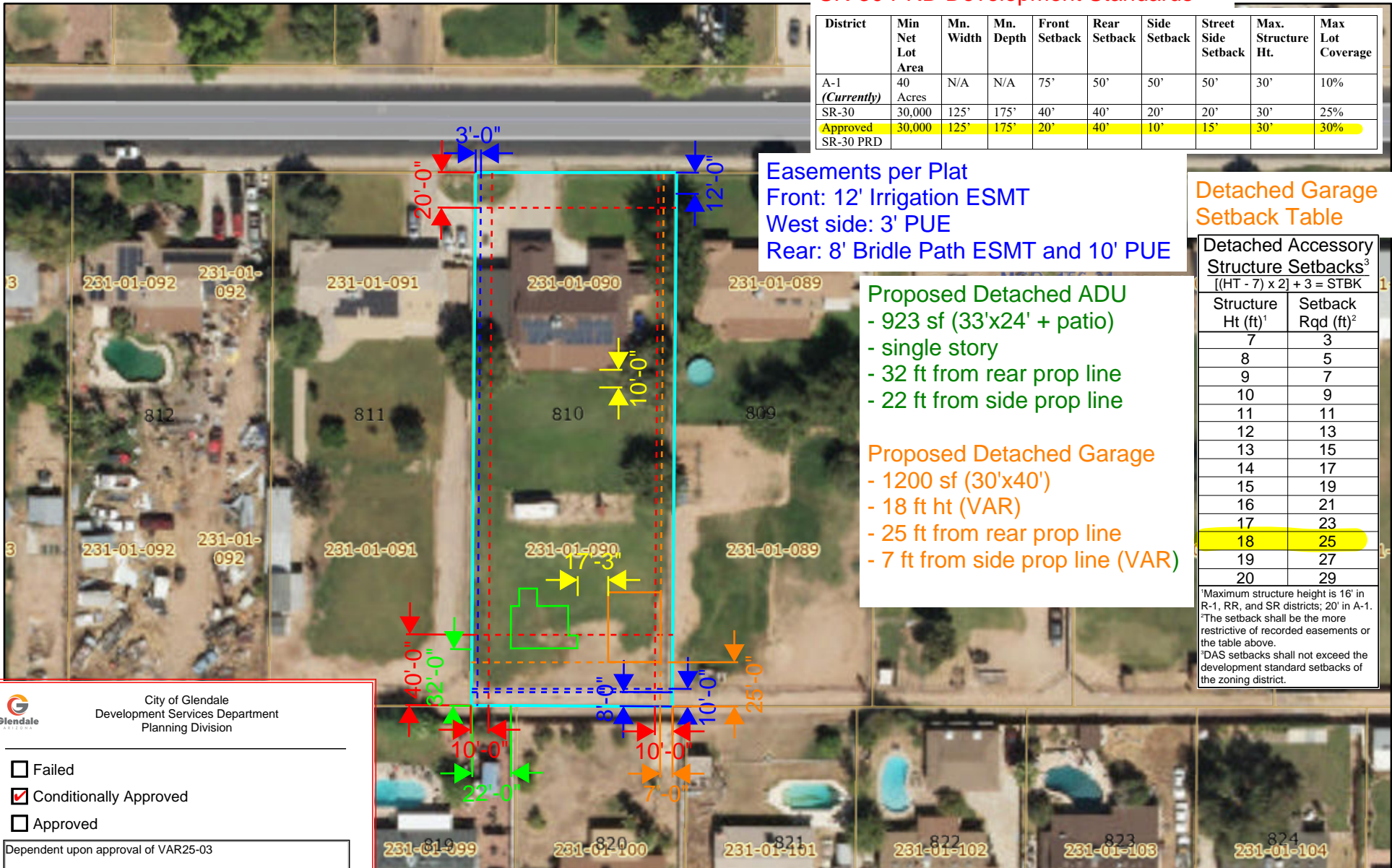


Map

SR-30 PRD Development Standards

District	Min Net Lot Area	Mn. Width	Mn. Depth	Front Setback	Rear Setback	Side Setback	Street Side Setback	Max. Structure Ht.	Max Lot Coverage
A-1 (Currently)	40 Acres	N/A	N/A	75'	50'	50'	50'	30'	10%
SR-30	30,000	125'	175'	40'	40'	20'	20'	30'	25%
Approved SR-30 PRD	30,000	125'	175'	20'	40'	10'	15'	30'	30%



Easements per Plat
 Front: 12' Irrigation ESMT
 West side: 3' PUE
 Rear: 8' Bridle Path ESMT and 10' PUE

Proposed Detached ADU
 - 923 sf (33'x24' + patio)
 - single story
 - 32 ft from rear prop line
 - 22 ft from side prop line

Proposed Detached Garage
 - 1200 sf (30'x40')
 - 18 ft ht (VAR)
 - 25 ft from rear prop line
 - 7 ft from side prop line (VAR)

Detached Garage Setback Table

Detached Accessory Structure Setbacks³
 [(HT - 7) x 2] + 3 = STBK

Structure Ht (ft) ¹	Setback Rqd (ft) ²
7	3
8	5
9	7
10	9
11	11
12	13
13	15
14	17
15	19
16	21
17	23
18	25
19	27
20	29

¹Maximum structure height is 16' in R-1, RR, and SR districts; 20' in A-1.
²The setback shall be the more restrictive of recorded easements or the table above.
³DAS setbacks shall not exceed the development standard setbacks of the zoning district.

City of Glendale
 Development Services Department
 Planning Division

Failed
 Conditionally Approved
 Approved

Dependent upon approval of VAR25-03

aschwenner
 BY

3/17/2025
 DATE

