



TOWN OF
QUEEN CREEK
ARIZONA

TO: PLANNING & ZONING COMMISSION

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, LES JOHNSON , PRINCIPAL PLANNER

RE: PUBLIC HEARING AND POSSIBLE ACTION ON P24-0143 ZONING ORDINANCE TEXT AMENDMENT - ACCESSORY STRUCTURES, A STAFF INITIATED TEXT AMENDMENT TO MODIFY THE SETBACKS AND MAXIMUM LOT COVERAGE REQUIREMENTS

DATE: October 9, 2024

Suggested Action:

Move to recommend approval of P24-0143 Zoning Ordinance Text Amendment - Accessory Structures.

Discussion:

Every year, Development Services Staff evaluates the Department's requirements, processes, and procedures to identify strategies to increase efficiency, improve the customer experience, and streamline the development process. For quite some time, staff has received feedback and input from residents expressing concern with the current development standards applicable to accessory structures and desiring greater flexibility with these standards. The feedback has namely focused upon the side yard setback and maximum lot coverage allowances for accessory structures on smaller residential lots (R1-5, R1-6, R1-7, R1-8, R1-9, R1-12, R1-15, and R1-18 districts).

Lot coverage on the smaller residential lots are often maximized or close to being maximized by the primary residence, leaving a minimal amount of area remaining for accessory structures. Providing a nominal amount of additional lot coverage or building square footage exclusively for accessory structures provides greater opportunity for a resident to establish accessory structures that often promote and encourage outdoor use. Rather than provide an additional percentage of lot coverage, the amendment proposes to allow for an additional 250 square feet of lot coverage exclusively for accessory structures.

Though the zoning ordinance currently allows a 5-foot rear yard setback, side yard setbacks vary among the zoning districts, most requiring setbacks greater than 5 feet. This has prevented residents from fully utilizing their rear yard outdoor space. Staff has routinely received feedback from residents wishing to utilize the side yard setback areas, especially for placement of pergolas and ramadas. Staff is proposing that for single-family residential zoning districts R1-18 and smaller that a 5-foot side yard be provided. However, the amendment language does require a 10 foot rear and side yard setback for structures with solid walls exceeding 8 feet in height.

During the May 8, 2024 Planning & Zoning Commission study session regarding this item, input received from Commissioners asked for consideration be given to reducing the side yard setback for the R1-43 zoning district. As a result, the amendment proposes to reduce the side yard setback for the R1-35 and R1-43 districts from 20 feet to 10 feet.

Attachment(s):

1. [Zoning Ordinance - Accessory Structures Text Amendment.pdf](#)