



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS
 Zoning R1-35

PCD

PRD

ESL

Subdivision Name: _____ Date: _____

Case Number: _____ Quarter Section: _____

| | ORDINANCE REQUIREMENT | AMENDED STANDARDS | MAXIMUM ESLO REDUCTION % |
|---|-----------------------|-------------------|--------------------------|
| MIN. LOT AREA | 35,000 sf | | |
| MIN. LOT WIDTH | | | |
| Standard Lot: | 135' | | |
| Flag Lot: | | | |
| MAX. BUILDING HEIGHT | 30' | | |
| MIN. YARD SETBACKS | | | |
| <i>Front Yard -</i> | | | |
| Front (to face of building): | 40' | | |
| Front (to face of garage): | 40' | | |
| Front (corner lot, side street): | 40' | | |
| Front (corner lot, adjacent to key lot, side street): | 40' | | |
| Front (double frontage): | 40' | | |
| <i>Side Yard -</i> | | | |
| Minimum: | 15' | | |
| Maximum: | 30' | | |
| <i>Rear Yard -</i> | | | |
| Standard Depth: | 35' | | |
| Min. Depth (% of difference which can be occupied): | | | |
| DISTANCE BETWEEN BUILDINGS (MIN) | | | |
| Accessory & Main: | 10' | | |
| Main buildings/adjacent lots: | 30' | | |
| MAX. WALL HEIGHT | | | |
| Front: | 3' | | |
| Side: | 8' | | |
| Rear: | 8' | | |
| Corner side not next to key lot: | 8' on PL | | |
| Corral fence height (on prop line): | 6' on PL | | |
| DEVELOPMENT PERIMETER SETBACKS | | | |
| APPLICABLE ZONING CASES | | | |

NOTES AND EXCEPTIONS _____

