

# MARICOPA COUNTY ZONING ORDINANCE

## Chapter 5 – Rural Zoning Districts

### SECTION 503. RURAL-43 (Rural Zoning District - One Acre Per Dwelling Unit)

**ARTICLE 503.1. PURPOSE:** The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development, but when governmental facilities and services, public utilities and street access are available, or can reasonably be made available, applications for change of this zoning district to any single-family residential zoning district will be given favorable consideration. Principal uses permitted in this zoning district include both farm and non-farm residential uses, farms and recreational and institutional uses.\*<sup>2</sup>

**ARTICLE 503.2. USE REGULATIONS:** The use regulations are the same as those in the **Rural-190** Zoning District.

**ARTICLE 503.3. HEIGHT REGULATIONS:** The height of buildings shall not exceed **30 feet**.<sup>\*3</sup>

**ARTICLE 503.4. YARD REGULATIONS:** The required yards are as follows:

1. ***Front Yard:***

- a. There shall be a front yard having a depth of not less than **40 feet**.
- b. For through lots, a front yard shall be provided along both front lot lines.
- c. Yards along each street side of corner lots shall have a width equal to not less than **one half** the depth of the required front yard. Yards along each street side of corner lots shall otherwise conform with regulations applicable to front yards.

2. ***Side Yard:*** There shall be a side yard on each side of a building having a width of not less than **30 feet**.

3. ***Rear Yard:*** There shall be a rear yard having a depth of not less than **40 feet**.

**ARTICLE 503.5. INTENSITY OF USE REGULATIONS:** The intensity of use regulations are as follows:<sup>\*4</sup>

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1. **Lot Area:** Each lot shall have a minimum lot area of **one acre**.
2. **Lot Width:** Each lot shall have a minimum width of **145 feet**.
3. **Lot Area per Dwelling Unit:** This minimum lot area per dwelling unit shall be **one acre**.
4. **Lot Coverage:** The maximum lot coverage shall be **25%** of the lot area.<sup>\*5</sup>

**ARTICLE 503.6. PARKING REGULATIONS:** The parking regulations are as provided in Chapter 11, Section 1102.<sup>\*2</sup>

**ARTICLE 503.7. SIGN REGULATIONS:** The sign regulations are as provided in Chapter 14, Section 1401.<sup>\*2</sup>

Date of Revisions			
*1	Revised 10-13-70	*4	Effective 10-19-11- TA2011013
*2	Effective 11-19-10 – TA2009014	*5	Effective 7-17-13 - TA2012033
*3	Effective 3-16-11 – TA2010022		