

The following are general answers to broad topic questions asked by many Realtors, potential buyers, owners or renters of **residential** properties. They are not designed to be complete or final answers to specific planning or zoning issues and may not contain all of the information you need to legally complete your project. Please be sure to check with our Planning Division staff at 480-474-5083.

**Q: What are the setback requirements on my property (how close to the property line can I put something)?**

**A:** Setbacks are dependent upon the zoning district. Setbacks for main buildings (such as dwellings) are different than setbacks for detached accessory buildings (such as garages or storage buildings). Please contact Planning and Zoning Division at 480-474-5083 to speak with a planner. To expedite your request complete the Preliminary Zoning Review Form before calling. Download the form [here](#). You can also email your completed form to [planning@ajcity.net](mailto:planning@ajcity.net).

**Q: Can I split my property?**

**A:** Minimum lot size is also dependent upon the requirements of the zoning district within which the property is located. **Please note that depending on the number of lots you want to create, you may be required to go through either a land split or subdivision process.** It is very important that you contact Planning and Zoning Division at 480-474-5083 for specific information on this subject. To expedite your request complete the Preliminary Zoning Review Form before calling. Download the form [here](#). You can also email your completed form to [planning@ajcity.net](mailto:planning@ajcity.net).

**Q: Can I have horses on my property/How many horses can I have on my property?**

**A:** Generally, horses can be kept on single-family residentially zoned properties where the lot is a minimum of 1.25 gross acres in size. The number of horses that may be housed on the property is not limited but **all must be resident-owned and for personal use only.** Horse boarding, training, or trail-riding facilities have different requirements. Contact the Planning and Zoning Division at 480-474-5083 to speak with a planner regarding horse boarding, training, or a horse rental facility.

**Q: Do I need a permit to put a fence around my residential property?**

**A:** Fencing a property is not required. Generally, owners may erect a 6-foot fence (solid or “see-through”) in the rear and side yards. In the front yard setback area, a solid fence no taller than 4 feet is allowed. A four-foot solid fence may be constructed in a front yard setback area, with up to another two feet of see-through material (such as a 4-foot block wall with 2 feet of wrought iron on top). All fences should be outside of any Federally Patented Easements (FPE’s). No permits are required for any fence that is less than 6 feet in height.

Height of Fence or Wall	Setback Requirement	Design
0 to 4 feet	No minimum front, side or rear setback is required.	See Vol. II, § 1-6-3(B)
4.1 to 6 feet	Front Setback. No minimum front setback is required if the portion of the fence or wall between 4 and 6 feet is transparent. If the portion of the fence or wall above 4 feet is not transparent, the zoning district's minimum front setback for main structures is required.  Side and Rear Setback. No minimum side or rear setback is required for either transparent or non-transparent fences/walls between 4 and 6 feet in height.	See Vol. II, § 1-6-3(B)
6.1 to 8 feet	Subject to main structure's minimum front, side and rear setback.	See Vol. II, § 1-6-3(B)
Above 8 feet	Fences and walls higher than 8 feet are not allowed.	See Vol. II, § 1-6-3(B)

More information on residential fencing can be found in [§ 1-6-3](#) of Apache Junction City Code Volume II.

**Q: Can I put a second house on my property?**

**A:** In any single-family residential zoning district, if room on the lot permits, a guest house may be allowed. However, guest houses are subject to design, setback and size requirements, among other things and must truly be used exclusively for family members and not as separate rental units. A guest house must be constructed using conventional (site-built) construction methods. Please call the Planning and Zoning Division at 480-474-5083 for details.

**Q: Do I need a permit to build a shed?**

**A:** Sheds or other structures of 120 square feet or less and with NO utilities (electric, water, etc.) do NOT require a permit. Sheds, storage buildings, garages, workshops and other types of detached accessory buildings larger than 120 square feet or which will have utilities DO require permits. All sheds DO need to meet setback requirements, which vary depending on the zoning district in which they are located. Contact the Building and Code Compliance Division at 480-474-5156 for more information.

**Q: Do I need a permit to build onto my house?**

**A:** Yes, any patio covers/awnings/carports/room additions will need a building permit and must meet main structure setback requirements. Contact the Building and Code Compliance Division at 480-474-5156 for more information.

**Q: How do I find out what the parcel number is for a property?**

**A:** The Pinal County Assessor website has this information. You must have the street address or owner's name. Click [here](#) to be redirected to their website. If you have the street address of a property within the city limits, the Planning and Zoning Division staff can provide you with the parcel number either over the phone or in person.

**Q: Who to call with questions about site postings for Rezoning or Conditional Use Permit cases?**

**A:** Call the Planning and Zoning Division at 480-474-5083 if you have any questions.

**Q: What is a Zoning Ordinance Requirement?**

**A:** The zoning ordinance deals with your property and its relationship to the neighborhood. Zoning districts are designations based upon function and use. These “zoning districts” are very exact about the types of land uses allowed on a property. In an attempt to maintain the design and character of your neighborhood, the zoning ordinance contains certain regulations about where and what you can build on your property.