



SIDE YARD SETBACKS

Planning Commission Work Session

March 14, 2018





Town Setback Standards

Zoning District	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R1-43	43,560 SF	40'	30'	40'
R1-35	35,000 SF	40'	20'	40'

- Accessory structures under 15':
 - Allowed 5' from rear
 - Over 15' must abide by according zoning standards

Are the side yard setbacks appropriate?

Comparable Municipalities: R1-43

	Location	Chandler	Peoria	Gilbert	Surprise	Goodyear	Avondale	Phoenix	Apache Junction
Zoning		(AG-1)	(R1-43)	(SF-43)	(R1-43)	(AU)	(RR-43)	(RE-43)	(RS-GR)
	Rear	40'	30' / 3'	40'	30' / 5'	50' / 1'	35'	40' / 3'	40' / 5'
	Side	30' / 5'	10' / 3'	30' / 5'	20' / 5'	15' / 1'	20'	30' / 3'	20' / 5'
	Height	35' / 15'	25'	35'	40' / 9'	12'	30'	30' / 8'	35' / 20'
	Cov. %	40%	30%	30%	20%	20%	15%	20-30%	30%

Zoning District	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R1-43	43,560 SF	40'	30'	40'

Queen Creek Standards

Staff Recommendation

- **Structures over 15' (R1-43):**
 - Recommendation: Change 30' side yard setback to 20'
- **Structures under 15' (R1-43, R1-35):**
 - Option 1: – Change 30' side yard setback to 20'
 - Option 2: – Implement stair-step setback method

Structures Over 15'



Structures Over 15'

Option 1: 20' Standard

- 24' tall RV garage on a lot zoned R1-43:
 - **20' side yard setback:** 10' closer to side than current 30' standard side setback.



Structures Over 15'

Option 2: Step Method

- 24' tall RV garage on a lot zoned R1-43:
 - 24' tall structure – 6' tall CMU wall = 18' of structure height over the wall
 - **18' side setback:** 12' closer to the side than current 30' standard side setback.



Structures Under 15'



Structures Under 15'

Option 1: 20' Standard

- 14' tall ramada on a lot zoned R1-43:
 - **20' side yard setback:** 10' closer to side than current 30' standard side setback.



Structures Under 15'

Option 2: Step Method

- 14' tall ramada on a lot zoned R1-43:
 - 14' tall structure – 6' tall CMU wall = 8' of structure height over the wall
 - **8' side setback:** 22' closer to the side than current 30' standard side setback.



Staff Recommendation

- **Structures over 15' (R1-43):**
 - Recommendation: Change 30' side yard setback to 20'
- **Structures under 15' (R1-43, R1-35):**
 - Option 1: – Change 30' side yard setback to 20'
 - Option 2: – Implement stair-step setback method



Questions?

Thank you.