

ARTICLE 13

DENSITY DISTRICTS

Density Districts shall be established in order to maintain a desirable amount of open space and regulate the intensity of use within conventionally designed, detached single-family residential subdivisions or those unplatted areas primarily devoted to detached single-family residential use.

SECTION 13-10

GENERAL STANDARDS

A. General Regulations

Except as enumerated to the contrary under any particular density district or under “General Provisions” (Article 1), the following, where applicable, shall apply to all density districts or to any residential use in use districts not combined with density districts.

1. Lot Area and Dimensions

- a. Any lot which is substandard for the district in which it is located, either as to dimensions or area, that was legally established as such when it came under the influence of the minimum regulations of such district, shall be considered a legal lot in that district.
- b. No lot shall be further divided in such a manner that any division of such lot shall contain more living units and/or percent of lot coverage than is permitted on that area by the minimum regulations of the district in which such lot is situated.

2. Yard Dimensions/Space Between Buildings

Minimum yard requirements in all density districts shall be as follows:

- a. Front Yard -- twenty (20) feet.
- b. Rear Yard -- twenty (20) feet.
- c. Street Side of Corner Lot -- ten (10) feet.
- d. Interior Side Yard -- seven (7) feet; nine (9) feet on one interior side yard if vehicular access is needed per Section 13-10.A.3a.
- e. Distance Between Buildings -- No dwelling shall be closer than six (6) feet to any other building on the same lot.
- f. Detached Accessory Buildings -- Shall conform to front and side yard requirements for main buildings and shall be at least seven (7) feet from rear lot line. (See Sections 13-10.A.3 “Yard Deviations” and 13-10.A.4 “Projection Into Yards”).

3. Yard Deviations

See yard definition for measure requirements.

- a. Side Yards -- On any lot where a garage or carport is not attached to the main building, one side yard must measure no less than nine (9) feet to provide vehicular access to rear parking.
4. Projection into Yards is prohibited, except as herein enumerated:
 - a. All Yards
 - i. Cornices, eaves, coolers, open balconies, open fire escapes, stairways, or fire towers may project not more than five (5) feet into any minimum yard, provided such projection shall be no closer than two (2) feet from any property line.
 - ii. Sills, leaders, belt courses and similar ornamental and chimneys may project not more than two (2) feet into any minimum yard or court.
 - b. Front Yard
 - i. A bay window, oriel, entrance or vestibule, which is not more than ten (10) feet in width, may project not more than three (3) feet into any minimum front yard.
 - ii. An attached open porch, carport, or balcony may project not more than six (6) feet into any minimum front yard.
 - c. Rear Yard
 - i. A bay window, oriel, entrance or vestibule, which is not more than ten (10) feet in width, may project not more than three (3) feet into any minimum rear yard.
 - ii. An attached open porch, carport, or balcony may project not more than (10) feet into any minimum rear yard, provided no such projection shall be less than eight (8) feet from any common rear property line.
5. Building Height

Unless otherwise stipulated in the individual zoning district, a Use Permit shall be required for any building exceeding three (3) stories or thirty (30) feet in height.
 6. Maximum Density

The maximum density within single-family detached residential subdivisions shall not exceed 6.6 dwelling units per gross acre, except as otherwise enumerated herein.
 7. Variance Due to Extreme Conditions
 - a. When compliance with the minimum building setback regulations would cause extreme hardship due to conditions of extreme topography or the unnecessary destruction of vegetation, the Planning Director may grant a variance not to exceed fifty percent (50%) of the minimum required yard. However, under no circumstances shall there be a yard of less than five (5) feet.

- b. The Planning Director or his designated representative shall first inspect the property to determine the circumstances and shall approve or deny the variance based on his findings and shall set forth his findings and recommendations on a form provided for that purpose.
- c. Notice of the decision of the Director shall be sent by United States Certified Mail to the applicant and the owners of record, according to the official assessment rolls of the Gila County Assessor, or all adjacent properties.
- d. Appeals of the decision of the Director may be made to the Board of Adjustment & Appeals and must be filed in writing with the Development Office within fifteen (15) days following the date of mailing of the notice of decision.
- e. The decision of the Director shall become effective at the expiration of the fifteen-day appeal period, provided that no appeals have been filed.

SECTION 13-11

DENSITY DISTRICT STANDARDS

- A. D6 -- 6.6 Dwelling Units Per Acre
 - 1. Minimum Lot Area -- six thousand (6,000) square feet.
 - 2. Minimum Lot Width at Front Setback Line -- forty-four (44) feet.
 - 3. Minimum Lot Depth -- sixty (60) feet.
 - 4. Maximum Building coverage -- fifty percent (50%) of gross lot area.
 - 5. Maximum Impervious Surface Coverage -- sixty-five percent (65%) of gross lot area.
- B. D8 -- Five Dwelling Units Per Acre
 - 1. Minimum Lot Area -- eight thousand (8,000) square feet.
 - 2. Minimum Lot Width at Front Setback Line -- forty-eight (48) feet.
 - 3. Minimum Lot Depth -- eighty (80) feet.
 - 4. Maximum Building coverage -- forty-five percent (45%) of gross lot area.
 - 5. Maximum Impervious Surface Coverage -- sixty percent (60%) of gross lot area.
- C. D10 -- Four Dwelling Units Per Acre
 - 1. Minimum Lot Area -- ten thousand (10,000) square feet.
 - 2. Minimum Lot Width at Front Setback Line -- fifty-two (52) feet.
 - 3. Minimum Lot Depth -- one hundred (100) feet.

4. Maximum Building Coverage -- forty percent (40%) of gross lot area.
 5. Maximum Impervious Surface Coverage -- Fifty-five percent (55%) of gross lot area.
- D. D12 -- 3.3 Dwelling Units Per Acre
1. Minimum Lot Area -- twelve thousand (12,000) square feet.
 2. Minimum Lot Width at Front Setback Line -- fifty-six (56) feet.
 3. Minimum Lot Depth -- one hundred (100) feet.
 4. Maximum Building Coverage -- thirty-five percent (35%) of gross lot area.
 5. Maximum Impervious Surface Coverage -- fifty percent (50%) of gross lot area.
- E. D18 -- 2.2 Dwelling Units Per Acre
1. Minimum Lot Area -- eighteen thousand (18,000) square feet.
 2. Minimum Lot Width at Front Setback Line -- sixty-eight (68) feet.
 3. Minimum Lot Depth -- one hundred (100) feet.
 4. Maximum Building coverage -- thirty percent (30%) of gross lot area.
 5. Maximum Impervious Surface Coverage -- forty percent (40%) of gross lot area.
- F. D20 -- Two Dwelling Units Per Acre
1. Minimum Lot Area -- twenty thousand (20,000) square feet.
 2. Minimum Lot Width at Front Setback Line -- seventy-two (72) feet.
 3. Minimum Lot Depth -- one hundred twenty (120) feet.
 4. Maximum Building Coverage -- twenty-five percent (25%) of gross lot area.
 5. Maximum Impervious Surface Coverage -- thirty-five percent (35%) of gross lot area.
- G. D40 -- One Dwelling unit Per Acre
1. Minimum Lot Area -- forty thousand (40,000) square feet.
 2. Minimum Lot Width at Front Setback Line -- ninety-two (92) feet.

3. Minimum Lot Depth -- one hundred eighty (180) feet.
4. Maximum Building Coverage -- twenty percent (20%) of gross lot area.
5. Maximum Impervious Surface Coverage -- twenty-five percent (25%) of gross lot area.

H. D70 -- .62 Dwelling Units Per Acre

1. Minimum Lot Area -- seventy Thousand (70,000) square feet.
2. Minimum Lot Width at Front Setback Line -- one hundred forty-five (145) feet.
3. Minimum Lot Depth -- two Hundred Forty-Two (242) feet.
4. Maximum Building Coverage -- fifteen percent (15%) of gross lot area.
5. Maximum Impervious Surface Coverage -- twenty percent (20%) of gross lot area.

I. D175 -- .25 Dwelling Units/Acre

1. Minimum Lot Area -- one Hundred Seventy-Five thousand (175,000) square feet.
2. Minimum Lot Width at Front Setback Line -- two Hundred Thirty-Four (234) feet.
3. Minimum Lot Depth -- three Hundred Ninety (390) feet.
4. Maximum Building Coverage -- eight and One Half percent (8 1/2%) of gross lot area.
5. Maximum Impervious Surface Coverage -- twelve percent (12%) of gross lot area.