



# Maricopa County

## Planning & Development Department

### Department Directive

Department Directive:  
DD-2021-04  
Supersedes:

Effective: 12/18/21

Initiator: Darren Gerard

Director: Tom Ellsworth

**PURPOSE:** To ensure consistent, appropriate and fair calculation of Lot Widths

**REFERENCE:** Maricopa County Zoning Ordinance (MCZO), Sec. 201  
Definitions

**POLICY/PROCEDURE:**

MCZO, Sec. 201 defines:

*LOT WIDTH: For rectangular lots, lots having side lot lines not parallel, and lots on the outside of the curve of a street, the distance between side lot lines measured at the required minimum front yard line on a line parallel to the street or street chord; and for lots on the inside of the curve of a street, the distance between side lot lines measured 30 feet behind the required minimum front yard line on a line parallel to the street or street chord.*

Technology improvements over the past decades has resulted in more precise surveying results. Historic surveys often presented, for example, a lot as being 145' in width "more or less" or "plus or minus". A newer survey would be more precise and that same lot width may be surveyed as 144.751'. This more precise measured fails to meet the absolute minimum of 145' lot width required in the Rural-43 zoning district. In this example we're looking at a difference of less than 4" over a length of approx. 145' which is imperceptible. This lot width measurements is not considered a life safety concern (as for instance a minimum setback required may be considered).

Therefore in order to maintain consistency and in full fairness to property owners, when calculating lot width staff will round the dimension to the nearest whole foot. This will apply to all zoning districts but with Rural-43 zoning as an example, a lot width dimension of 144.5' or greater will be considered to meet the minimum required 145' lot width.