Development Services



TO: PLANNING AND ZONING COMMISSION

FROM: BRETT BURNINGHAM, PLANNING ADMINISTRATOR; STEVEN

ESTER, PLANNER I

RE: Public Hearing and Possible Action on P18-0051 "R1-43 Side Yard

Building Setbacks Zoning Ordinance Text Amendment", a staff initiated

text amendment to the Zoning Ordinance, Article 4, Table 4.7-3,

Dimensional Standards, to amend side yard building setbacks in the R1-43

zoning district from thirty feet (30') to twenty feet (20').

DATE: April 11, 2018

STAFF RECOMMENDATION

Staff recommends approval of Case P18-0051 Zoning Ordinance text amendment.

PROPOSED MOTION

Move to recommend approval of Case P18-0051 Zoning Ordinance text amendment.

RELEVANT COUNCIL GOALS



Effective Government

SUMMARY

Staff is proposing a text amendment to the Dimensional Standards section of Table 4.7-3 of the Zoning Ordinance. The proposed amendment will change the current side yard building setback for the R1-43 zoning district from thirty feet (30') to twenty feet (20').

HISTORY

March 14, 2018: Presentation and discussion at Planning and Zoning

Commission Work Study Session

DISCUSSION

The Town's Zoning Ordinance employs a progressive system of setbacks in which the standards set for each zoning district increase with larger lot sizes. This allows for greater distance between homes to provide more appropriate spacing that respects increasing lot sizes. Currently, the Zoning Ordinance requires accessory structures to comply with the side yard setbacks set by their corresponding zoning district.

With the amount of lots zoned R1-43 in the Town, there have been numerous recent inquiries regarding larger types of accessory structures and the dimensional standards needed for compliance on these properties. RV garages and casitas are among some of the typical requests, many of which exceed 15' in height. Given the size of these structures, residents on R1-43 lots are having issues with configuring them in such a way that allows full access while still meeting the thirty foot (30') side yard setback standard established by the Zoning Ordinance. In order to create more appropriate options for home owners in the R1-43 zoning district, allowing a 20' side yard setback would seem to alleviate the conflict that many are dealing with in this type of situation.

The rest of the existing dimensional standards for R1-43 lots would remain the same, meaning the proposed amendment would only affect spacing between homes.

ANALYSIS

The following chart shows side yard setbacks by zoning district, as well as the proposed change.

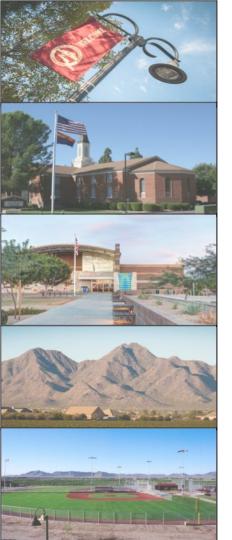
Zoning	Lot Size	Side Yard Setback	Proposed Change
R1-54	54,450 s.f.	20'	No change
R1-43	43,560 s.f.	30'	20'
R1-35	35,000 s.f.	20'	No change

Note that as the lot sizes decrease from R1-54 to R1-18, the R1-43 zoning district has the greatest side yard setback standard. In comparison, a lot zoned R1-54 with more than 10,000 additional square feet in size has a current side yard setback standard of twenty feet (20'), although this may be considered a Scrivener's Error.

By reducing side yard setbacks in the R1-43 zoning district to twenty feet (20'), there would be more flexibility for the configuration of accessory structures, while still preserving the rural character of the Town.

ATTACHMENTS

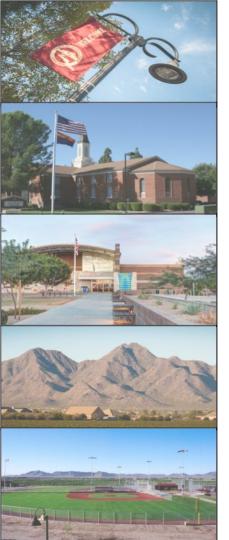
- 1. March 14, 2018 Planning Commission Work Study Session Presentation
- 2. Proposed Text of Article 4, Table 4.7-3, Dimensional Standards



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

1	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'
i	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

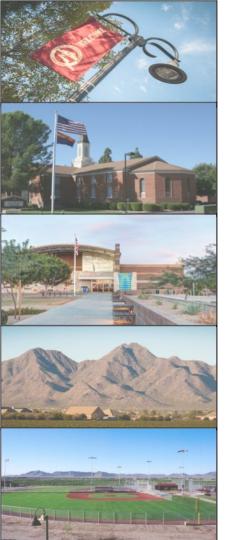
- 14' tall ramada on a lot zoned R1-43:
 - 14' tall structure 6' tall CMU wall =
 8' of structure height over the wall
 - 8' side setback: 22' closer to the side than current 30' standard side setback.



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.

ARTICLE 4 - ZONING DISTRICTS

Table 4.7-3: Dimensional Standards

(A) Zoning District	(B) Minimum Area (Sq. Feet or Acres)	(C) Minimum Width (Feet)	(D) Minimu m Depth (Feet)	(E) Maximum Lot Coverage (Percent)	(F) Maximum Height (Feet)	(G) Minimum Front Yard Setback (Feet)	(H) Minimum Side Setback (Feet)	(I) Minimum Rear Setback (Feet)
Residential Zoning Districts								
R1-43	43,560 sf	145		25	30	40	30 20	40