

# Development Requirements

	District			Additional Regulations
	Single-Family	Multi-Family	Commercial	
<b>Lot and Density Standards</b>				
Minimum Lot Area (s/f) (minimum)	2,500	N/A	N/A	
Minimum Lot Width (ft.)(minimum)	30	N/A	N/A	
Minimum Lot Depth (ft.)(minimum)	80	N/A	N/A	
Maximum Density (Units/net acre)	15	28	N/A	
<b>Building Form and Location</b>				
Maximum Building Height (ft.)	30	45**	45**	
1 <sup>st</sup> Floor Ceiling Height (ft. clear)	N/A	N/A	12	
<b>Residential Setbacks (ft.)</b>				
Front	10*	15		25' setback along Alan Stephens Parkway**
Interior Side	0	0		
Street Side	10	15		25' setback along Alan Stephens Parkway**
Rear	5	15		
<b>Commercial Setbacks (ft)</b>				
Front			10	Build to line at Main Street
Interior Side			0	
Street Side			10	Build to line at Main Street
Rear			15	
Screening of Parking	Y	Y	Y	
<b>Other Standards</b>				
Building Design	Y	Y	Y	
Ground Floor Transparency	N/A	N/A	Y	
Outdoor Living Area (sq.ft. per unit)	100	50	N/A	
Pedestrian Access	Y	Y	Y	
Private Storage Space	Y	Y	N/A	
<b>Additional Standards –</b>				
Exceptions to Height Limits	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Fences and Walls	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Landscaping	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Lighting	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Projections into Required Setbacks	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Screening	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Signs	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			
Visibility at Driveways	Refer to City of Maricopa Zoning Code unless otherwise provided within this PAD			

\*Garages shall be a minimum of 20' setback. Porches used for outdoor entertainment and sitting at front of residence shall be 8'-0" in depth minimum and may be setback 10' from the property line. Decorative entry porches without sitting capability but used only for entrance to the living space may be setback 10' from the property line. Casitas which are separated from the main residential dwelling by an open courtyard or walkway may be setback 8' from the property line. Zoning administrator may waive built to line setbacks based on use.

\*\* Building heights shall not exceed 45 feet. Multi-family abutting Alan Stephens Parkway within 30' of the property line shall have a maximum height of 25' measured from the top plate or 30' to the center of the roof slope or top of parapet. Elsewhere, multi-family shall have the ability to exceed the maximum height if 4 story buildings are utilized.

# Conceptual Street Section at Alan Stephens Parkway

Conceptual Office  
or Multi-family

