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

Rev. 09/17/20	**STORAGE SHED**	**ACCESSORY BUILDING AND GUEST QUARTERS**	**OPEN-AIR RAMADA**
MAXIMUM SQUARE FOOTAGE (SQ. FT.)*	120 SQ. FT.	N/A	150 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
MAXIMUM HEIGHT*	SEVEN (7) FEET OPTION UP TO A MAXIMUM OF NINE (9) FEET WITH SETBACKS NOTED BELOW	FIFTEEN (15) FEET	TEN (10) 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
MAXIMUM 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	2 FEET (24 INCHES) -MAINTAIN 3-FEET FROM PROPERTY LINE	0 FEET – NO OVERHANG ALLOWED SINCE THIS IS MEASURED FROM EDGE OF BEAMS, ROOF EDGE, ETC.
SETBACKS – DISTANCE FROM SIDE AND REAR PROPERTY LINES	IF HEIGHT IS 7 FEET THEN NO SETBACKS (0 FEET) 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. IF REAR YARD ABUTS AN ALLEY OR PUBLIC/PRIVATE COMMON OPEN SPACE (NOT A STREET) THEN NO REAR SETBACK REQUIRED.
NUMBER OF EACH TYPE OF STRUCTURE PERMITTED ON LOT	ONE (1)	ONE (1)	NO LIMIT, SEE RESTRICTIONS BELOW
BUILDING PERMIT NEEDED	NO	YES – check with Building Plan Review	YES – check with Building Plan Review for requirements
RESTRICTIONS/OTHER INFO.	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 the structure as long as the height of wall is equal to or greater than the maximum height of the storage shed. This applies only to the sheds that are 7 feet or less in height. Comply with Lot Coverage of underlying zoning district.	Cannot occupy more than 30% of the rear yard area, which is the land behind the principal building. Comply with Lot Coverage of underlying zoning district. Can be located behind the front wall plane of the principal building and within in the side yard and rear yard If PAD zoning, accessory buildings are subject to PAD zoning district regulations if more strict than Zoning Code No carport of garage entered from an alley shall be closer than 10 feet to a rear lot line Cannot build accessory building or guest quarters prior to constructing principal building Guest Quarters – No separate meter, same address, no built in cooking facilities (no stove/oven).	Can locate in side yard or rear yard Comply with Lot Coverage of underlying zoning district. 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 If more than one ramada then each structure must be separated by a minimum of 1-foot at roof edge
FLAGPOLES – MUST MEET MINIMUM BUILDING SETBACKS. BUILDING PERMIT NEEDED. MAXIMUM HEIGHT 100 FEET.			
>>>>>>>>>>>> REMINDER: ALL PROPERTY SUBJECT TO ZONING DISTRICT BUILDING SETBACKS AND MAXIMUM LOT COVERAGE <<<<<<<<<<<<< >>>> PROPERTY OWNERS/TENANTS ARE RESPONSIBLE FOR CHECKING WITH THEIR HOMEOWNERS ASSOCIATION (HOA) FOR SEPARATE APPROVAL <<<<<			