## 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 STRUCURE OPEN ON ALL SIDES** <br> Section 200 and Section 2202 | CHICKEN COOP Small structure used as a cage or housing enclosure for chickens; includes chicken run |
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| MAXIMUM SQUARE FOOTAGE (SQ. FT.) ${ }^{*}$ | 120 SQ. FT. | N/A | 150 SQ. FT. <br> 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 <br> OPTION UP TO MAXIMUM OF NINE (9) FEET WITH SETBACKS NOTED BELOW | FIFTEEN (15) FEET | TEN (10) FEET <br> **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 <br> 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) <br> 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. <br> 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 Coop exceeds 120 Sq. Ft. and/or taller than seven (7) feet <br> - Any coop serviced with utilities (e.g., electrical, plumbing) shall require a building permit |


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| RESTRICTIONS/OTHER INFO. | Can only locate within side yard or rear yard <br> Cannot be served by utilities <br> Drainage must be kept on-site <br> 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 | Must be located behind the front face of the principal building within side yard or rear yard meeting building setbacks <br> Cannot occupy more than $30 \%$ of the rear yard area, which is the land behind the principal building <br> If in PAD zoning, accessory buildings are subject to PAD zoning district regulations if more strict than Zoning Code <br> No carport or garage entered from an alley shall be closer than ten (10) feet to a rear lot line <br> Cannot build accessory building prior to constructing principal building <br> Exterior design of an accessory building shall be commensurate with the exterior design of the principal building in materials, colors, and architectural style including roof design. <br> EFFECTIVE MARCH 23, 2024, ONE (1) ACCESSORY DWELLING UNIT (ADU) MAY OCCUR ON SINGLE-FAMILY LOT. ADU IS CONSIDERED PROPERTY'S ONE <br> (1) ACCESSORY STRUCTURE AND MUST PROVIDE ONE PARKING SPACE NOT OBSTRUCTING REQUIRED OFFSTREET PARKING. <br> USING THE ACCESSORY DWELLING UNIT FOR AN ACTIVITY REQUIRING A LICENSE UNDER CHAPTER 22 (SHORT TERM RENTALS) OF THE CITY CODE SHALL BE PROHIBITED. | Can locate in side yard or rear yard <br> 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 <br> Cannot occupy more than $30 \%$ of the rear yard area, which is the land behind the principal building | Chicken coop exceeding one hundred twenty (120) square feet in size or seven (7) feet in height requires a building permit and is considered the one (1) accessory building <br> Within single-family properties, five (5) hens are permitted. Roosters are PROHIBITED. <br> Chickens shall be housed within a coop meeting the requirements above. <br> Chickens must be contained within the rear and side yards and may not be permitted to trespass upon another property or upon any street, alley, or other public place. |
| FLAGPOLES - MUST MEET MINIMUM BUILDING SETBACKS. BUILDING PERMIT NEEDED. MAXIMUM HEIGHT ONE-HUNDRED (100) FEET. |  |  |  |  |

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