

City of Chandler - Zoning District Summary



District	Minimum Lot Size/ Max. Density	Minimum Lot Width (Ft)	Maximum Lot Coverage	Max. Height (Ft.)		Minimum Setbacks (Ft.)			
				At Setback Line	Absolute Max	Front	Side	Sum of both sides	Rear
Single-Family Residential									
AG-1	43,000 SF ¹	NA	40%	25	35	20-50 ²	30	NA	40
SF-33	33,000 SF	115	40%	25	35	20-50 ²	15	NA	40
SF-18	18,000 SF	115	40%	25	35	20-50 ²	10	25	20
SF-10	10,000 SF	90	40%	25	35	20-50 ²	5	15	15
SF-8.5	8,500 SF	70	40%	25	35	20-50 ²	5	15	10
Multi-Family Residential									
MF-1	12 units/ acre	NA	45%	25	35	20-50 ²	5	15	10
MF-2	18 units/ acre	NA	45%	25	45	20-50 ²	5	15	10
MF-3	18 units/ acre	NA	50%	25	35	20-50 ²	5	15	10
Mobile Home									
MH-1	8-12 units/ acre	NA	40%	15	35	20	5	15	10
Commercial									
C-1	NA	NA	55%	30	45	30-50 ²	12-20 ³	NA	0-25 ⁴
C-2	NA	NA	55%	30	45	30-50 ²	12-20 ³	NA	0-25 ⁴
C-3	NA	NA	55%	30	45	30-50 ²	12-20 ³	NA	0-25 ⁴
Industrial									
I-1	NA	NA	55%	30	Variable	30-50 ²	12-50 ³	NA	0-50 ⁴
I-2	NA	NA	55%	30	Variable	30-50 ²	12-50 ³	NA	0-50 ⁴

1. Lots in the AG-1 district may be smaller than 43,000 square-feet, given that the overall density is equal to or less than one unit per acre.

2. The front setback depends upon the size and/or type of road to which the use fronts. Contact the Planning and Development Department for street right-of-ways.

		Residential	
		Street ROW (ft)	Setback (ft)
Commercial/ Industrial			
Street Type	Setback (feet)		
Arterial	50	50-59	20
Other	30	60-79	25
		80-99	30
		99+	50

3. A 12-foot side setback is required when the lot has no rear or alley access. A 20-foot (commercial) or 50-foot (industrial) side setback is required when adjacent to residential use.

4. No rear setback is required when a solid 6-foot wall is constructed along the rear property line. In all other cases, a 25-foot rear setback is required. Additionally industrial districts require a 50-foot setback when adjacent to a residential use.

The contents of this page are provided solely for informational purposes. For legal requirements, consult the City of Chandler's Zoning Code.