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

			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 STRUCURE 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 they are declarated to the control of the gross floor.	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	One thousand (1,000) square feet, whichever is less. 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	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	property line 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						
	Max. 9 ft. 7 ft. max. height - 0 ft. setback 4 ft. setback										
NUMBER OF	One (1)	One (1)	One (1) detached and one (1) attached	No limit	One (1)						
BUILDINGS/STRUCTURES PERMITTED	One (1)	One (1)	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.	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						
ARCHITECTRAL 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 Alternatively, 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.							

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RESTRICTIONS/OTHER INFO.	Must be located behind the front face of the principal building within side yard or rear yard. Cannot be served by utilities (electricity, gas or water) **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	Must be located behind the front face of the principal building within side yard or rear yard meeting building setbacks If in PAD zoning, accessory buildings may be subject to regulations that apply only to that PAD zoning district. 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 Must be served by the same water, sewer, and electricutility providers and meters as the primary residence.	An Accessory Dwelling Unit (ADU) must be a self-contained living unit which includes the following: Sleeping Facilities Sanitation Facilities Kitchen Facilities A separate and independent entrance from the primary residence Any uninhabitable space (e.g. a garage or patio) attached to an accessory dwelling unit is required to meet the minimum side and rear yard setbacks for the district in which it is located. Must be served by the same water, sewer, and electricutility providers and meters as the primary residence.	Must be located behind the front face of the principal building within side yard or rear yard. A minimum separation of one (1) foot shall be provided between the edge of roof of a ramada and the edge of roof of the principal building or detached structure. More than one ramada is permitted on the property. The total square footage of all ramadas shall not occupy more than thirty (30) percent of the rear area and shall be counted toward the zoning district's maximum lot coverage.	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 Within single-family properties, six (6) hens are permitted. Roosters are PROHIBITED. (City Code Sections 14-33 and 14-34). Chickens shall be housed within a coop meeting the requirements above. 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 – The minimum setback for permanently installed in-ground flag poles shall equal one-half (1/2) the setback required for a principal building as set forth by the zoning district in which it is located. No more than 3 permanently installed in-ground flag poles shall be permitted on each single-family lot. Permanently installed in-ground flag poles require a building permit and for single-family lots shall not exceed 25 feet in height or the highest point of the principal building's roof, whichever is lower. A permit is not required for wall-mounted flag poles. A separate permit is not required to display flags. (Section 39-9.12)									
	>>>>>>> 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 <>>>>								

Planner of the Day can be reached at the Development Services front counter, by phone 480-782-3050, or by email at pod@chandleraz.gov