

Sunland Ranch Proposed Development Standards

Residential Product	Minimum Lot Size (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Lot Depth (Ft.)	Maximum Density (DU/Ac.)	Maximum Building Height (Ft.)	Allowed Lot Coverage (%)	Setbacks (Ft.)			
							Front (Standard/ With Side-Entry Garage)	Side ¹	Street Side ¹	Rear ²
Medium Density Residential	5,000	50	100	5.2	35	60%	18/10	5	10	20
Example Lot Sizes:										
70x100	7,000	70	100		35	55%	20/10	5	10	20
60x100	6,000	60	100		35	55%	20/10	5	10	20
55x100	5,500	55	100		35	60%	18/10	5	10	20
50x100	5,000	50	100		35	60%	18	5	10	20
Medium-High Density Residential	2,250	25	90	10.0	35	70%	10	5 / 0	5	4
Example Lot Sizes:										
45x100	4,500	45	100		35	60%	18	5	10	20
40x100 (Alley-Loaded) ^{3, 8}	4,000	40	100		35	60%	18	10 / 0 or 5	10	4
40x100 (Senior) ⁸	4,000	40	100		35	60%	18	10 / 0 or 5	10	10
35x90								10 / 0		
(Std., Alley-Loaded) ^{3, 4, 8}	3,150	35	90		35	65%	10	or 5	10	4
35x90 (Senior) ^{3, 8}	3,150	35	90		35	65%	18	10 / 0 or 5	5	10
25x90										
(Core, Alley-Loaded) ^{3, 4}	2,250	25	90		35	70%	10	5 / 0	5	4
Cluster ^{1, 3, 5, 6}	See Development Standard sheet						See Development Standard sheet			
High Density Residential	1,100	20	45	24.0	45	100%	5	0	5	4
Example Products:										
Townhome										
(Standard or Senior) ^{4, 7}	2,500	25	90		35	70%	5	0	5	4
Townhome (Core) ^{4, 7}	1,125	25	45		45	85%	5	0	0	2
Triplex ⁷	6,000	60	100		35	85%	15	5	10	15
Apartment ⁷	6,000	60	100		35	85%	15	5	10	15
Apartment (Core) ⁷	6,000	60	100		45	90%	10	5	10	10
Flats/Retail (Core) ^{4, 7}	6,000	60	80		45	100%	0	0	0	2

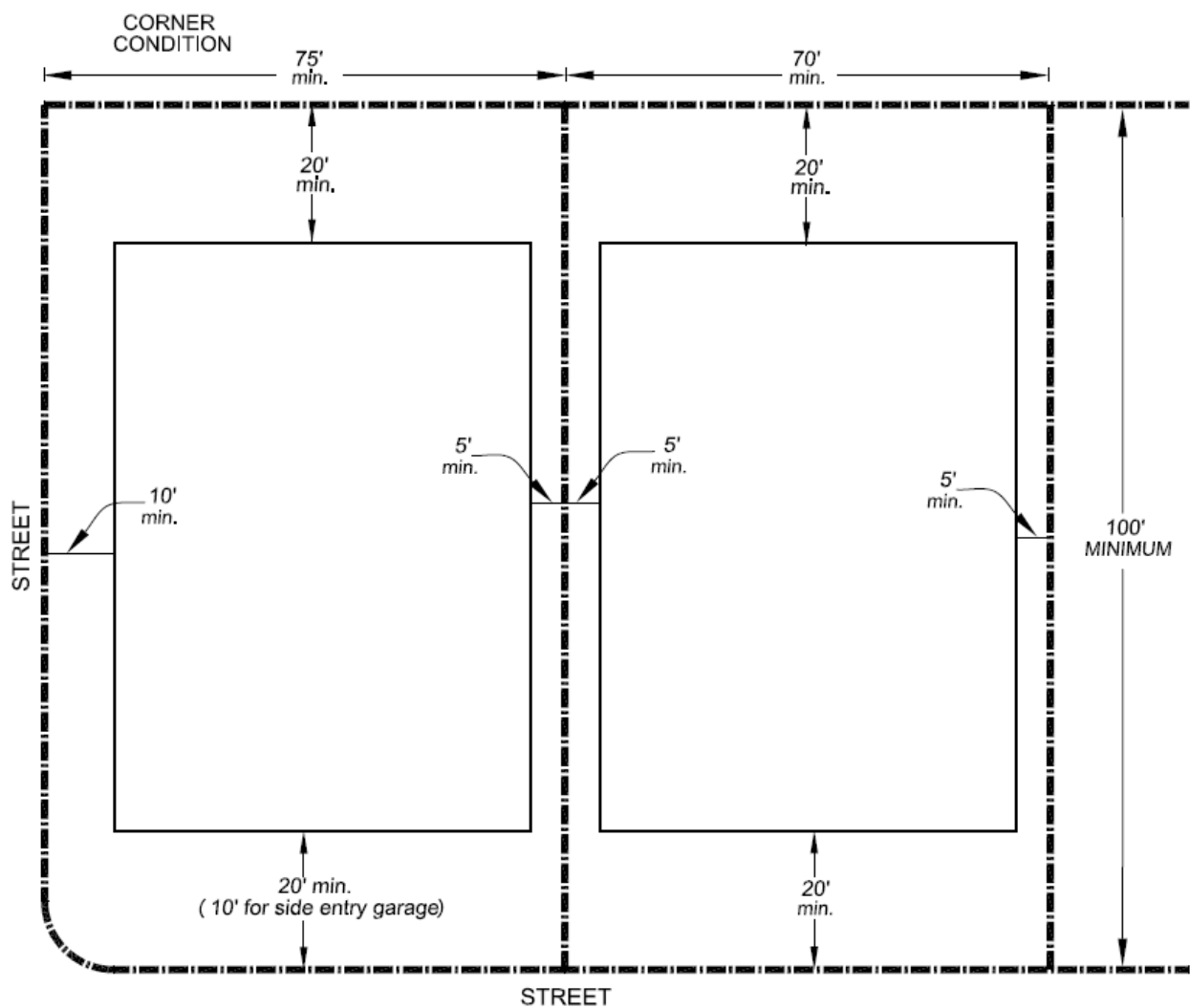
Sunland Ranch Proposed Development Standards

Notes:

- (1) Pop-outs for fireplaces and entertainment centers allowed into side yard with a maximum depth of two feet and maximum length of 10 feet. Pop-outs on Cluster product units are limited to yards with setbacks greater than or equal to 5 ft.
- (2) Patio covers and second floor decks may extend into rear yard setbacks the lesser of 8 feet or 60% of the rear yard depth. Maximum length is 15 feet. Patio covers and second floor decks are not allowed on lots with garages accessed by alleys in the rear.
- (3) Units require a minimum of 150 sq. ft. of usable outdoor space with a minimum dimension of 10 ft. (see Illustrated Examples).
- (4) Lots are served by garages off alleys or private drives to the rear of the lots.
- (5) Fire access within Cluster as approved by the City of Eloy or their fire service provider.
- (6) Minimum lot size, lot dimensions, and density may exceed Medium-High Density category standards only by Cluster product (See Dev. Std. sheet).
- (7) Minimum separation is 10 feet between buildings for condominium ownership alternative.
- (8) 40 ft. and 35 ft. width lots have option of zero lot line configuration (10' / 0') or equal side yards of 5' each.

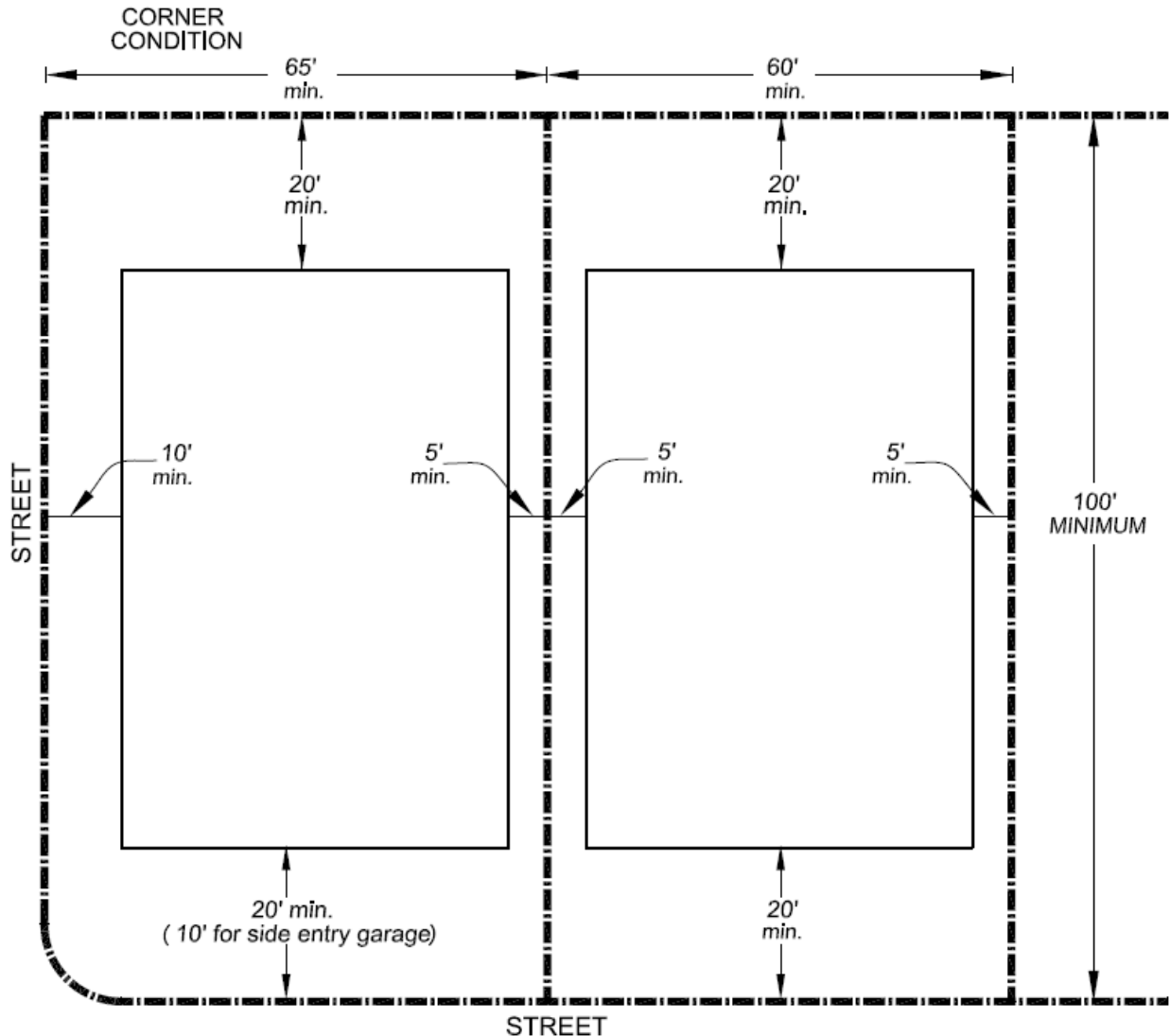
MEDIUM DENSITY RESIDENTIAL
DEVELOPMENT STANDARDS
70x100

Minimum Lot Size	7,000 sq.ft.
Minimum Width	70'
Minimum Depth	100'
Setbacks	
Front Yard	20'
Front Yard (Side Entry Garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	55%



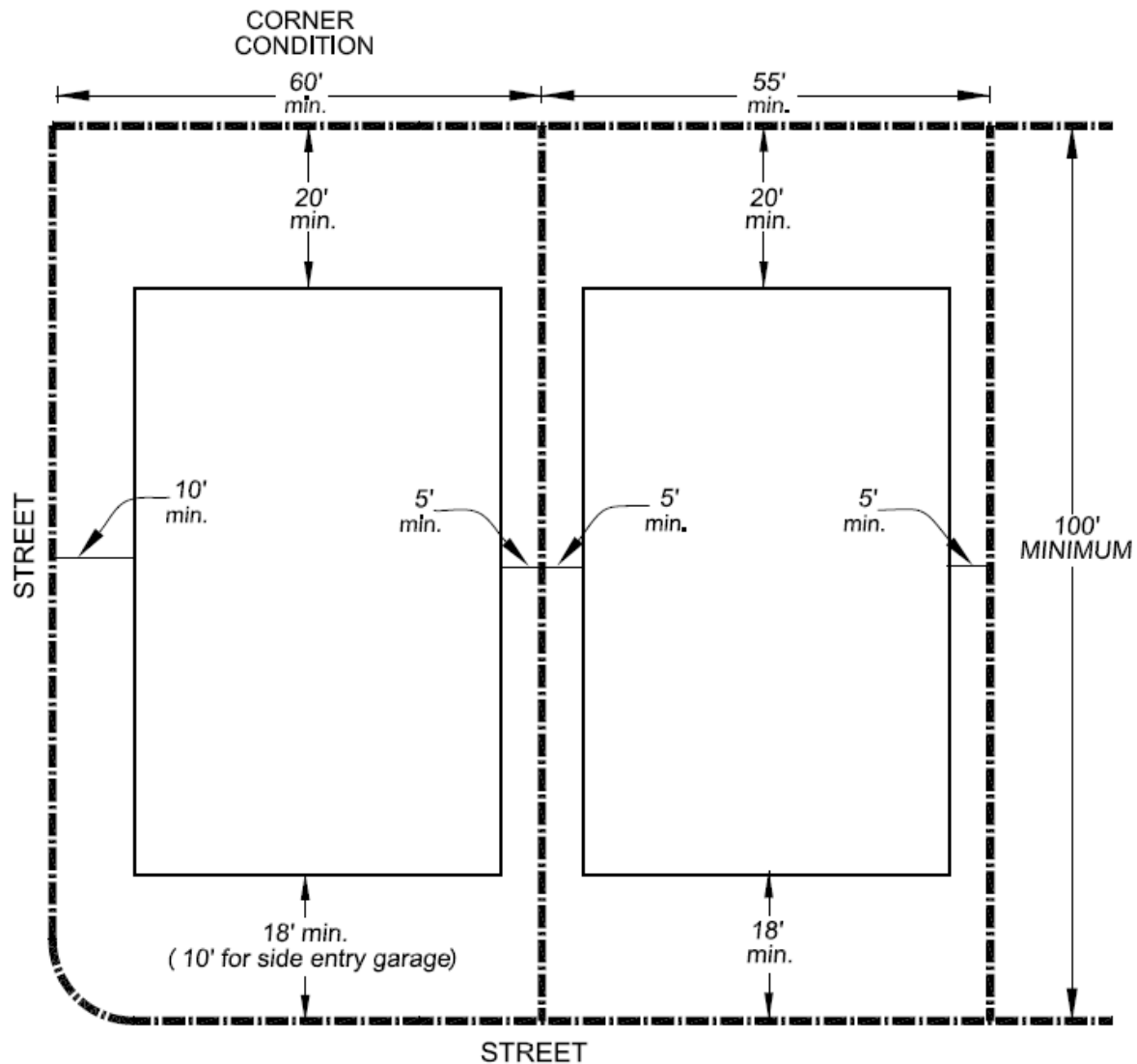
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 60x100

Minimum Lot Size	6,000 sq.ft.
Minimum Width	60'
Minimum Depth	100'
Setbacks	
Front Yard	20'
Front Yard (Side Entry Garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	55%



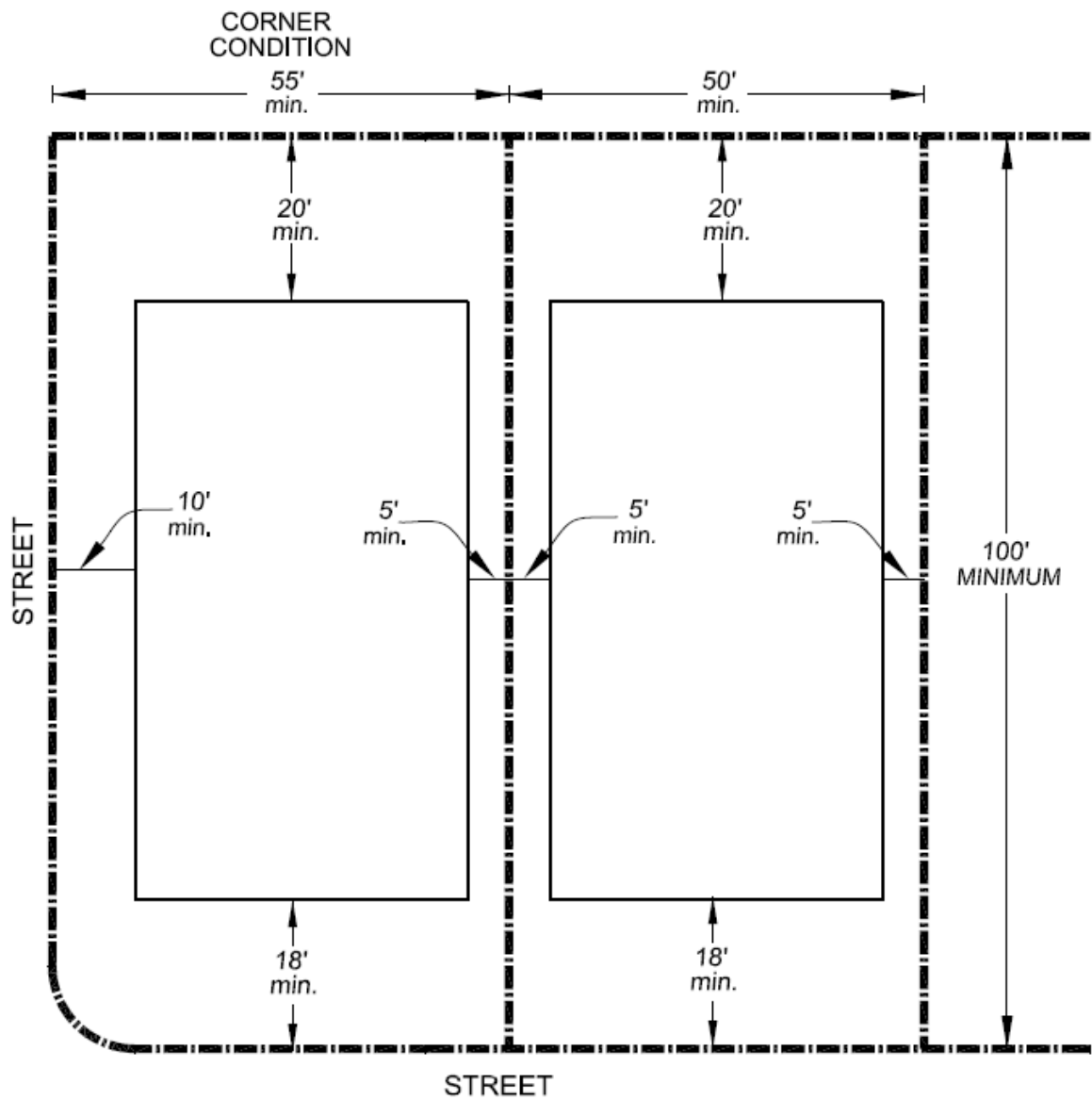
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 55x100

Minimum Lot Size	5,500 sq.ft.
Minimum Width	55'
Minimum Depth	100'
Setbacks	
Front Yard	18'
Front Yard (Side Entry Garage)	10'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	60%



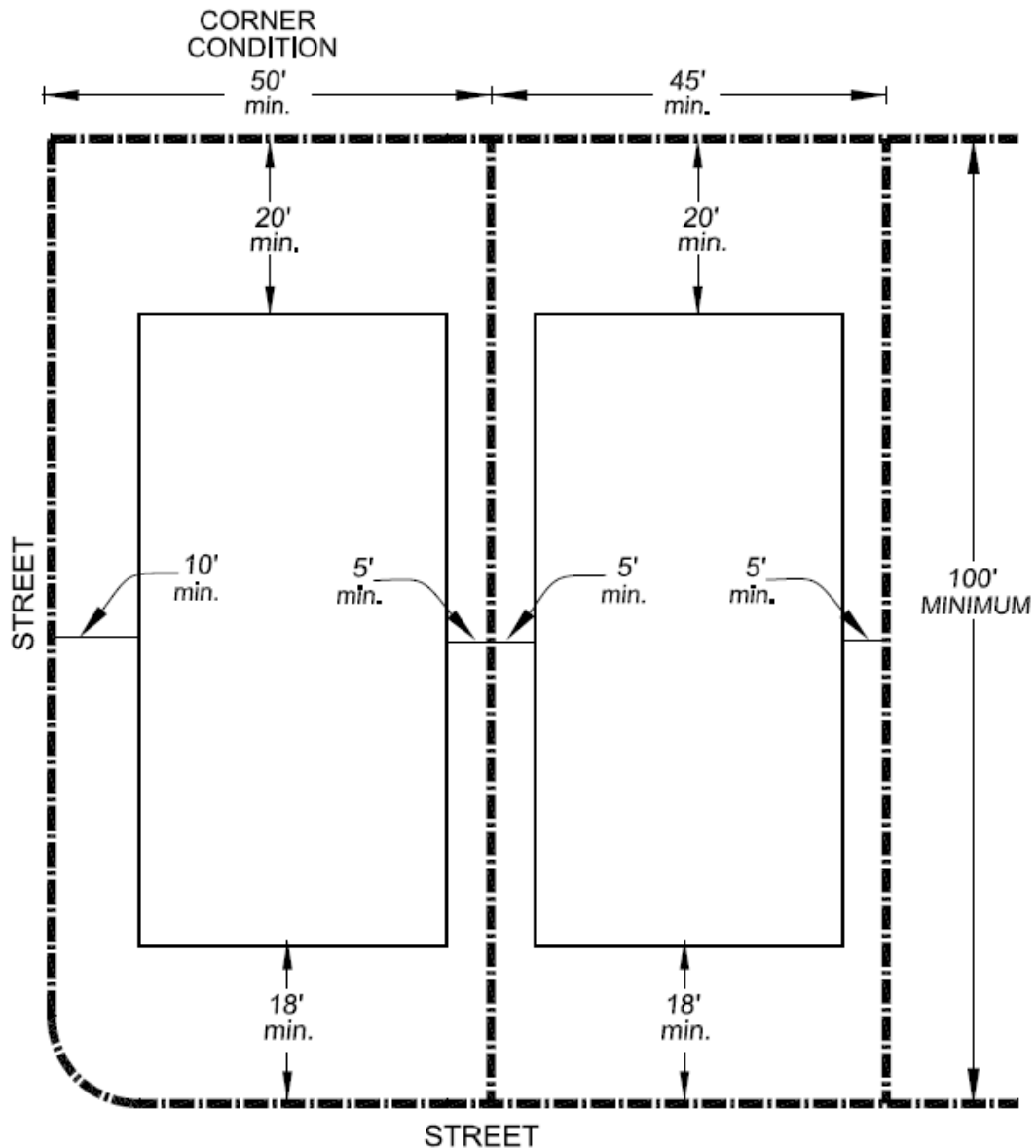
MEDIUM DENSITY RESIDENTIAL
DEVELOPMENT STANDARDS
50x100

Minimum Lot Size	5,000 sq.ft.
Minimum Width	50'
Minimum Depth	100'
Setbacks	
Front Yard	18'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	60%



MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 45x100

Minimum Lot Size	4,500 sq.ft.
Minimum Width	45'
Minimum Depth	100'
Setbacks	
Front Yard	18'
Rear Yard	20'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	60%

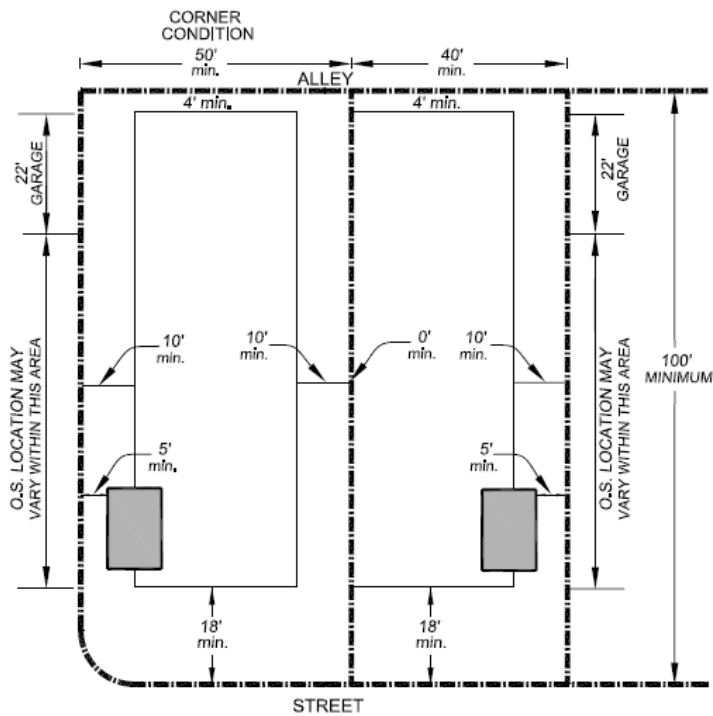


MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 40X100 (ALLEY-LOADED)

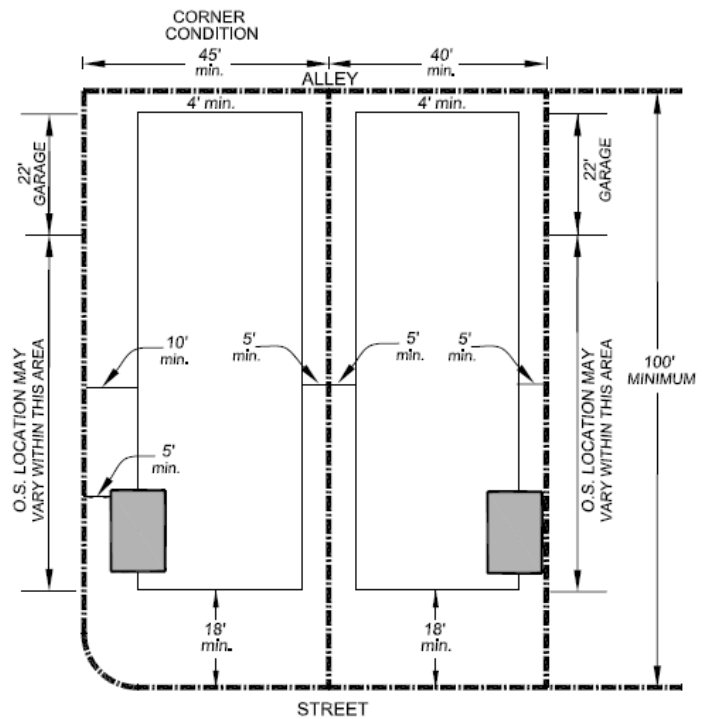
Minimum Lot Size	4,000 sq.ft.		
Minimum Width	40'		
Minimum Depth	100'		
Setbacks (10' / 0' alt.)		Setbacks (5' / 5' alt.)	
Front Yard	18'	Front Yard	18'
Rear Yard	4'	Rear Yard	4'
Side Yard	10' / 0'	Side Yard	5'
Street Side Yard	10'	Street Side Yard	10'
Max. Building Height	35'		
Max. Lot Coverage	60%		

Note: Garages are at the rear of lots accessed via alleys.

10' / 0' Alternative



5' / 5' Alternative



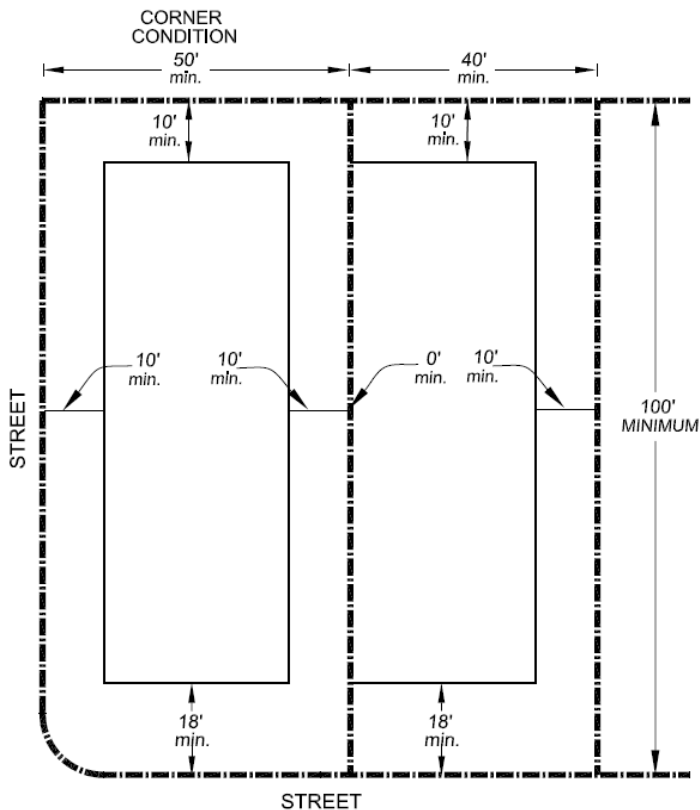
MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 40x100 (SENIOR ONLY)

Minimum Lot Size	4,000 sq.ft.		
Minimum Width	40'		
Minimum Depth	100'		
Setbacks (10' / 0' alt.)		Setbacks (5' / 5' alt.)	
Front Yard	18'	Front Yard	18'
Rear Yard	10'	Rear Yard	10'
Side Yard	10' / 0'	Side Yard	5'
Street Side Yard	10'	Street Side Yard	10'
Max. Building Height	35'		
Max. Lot Coverage	60%		

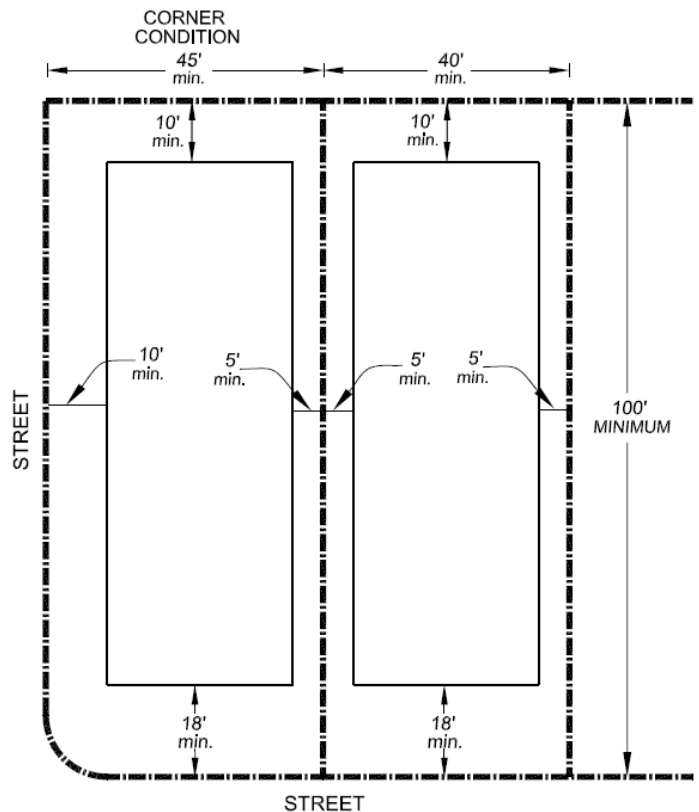
Notes:

- (1) Allowable in age-restricted portions of the community.
- (2) Units are primarily one-story.
- (3) Rear yards are reduced from standard 40'x100' lots to accommodate larger one-story footprints.

10' / 0' Alternative



5' / 5' Alternative



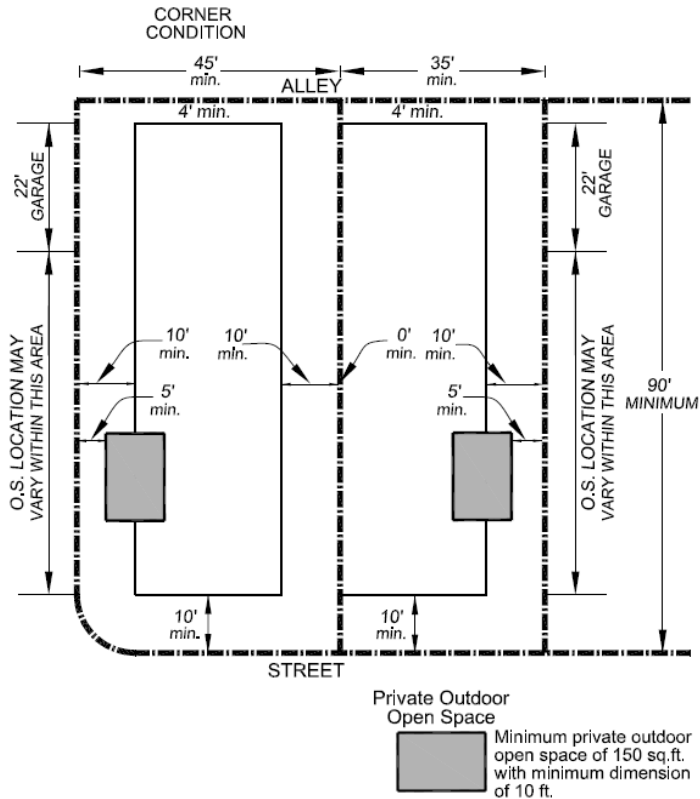
MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 35x90 (ALLEY-LOADED)

Minimum Lot Size	3,150 sq.ft.
Minimum Width	35'
Minimum Depth	90'
Setbacks (10' / 0' alt.)	
Front Yard	10'
Rear Yard	4'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	65%

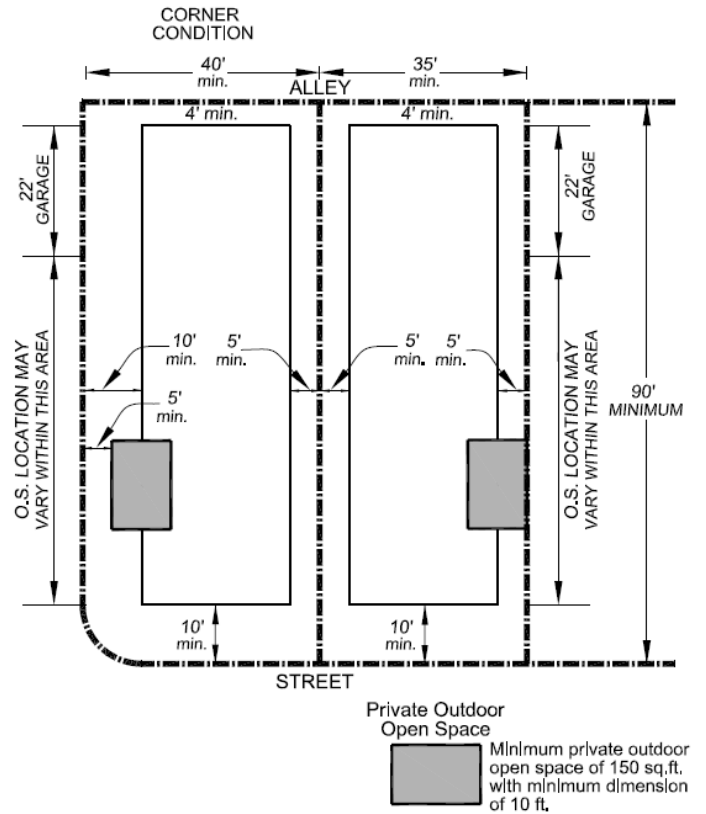
Setbacks (5' / 5' alt.)	
Front Yard	10'
Rear Yard	4'
Side Yard	5'
Street Side Yard	10'

Note: Garages are at the rear of lots accessed via alleys.

10' / 0' Alternative



5' / 5' Alternative



MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS 35x90 (SENIOR ONLY)

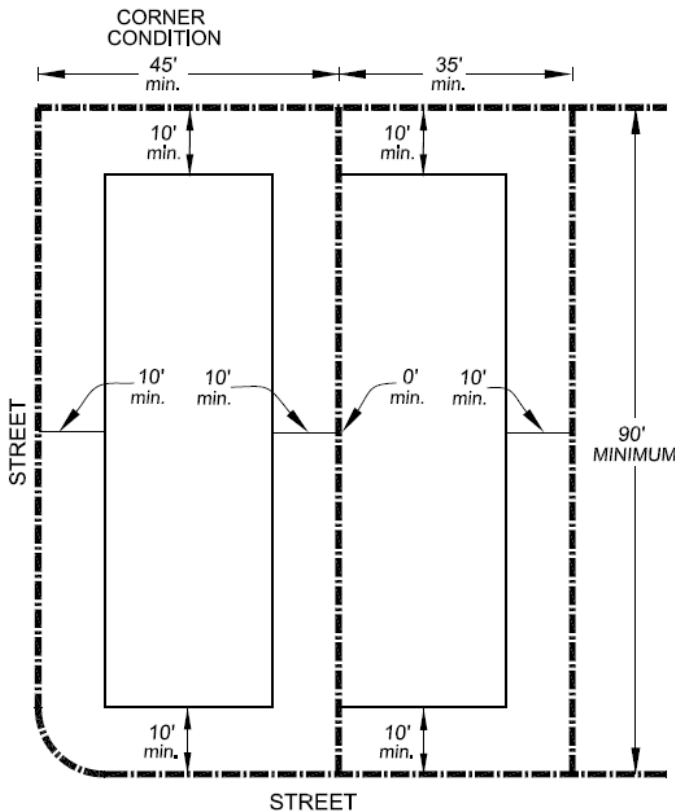
Minimum Lot Size	3,150 sq.ft.
Minimum Width	35'
Minimum Depth	90'
Setbacks (10' / 0' alt.)	
Front Yard	10'
Rear Yard	10'
Side Yard	5'
Street Side Yard	10'
Max. Building Height	35'
Max. Lot Coverage	65%

Setbacks (5' / 5' alt.)	
Front Yard	10'
Rear Yard	10'
Side Yard	5'
Street Side Yard	10'

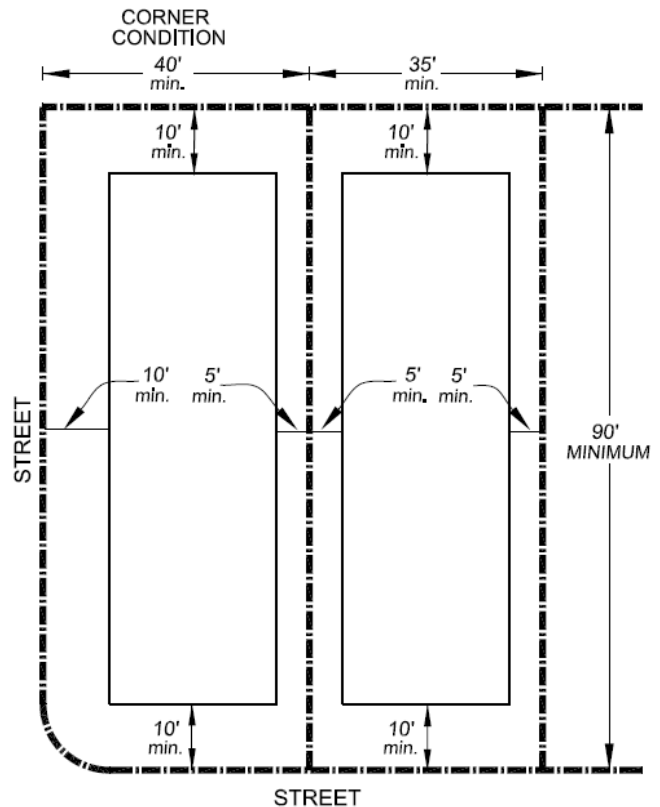
Notes:

- (1) Allowable in age-restricted portions of the community.
- (2) Units are primarily one-story.
- (3) Private outdoor open space opportunities are provided in rear yard versus side yard for standard 35'x90' lots.
- (4) Garages are accessed from the street in front of the units – no alleys.

10' / 0' Alternative



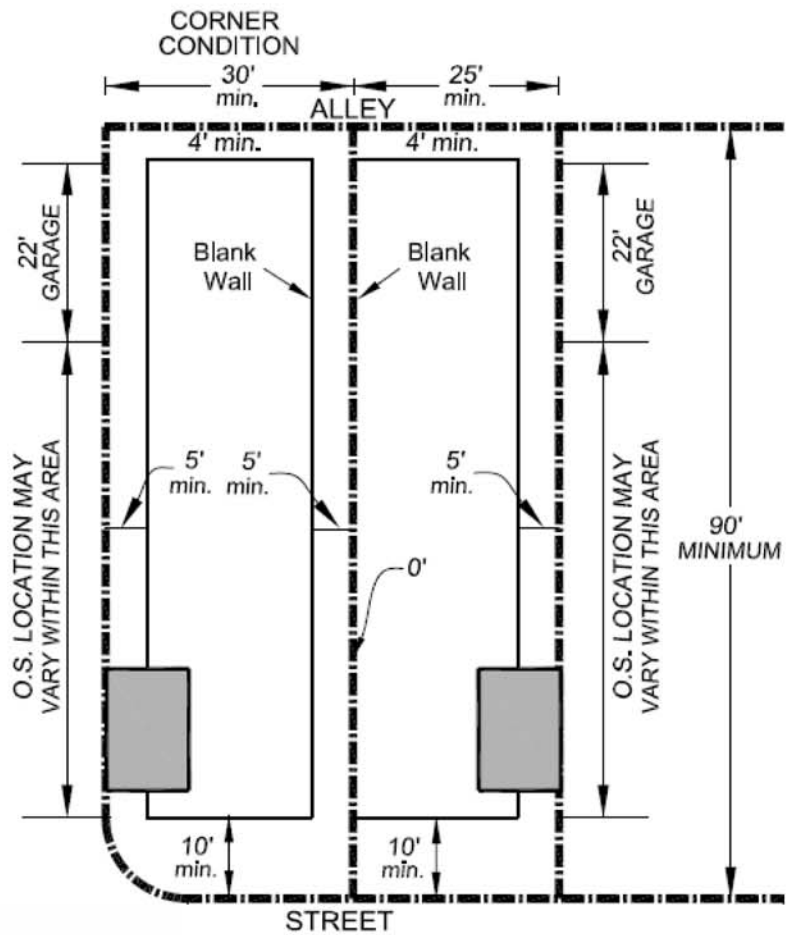
5' / 5' Alternative



DEVELOPMENT STANDARDS

25x90 (CORE, ALLEY-LOADED)

Minimum Lot Size	2,250 sq.ft.
Minimum Width	25'
Minimum Depth	90'
Setbacks	
Front Yard	10'
Rear Yard	
(Alley Required)	4'
Side Yard	5' / 0'
Street Side Yard	5'
Max. Building Height	35'
Max. Lot Coverage	70%



NOTES:

- 1) Garages are accessed from alley behind lots.
- 2) End lot is 5' wider with blank wall oriented opposite blank wall of adjacent lot.

Private Outdoor
Open Space

Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft.

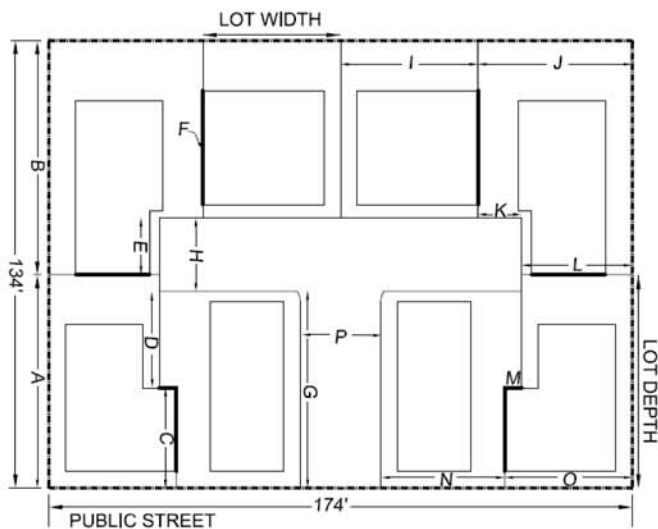
MEDIUM-HIGH DENSITY RESIDENTIAL DEVELOPMENT STANDARDS CLUSTER

Minimum Lot Size	2,100 sq.ft.
Minimum Width	30'
Minimum Depth	50'
Setbacks – Public Street	5'
Setbacks – Private Drive	2'
Max. Building Height	35'
Max. Lot Coverage	60%

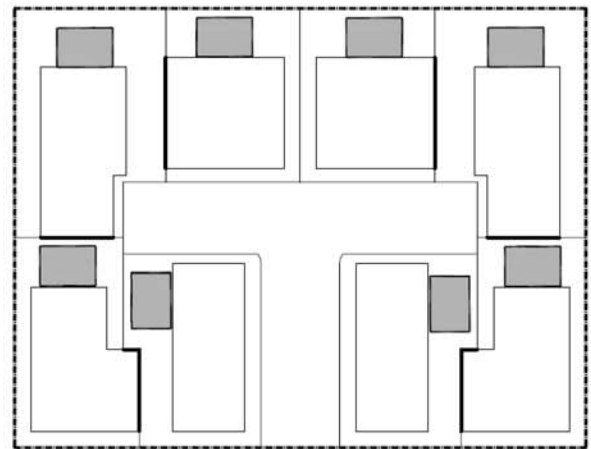
Notes:

- (1) One setback of common lot line to adjacent lot may be 0'.
- (2) Minimum private outdoor open space of 150 sq.ft. with minimum dimension of 10 ft..

A = 64'	E = 17'	I = 41'	M = 5'
B = 70'	F = 53'	J = 46'	N = 37'
C = 30'	G = 59'	K = 13'	O = 38'
D = 29'	H = 22'	L = 33'	P = 24'

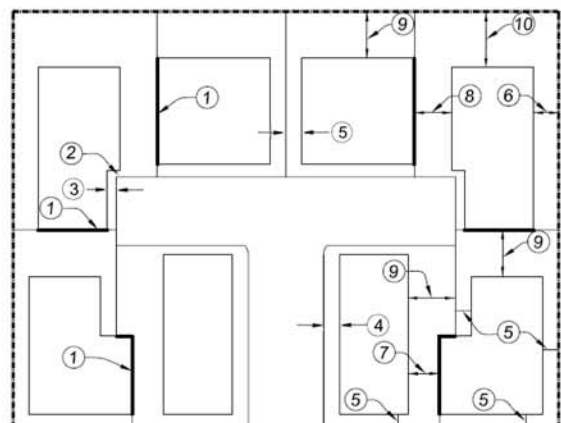


EXAMPLE LOT DIMENSIONS



EXAMPLE OUTDOOR OPEN SPACE OPPORTUNITIES

① 0'	④ 4'	⑦ 10'	⑩ 18'
② 2'	⑤ 5'	⑧ 12'	
③ 3'	⑥ 8'	⑨ 15'	



EXAMPLE SETBACKS

Minimum Lot Size	1,125 sq.ft.
Minimum Width	25'
Minimum Depth	45'
Setbacks	
Front Yard	5'
Rear Yard (Alley Required)	2'
Side Yard	0'
Street Side Yard	0'
Max. Building Height	45'
Max. Lot Coverage	85%

Mapped as individual lots, or as condominium.

