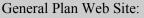
Examples of Residential Density



http://www.gilbertaz.gov/generalplan/default.cfm

Land Development Code:

http://www.gilbertaz.gov/planning/ldc.cfm



General Plan Classification: Residential > 0 - 1 Dwelling units per Acre Typical Zoning Districts SF-43, SF-35

Single Family 43	(SF-43)	
Maximum Height	35 ft	
Maximum Stories	2	
Maximum Lot Coverage	30%	
Minimum lot area	43,000 s.f.	
Setback Minimums		

Front Yard	40 ft
Side Yard	30 ft
Rear Yard	40 ft

Single Family 35 (SF-35)			
Maximum Height	35 ft		
Maximum Stories	2		
Maximum Lot Coverage	30%		
Minimum lot area	35,000 s.f.		
Setback Minimums			
Front Yard	40 ft		
Side Yard	20 ft		
Rear Yard	40 ft		



Val Vista & Ocotillo



Greenfield & Ocotillo



Val Vista & Ocotillo



Greenfield & Ocotillo

General Plan Classification: Residential > 1 - 2 Dwelling units per Acre Typical Zoning Districts SF-35, SF-15

Side Yard

Rear Yard

Single Family 35	(SF-35)	
Maximum Height	35 ft	
Maximum Stories	2	
Maximum Lot Coverage	30%	
Minimum lot area	35,000 s.f.	
Setback Minimums		

Setback	Minimums

Front Yard	40 ft
Side Yard	20 ft
Rear Yard	40 ft

Single Family 15 (SF-15)		
Maximum Height	30 ft	
Maximum Stories	2	
Maximum Lot Coverage	35%	
Minimum lot area	15,000 s.f.	
Setback Minimums		
Front Yard	30 ft	

15 ft

30 ft



Greenfield & Ocotillo



Greenfield & Ocotillo



Whitewing



Tangerine Court

General Plan Classification: Residential > 2 - 3.5 Dwelling units per Acre Typical Zoning Districts SF-15, SF-10, SF-8, SF-7

Single Family 15 (SF-15)		Setback Minimums	
Max. Height	30 ft	Front Yard	30 ft
Max. Stories	2	Side Yard	15 ft
Max. Lot Coverage	35%	Rear Yard	30 ft
Min. lot area	15,000 sf		

Single Family 8 (SF-8)		Setback Minimums	
Max. Height	30 ft	Front Yard	20 ft
Max. Stories	2	Side Yard	10 ft
Max. Lot Coverage	45%	Rear Yard	25 ft
Min. lot area	8,000 sf		



Whitewing

Single Family 10 (SF-10)		Setback Minimu	ıms
Max. Height	30 ft	Front Yard	25 ft
Max. Stories	2	Side Yard	10 ft
Max. Lot Coverage	45%	Rear Yard	30 ft
Min. lot area	10,000 sf		



Coronado Ranch

Single Family 7 (SF-7)		Setback Minimums	
Max. Height	30 ft	Front Yard	20 ft
Max. Stories	2	Side Yard	5&10 ft
Max. Lot Coverage	45%	Rear Yard	20 ft
Min. lot area	7,000 sf		



Stratland Shadows



Agritopia

General Plan Classification: Residential > 3.5 - 5 Dwelling units per Acre Typical Zoning Districts SF-10, SF-8, SF-7, SF-6

Single Family 10 (SF-10)		Setback Minimums	
Max. Height	30 ft	Front Yard	25 ft
Max. Stories	2	Side Yard	10 ft
Max. Lot Coverage	45%	Rear Yard	30 ft
Min. lot area	10,000 sf		

Single Family 7 (SF-7)		Setback Minimums		
Max. Height	30 ft	Front Yard	20 ft	
Max. Stories	2	Side Yard	5&10 ft	
Max. Lot Coverage	45%	Rear Yard	20 ft	
Min. lot area	7,000 sf			



						The Control	
Ton	e Ranci	h Estates			Agrito	opia	
Single Family 8	(SF-8)	Setback Mini	<u>mums</u>	Single Family 6	(SF-6)	Setback Mini	mums_
Max. Height	30 ft	Front Yard	20 ft	Max. Height	30 ft	Front Yard	20 ft
Max. Stories	2	Side Yard	10 ft	Max. Stories	2	Side Yard	5&10

25 ft



8,000 sf

Rear Yard

Max. Lot Coverage 45%

Min. lot area

Coronado Ranch



6,000 sf

Max. Lot Coverage 45%

Min. lot area

20 ft

Rear Yard

5&10 ft

Seville

General Plan Classification: Residential > 5 - 8 Dwelling units per Acre Typical Zoning Districts SF-6, SF-D, SF-A

Single Family 6 (SF-6) Setback Minimums

Max. Height30 ftFront Yard20 ftMax. Stories2Side Yard5 & 10 ftMax. Lot Coverage45%Rear Yard20 ft

Min. lot area 6,000 sf



Trilogy



Seville

Single Family Deta	ched (SF-D)	Setback M	<u>inimums</u>
Max. Height	36 ft	Front Yard	10 ft
Max. Stories	3	Side Yard	0 &5 ft
Max. Lot Coverage	60%	Rear Yard	10 ft

3,000 sf

Min. lot area



Spectrum Village



Agritopia

Single Family Attached (SF-A)		Setback Minimums		
Max. Height	36 ft	Front Yard	10 ft	
Max. Stories	3	Side Yard	0 ft	
Max. Lot Coverage	65%	Rear Yard	10 ft	
Min. lot area	2,000 sf			



Spectrum Tri-plex



Annecy

General Plan Classification: Residential > 8 - 14 Dwelling units per Acre Typical Zoning Districts SF-D, SF-A, MF/L

Single Family Deta	ched (SF-D)	Setback Mi	<u>nimums</u>
Max. Height	36 ft	Front Yard	10 ft
Max. Stories	3	Side Yard	0 &5 ft
Max. Lot Coverage	60%	Rear Yard	10 ft
Min. lot area	3,000 sf		



Arbor Walk



The Gardens

Single Family Attached (SF-A)		Setback Minimums		
Max. Height	36 ft	Front Yard	10 ft	
Max. Stories	3	Side Yard	0 ft	
Max. Lot Coverage	65%	Rear Yard	10 ft	
Min. lot area	2,000 sf			



Annecy



Spectrum Tri-plex

Multi Family Low (MF/L)	
Max. Height	36 ft
Max. Stories	3
Max. Lot Coverage	65%
Minimum Land Area / Unit	3,100 - 5,450

Perimeter Setback Minimums	
Front	25 ft
Side (Street)	25 ft
Side (Residential)	25 ft
Side (Nonresidential)	20 ft
Rear (Residential)	25 ft
Rear (Nonresidential)	20 ft



Park Village



Park Village

General Plan Classification: Residential > 14 - 25 Dwelling units per Acre Typical Zoning Districts MF/M

Multi Family Medium (MF/M)

Max. Height40 ftMax. Stories3Max. Lot Coverage65%

Minimum Land Area / Unit 1,750 - 3,100

Perimeter Setback Minimums

Front	30 ft
Side (Street)	30 ft
Side (Residential)	30 ft
Side (Nonresidential)	20 ft
Rear (Residential)	30 ft
Rear (Nonresidential)	20 ft



Ironwood



Azul & Borrego

