

## SETBACKS

### SECTION 516 DENSITY DISTRICTS

- A. The following Density Districts and regulations are intended to be combined with the appropriate Use Districts. The density provisions in the accompanying chart, together with applicable General Provisions (Section 500) shall regulate building heights, yards, lot sizes, lot area per dwelling unit, lot coverage and distance between buildings as though the same had been fully described in this Section.
- B. Requirements of the Density Regulations.

#### Density Regulations:

A=Acres

Dist.	Min Lot Size in Sq. Ft.	Min Area per dwelling	Min Lot Width and Depth	Min (1) Yard Setbacks Front	Min (1,2) Yard Setbacks Rear	Min (1,2) Yard Setbacks Interior	Min (1) Yard Setbacks Exterior	Max Building Height Stories	Max Building Height Feet	Max Lot Coverage Percent	Min Building Spacing Feet
1	7,500	1,000	75	20	25	7	10	2	50	50	5
2	7,500	2,000	75	20	25	7	10	2	40	50	5
3	7,500	3,000	75	20	25	7	10	2	30	50	5
4	7,500	4,000	75	20	25	7	10	2	30	50	5
5	7,500	5,000	75	20	25	7	10	2	30	50	5
7.5	7,500	7,000	75	20	25	7	10	2	30	50	5
10	10,000	10,000	80	20	25	7	10	2	30	40	5
12	12,000	12,000	90	20	25	7	10	2	30	40	5
18	18,000	18,000	100	30	30	10	15	2	30	25	5
25	25,000	25,000	130	30	30	10	15	2	30	20	5
35	35,000	35,000	145	40	40	20	20	2	30	15	5
70	70,000	70,000	200	50	50	25	30	2	30	15	5
2A	87,120	87,120	225	50	50	25	30	2	30	10	5
175	175,000	175,000	300	50	50	30	50	2	30	10	5
5A	217,800	217,800	325	50	50	40	50	2	30	10	5
10A	435,600	435,600	500	50	50	50	50	2	30	5	5
36A	1,568,160	1,568,160	500	50	50	50	50	2	30	5	5

*Yavapai County Planning & Zoning Ordinance – Density Chart Approval Date: June 19, 2024*

- (1) See Section 588 (Yards and Courts) for exceptions, deviations, and encroachments from minimum yard (setback) requirements.
- (2) For C1, C2, C3, M1, and M2 Districts: Minimum interior side and rear yard requirements are waived if the yard is contiguous to C1, C2, C3, M1 or M2 zoned property. A setback of twenty feet (20') shall be required whenever a lot zoned commercial or industrial abuts a lot zoned for residential purposes. Front and exterior side yard requirements shall be observed in all cases.

**PLEASE NOTE:** DETACHED ACCESSORY STRUCTURES, OTHER THAN STRUCTURES HOUSING ANIMALS, MAY BE PLACED WITHIN FIVE FEET (5') TO REAR LOT LINE. ALL OTHER SETBACKS AND BUILDING SPACING SEPARATIONS MUST BE ACHIEVED.

**PLEASE NOTE:** THE ABOVE IS GENERAL INFORMATION PERTINENT TO THE ZONING REQUIREMENTS IN THE CREATION OF A BUILDABLE PARCEL. IT DOES NOT DEAL WITH SPECIFIC QUESTIONS, SUCH AS BUILDING SAFETY, FLOOD CONTROL DISTRICT, ENVIRONMENTAL UNIT OR ENGINEERING. THESE DEPARTMENTS SHOULD BE CONTACTED BEFORE ANY ACTUAL PARCEL SPLITTING OR BUILDING PROJECT IS PURSUED.

***Other factors may affect requirements such as setbacks. The density designation within the zoning code may not apply to non-conforming parcels or parcels within platted subdivisions and Planned Area Developments. Please contact the Planning Unit to verify which density district row above should be used for a specific parcel.***