

## GILA BUTTES R1-35 R.U.P.D. COMPARISON CHART

Development Standard	Base R1-35 Zoning District *	Proposed R1-35 R.U.P.D. Zoning District
<b>Corral Setback</b>	40'	0' (includes roofed but un-walled areas of horse stalls)
Corral Area Per Horse	1,200 sq. ft.	1,200 sq. ft.
<b>Max. Fence Ht. w/i Setbacks</b>	6' (or 3.5' w/i front yard)	6' (3.5' w/i front yard unless part of a corral) (8' adjacent to Arizona Ave.)
Min. Front Setback	40'	40' (Front Lot Line for a corner lots will be along the E/W street)
<b>Min. Rear Setback</b>	40'	40' residence, 3' accessory structures
<b>Min. Side Setback</b>	20'	20' residence, 3' accessory structures
<b>Min. Street-Side Setback</b>	20'	20' residence, 10' accessory structures
<b>Min. Lot Width</b>	145'	145', 60' for pie-shaped lots on cul-de-sacs
Min. Lot Area	35,000 sq. ft.	35,000 sq. ft.
Avg. Area Per D.U.	35,000 sq. ft.	35,000 sq. ft.
<b>Max. Lot Coverage</b>	20%	30%
Max. Building Height	30' (2 stories)	30' (2 stories)
<b>Min. Building Separation (Same Lot)</b>	15'	5'
Min. Number of Off-Street Parking Spaces	2	2

*[Note: The recorded Final Plat for Gila Buttes shows a number of lots with varying forced setbacks illustrated on the plat and scaled lot widths that do not comply with development standards of the R1-35 zoning district. If an R.U.P.D. overlay zone is approved for Gila Buttes, the new standards will supercede those of the base zoning district and any notations or illustrations on the recorded plat.]*

**THE R.U.P.D. OVERLAY ZONE WILL ONLY ALLOW FOR VARIED DEVELOPMENT STANDARDS SUCH AS SETBACKS. IT WILL NOT ALLOW FOR RURAL USES IN THE R1-35 RESIDENTIAL ZONING DISTRICT. THE KEEPING OF LIVESTOCK OTHER THAN HORSES IS NOT ALLOWED. THIS WILL REQUIRE A TEXT AMENDMENT TO THE MARICOPA COUNTY ZONING ORDINANCE TO ALLOW "HOBBY FARMS" ON LARGER LOTS (i.e. 35,000 SQ. FT. OR GREATER IN AREA).**