



R1-7 Zoning Ordinance Update

The City of Scottsdale has been making improvements to the R1-7 (Single family residential, 7,000 square foot lot) zoning district. Characteristics of neighborhoods zoned R1-7 include one or two story, one-family dwellings with open front yards. The zoning ordinance improvements are geared towards facilitating investment and revitalization of properties within the R1-7 zoning district. This effort has been broken down into three phases. The first phase consisted of: 1) allowing the expansion of residences on nonconforming properties, and 2) providing the option of enclosing a greater area of the property with walls and fences on corner lots.

Phase 1

- **Nonconforming - completed**
- **Walls & fences - completed**

Phase 2

- **Carport conversions**
- **Setbacks**
- **Accessory buildings**
- **Graphics, user friendly**
- **User guide/technical manual**

Phase 3

- **Alleys**
- **Building height/2nd stories**
- **Accessory bldg height**
- **Clean up, consistency**
- **User guide**

A community meeting to discuss Phase 2 is planned for November 2008. More information? Go to: <http://www.scottsdaleaz.gov/codes/zoning/r1-7.asp> or contact Kira Wauwie, Project Coordination Manager at 480-312-7898 or KWauwie@ScottsdaleAZ.gov.