120 SQ. FT.	N/A	150 SQ. FT. Effective March 23, 2024 NO Max SQ. FT. CANNOT OCCUPY MORE THAN 30% REAR YARD AREA	120 SQ. FT.
*HOW TO MEASURE SQ. FT. SIZE	FROM EXTERIOR WALLS – DOES NOT INCLUDE ROOF OVERHANG/EAVE/EDGE OF BEAM	FROM EXTERIOR WALLS – DOES NOT INCLUDE ROOF OVERHANG/EAVE/EDGE OF BEAM	FROM EDGE OF ROOF, WHICH INCLUDES ROOF OVERHANG/EAVE/EDGE OF BEAM	FROM EXTERIOR WALLS – DOES NOT INCLUDE ROOF OVERHANG/EAVE/EDGE OF BEAM
MAXIMUM HEIGHT*	SEVEN (7) FEET OPTION UP TO MAXIMUM OF NINE (9) FEET WITH SETBACKS NOTED BELOW	FIFTEEN (15) FEET	TEN (10) FEET **ONE SOLID WALL CAN OCCUR UP TO SEVEN (7) FEET	NOT TALLER THAN ADJACENT PERIMETER WALL; CANNOT EXCEED SEVEN (7) FEET
*HOW TO MEASURE HEIGHT	GRADE TO VERY TOP OF PITCHED ROOF OR FLAT ROOF	GRADE TO MID-POINT OF A PITCHED SLOPING ROOF OR TOP OF FLAT ROOF	GRADE TO VERY TOP OF PITCHED ROOF OR FLAT ROOF	GRADE TO VERY TOP OF PITCHED ROOF OR FLAT ROOF
MAXIMUM ROOF OVERHANG INTO BUILDING SETBACK	If 7 ft. shed, then 0 FEET – OVERHANG CAN ABUT PROPERTY LINE If higher, then 2 FEET (24 INCHES) -MAINTAIN 3- FEET FROM PROPERTY LINE	TWO (2) FEET (24 INCHES) - MAINTAIN 3- FEET FROM PROPERTY LINE	ZERO (0) FEET – NO OVERHANG ALLOWED SINCE THIS IS MEASURED FROM EDGE OF ROOF OVERHANG/EAVE/EDGE OF BEAM AND ALLOWED AT FIVE (5) FEET	TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE
SETBACKS – HOW FAR BUILDING/STRUCTURE NEEDS TO BE FROM SIDE AND REAR PROPERTY LINES	IF HEIGHT IS 7 FEET THEN NO SETBACKS (0 FEET) IF HEIGHT IS UP TO 9 FEET (MAXIMUM) – SHED IS SETBACK FROM PROPERTY LINES. FOR EVERY ONE (1) FOOT INCREASE IN HEIGHT, TWO FEET FROM SIDE YARD AND TWO FEET FROM REAR YARD 	MEET MINIMUM REAR AND SIDE YARD SETBACKS FOR ZONING DISTRICT LOT IS LOCATED WITHIN	FIVE (5) FEET REAR AND SIDE PROPERTY LINES AS MEASURED FROM EDGE OF ROOF/COVER. IF REAR YARD ABUTS AN ALLEY OR PUBLIC/PRIVATE COMMON OPEN SPACE (NOT A STREET) THEN NO REAR SETBACK REQUIRED.	FIVE (5) FEET REAR AND SIDE PROPERTY LINES
NUMBER OF BUILDINGS/STRUCTURES PERMITTED	ONE (1)	ONE (1)	NO LIMIT CANNOT OCCUPY MORE THAN 30% REAR YARD AREA	ONE (1)
BUILDING PERMIT NEEDED	NO	YES – check with Building Plan Review staff for requirements	YES – check with Building Plan Review staff for requirements	NO-UNLESS <ul style="list-style-type: none"> Coop exceeds 120 Sq. Ft. and/or taller than seven (7) feet Any coop serviced with utilities (e.g., electrical, plumbing) shall require a building permit

