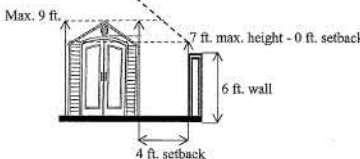


**CITY OF CHANDLER, ARIZONA
ZONING CODES FOR DETACHED BUILDINGS & STRUCTURES IN RESIDENTIAL ZONING DISTRICTS**

Rev. 01/01/2025	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)	ACCESSORY DWELLING UNIT (ADU) Section 2202.2	OPEN-AIR RAMADA SHADE STRUCTURE OPEN ON ALL SIDES*** Section 200 and Section 2202.1	CHICKEN COOP Small structure used as a cage or housing enclosure for chickens; includes chicken run
MAXIMUM SQUARE FOOTAGE (SQ. FT.)*	120 sq. ft.	Cannot occupy more than 30% of the rear yard area	Cannot exceed 75% of the gross floor area of the existing single-family dwelling or One thousand (1,000) square feet, whichever is less.	Cannot occupy more than 30% of the 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 exterior walls – Does not include roof overhang/eave/edge of beam	From edge of roof – 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	No taller than maximum height for zoning district lot is located within	Ten (10) feet ***One solid wall can occur up to seven (7) feet	No 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 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	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 A BUILDING/STRUCTURE NEEDS TO BE FROM SIDE AND REAR PROPERTY LINES	If height is seven (7) feet, then no setbacks (0 feet) If height is up to nine (9) feet (maximum), then the shed must be setback from property lines – for every one (1) foot increase in height, a setback of two (2) feet from the side yard and two (2) feet from the rear yard is required 	Meet minimum rear and side yard setbacks for zoning district lot is located within	Meet minimum rear and side yard setbacks for zoning district lot is located within Rear and side yard setbacks reduced to minimum of five (5) feet	Five (5) feet from rear and side property lines as measured from edge of roof overhang/eave/edge of beam If rear yard abuts an alley or public/private common open space (not a street), then no rear setback required	Five (5) feet from rear and side property lines
NUMBER OF BUILDINGS/STRUCTURES PERMITTED	One (1)	One (1)	One (1) detached and one (1) attached One (1) additional detached ADU is permitted on a lot that is one acre or larger if at least one ADU is a restricted-affordable dwelling unit. A restricted-affordable dwelling unit means a dwelling unit that may only be rented to households earning 80% or less of the area median income. This limitation must be established through a recorded deed restriction or development agreement giving the City the authority to enforce the limitation.	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	YES – check with Building Plan Review staff for requirements	NO – unless • 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
ARCHITECTURAL STYLE	No Requirement	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.	The exterior design of an ADU must comply with the following standards: 1. Exterior wall cladding with stucco or Exterior Insulation and Finish System (EIFS) 2. Concrete tile roof with a 4:12 slope 3. Additional accent material may be added if it is consistent with the architectural style of the primary residence <u>Alternatively</u> , the property owner can choose for the exterior design of the ADU to be commensurate with the exterior design of the primary residence in materials, colors, and architectural style including roof design.	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 ***One side of the ramada may have a solid wall up to a maximum of seven (7) feet in height, excluding chimneys.	

