



City of Scottsdale
Current Planning Services

DEVELOPMENT STANDARDS
Zoning R1-130

PCO

PRD

ESL

Subdivision Name: Sereno Canyon: Phase IVb

Date: 12/4/07

Case Number: _____

Quarter Section: 45-58

	ORDINANCE REQUIREMENTS	AMENDED STANDARDS	MAXIMUM ESLO REDUCTION %
MIN. LOT AREA	130,000 sf	97,555 sf	
MIN. LOT WIDTH			
Standard Lot:	200'	150'	
Flag Lot:		no change	
MAX. BUILDING HEIGHT	30'		
MIN. YARD SETBACKS			
<i>Front Yard -</i>			
Front (to face of building):	60'	45'	
Front (to face of garage):	60'	no change	
Front (corner lot, side street):	60'	no change	
Front (corner lot, adjacent to key lot, side street):	60'	no change	
Front (double frontage):	60'	no change	
<i>Side Yard -</i>			
Minimum:	30'	22.5'	
Maximum:	60'	no change	
<i>Rear Yard -</i>			
Standard Depth:	60'	45'	
Min. Depth (% of difference which can be occupied):		no change	
DISTANCE BETWEEN BUILDINGS (MIN)			
Accessory & Main:	10'	no change	
Main buildings/adjacent lots:	60'	no change	
MAX. WALL HEIGHT			
Front:	3'	no change	
Side:	8'	no change	
Rear:	8'	no change	
Corner side not next to key lot:	8' on PL	no change	
Corral fence height (on prop line):	6' on PL	no change	
DEVELOPMENT PERIMETER SETBACKS		no change	
APPLICABLE ZONING CASES		no change	
NOTES AND EXCEPTIONS			

Planning and Development Services Department

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