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

| [INCIDENTAL] 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) | [INCIDENTAL] SMALL OPEN-AIR RAMADA Section 200 and Section 2202 |
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| 120 SQ. FT. | N/A | 150 SQ. FT. |
| 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 |
| SEVEN (7) FEET | FIFTEEN (15) FEET | TEN (10) FEET |
| 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 |
| ZERO (0) FEET – OVERHANG CAN ABUT 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 |
| SETBACKS – HOW FAR BUILDING/STRUCTURE NEEDS TO BE FROM SIDE AND REAR PROPERTY LINES NO SETBACKS | 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. |
| | | STRUCTURE MUST BE SEPARATED FROM RESIDENCE BY A DISTANCE EQUAL TO HALF (1/2) OF THE MINIMUM REAR YARD SETBACK |
| ONE (1) | ONE (1) | NO LIMIT, MAINTAIN A MINIMUM ONE (1) FOOT SEPARATION BETWEEN EACH RAMADA MEASURED FROM OVERHANG/EAVE/ EDGE OF BEAM |
| NO | YES – check with Building Plan Review staff for requirements | YES – check with Building Plan Review staff for requirements |
| Can only locate in side yard or rear yard Cannot be served by utilities Drainage must be kept on-site A masonry/concrete block wall may serve as wall or walls of structure as long as the height of wall is equal to or greater than the maximum height of the storage shed | Cannot occupy more than 30% of the rear yard area, which is the land behind the principal building Can be located behind the front face of the principal building (rear area) thus allowed in the side yard and rear yard If in PAD zoning, accessory buildings are subject to PAD zoning district regulations if more strict than Zoning Code No carport or garage entered from an alley shall be closer than ten (10) feet to a rear lot line Cannot build accessory building prior to constructing principal building Cannot be used as a dwelling unit, per Section 200 | Can locate in side yard or rear yard Structure is open on the sides and supporting a roof or lattice-type cover primarily for the purpose of providing shade in conjunction with a recreational activity, i.e. pool, spa, sitting area The incidental Open-Air Ramada is a type of "Accessory Building" per Zoning Code, thus required to comply with not occupying more than 30% of the rear yard area, which is the land behind the principal building |
| | SMALL STORAGE SHED Section 200 and Section 2203 120 SQ. FT. FROM EXTERIOR WALLS – DOES NOT INCLUDE ROOF OVERHANG/EAVE/EDGE OF BEAM SEVEN (7) FEET GRADE TO VERY TOP OF PITCHED ROOF OR FLAT ROOF ZERO (0) FEET – OVERHANG CAN ABUT PROPERTY LINE NO SETBACKS ONE (1) NO Can only locate in side yard or rear yard Cannot be served by utilities Drainage must be kept on-site A masonry/concrete block wall may serve as wall or wall is equal to or greater than | SMALL STORAGE SHED Section 200 and Section 2203 Section 2202 (various buildings/structures including ramadas and sheds greater than allowed as incidental small type) 120 SQ. FT. FROM EXTERIOR WALLS – DOES NOT INCLUDE ROOF OVERHANG/EAVE/EDGE OF BEAM SEVEN (7) FEET GRADE TO VERY TOP OF PITCHED ROOF OR FLAT ROOF SEVEN (7) FEET GRADE TO VERY TOP OF PITCHED ROOF OR FLAT ROOF ZERO (0) FEET – OVERHANG CAN ABUT PROPERTY LINE NO SETBACKS MEET MINIMUM REAR AND SIDE YARD SETBACKS FOR ZONING DISTRICT LOT IS LOCATED WITHIN NO YES – check with Building Plan Review staff for requirements Cannot be served by utilities Drainage must be kept on-site A masonny/concrete block wall may serve as wall or walls of structure as long as the height of wall is equal to or greater than the maximum height of the storage shed I maximum height of the storage shed Section 2202 (various buildings serve tabled as incidental small type) NA NA PROM EXTERIOR WALLS – DOES NOT INCLUDE ROOF OVERHANG/EAVE/EDGE OF BEAM SEAM TIVE (1) FEET FIFTEEN (15) FEET TIVE (15) FEET TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TOWN (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TOWN (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TOWN (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TOWN (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - MAINTAIN 3-FEET FROM PROPERTY LINE TWO (2) FEET (24 INCHES) - M |

>>>>>>> REMINDER: ALL PROPERTY SUBJECT TO ZONING BUILDING SETBACKS AND MAXIMUM LOT COVERAGE <<<<<<>>>>> PROPERTY OWNERS/TENANTS ARE RESPONSIBLE FOR CHECKING WITH THEIR HOMEOWNERS ASSOCIATION (HOA) FOR SEPARATE APPROVAL <