

# Residential Shade Structures/Carports

All allowable residential shade structures and carports require a building permit and must follow the regulations listed below.

## General Requirements for Shade Structures in a Front Yard:

Front accessory buildings are defined as buildings located in the front half of the lot. These buildings are limited in use to either a garage or a casita. A casita being defined as a living area used as a bedroom, home office or other use that would be allowed and typical within the main building. The casita may also include a bathroom, but no kitchen facilities.

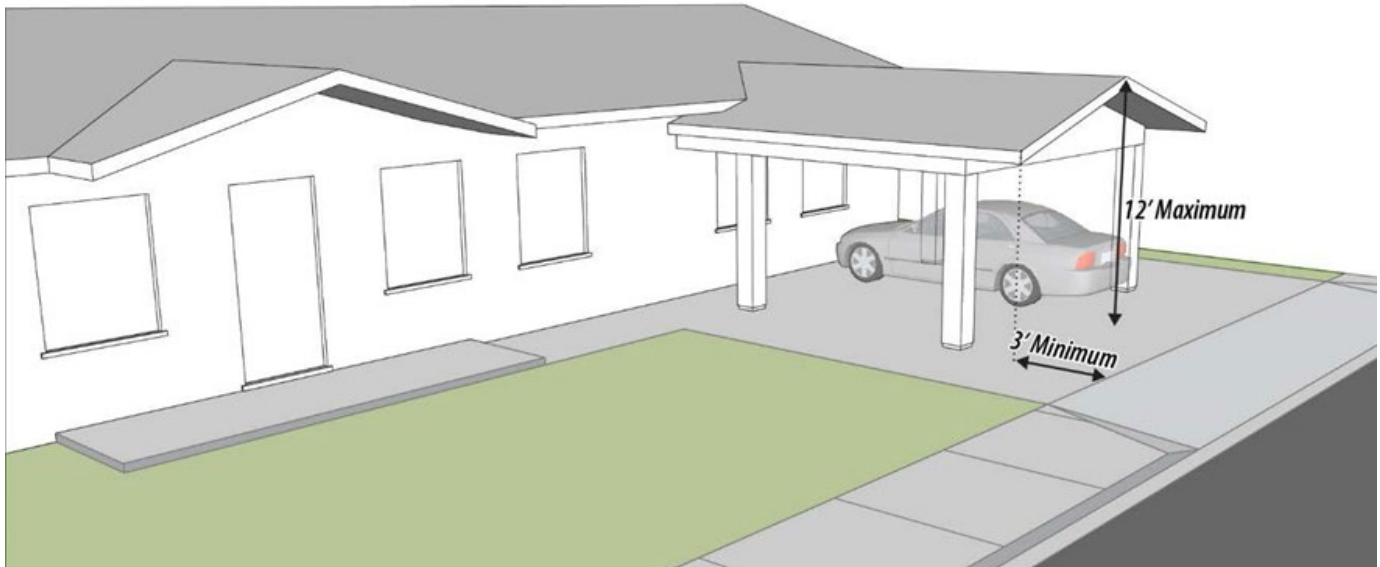
1. Architecture of accessory structure/buildings must be the same as the main building. When viewed from the front of the lot, the accessory building should appear as an extension of the main building.
2. Setback and height requirements for a front accessory structures/building must be the same standards as for the main building, but shall not exceed the height of the main building.
3. Detached accessory structures/buildings shall be permanently affixed to a foundation, footing or slab attachment.

[\(Zoning Ordinance Section 8-2-A\)](#)

## Exception for homes in Historic Goodyear, Northern Subdivisions, Canada Village:

On residential lots within subdivisions recorded prior to 1975, unenclosed shade structures may project into a required front yard setback area, subject to the following development and design standards:

- a. The structure shall be permanently affixed to a foundation, footing, or slab attachment and supported by piers, columns or support elements;
- b. The structure shall not be enclosed and no wall taller than three (3) feet may be constructed between piers, columns or support elements of the structure;
- c. The style, materials and colors of the structure shall be consistent with the style, materials, and colors of the residential building to which it is connected. The structure shall utilize the same level of finish and detailing as the residential building;
- d. The structure shall maintain a minimum setback of three (3) feet from any right-of-way line. The structure shall be set back from any side property line a distance equal to the side setback for the primary residential building;
- e. The structure shall not exceed twelve (12) feet in height, or the maximum height of the primary residential building, whichever is less;
- f. A paved surface shall be provided under the structure except that lots larger than twenty thousand (20,000) square feet in size may provide stabilized surfaces consistent with PM-10 standards and Section 6-2-2-A-10 of the Zoning Ordinance in lieu of a paved surface; *(please note that lots in Historic Goodyear, Northern Subdivisions, and Canada Village are likely smaller than 20,000 square feet)*
- g. The structure shall contain a roof of substantial construction, composed of wood, asphalt, composite, or concrete roofing. Lattice roofing with supporting elements are permitted. No fabric, plastic, or other similar temporary materials shall be utilized;
- h. Driveway widths and the limitations on the percentage of a front yard that can be paved in Section 6-2-2 of the Zoning Ordinance shall be adhered to; *(A driveway shall be less than 30-feet wide or 50% of the lot width, whichever is less. A front yard cannot be more than 50% non-pervious surfaces)*
- i. Outdoor storage in the front yard and visible from the public rights-of-way is prohibited. Outdoor storage shall be located outside the front yard area and screened from view from public rights-of-way by a solid wall or fence; and
- j. The structure shall remain open and never be enclosed as a garage or as living space.



Example of an allowable shade structure. Please be aware that the right-of-way line is not always the back of the sidewalk.

## How to Apply for a Permit

Permits are applied for and issued electronically for your convenience. Applications are submitted via the city's Accela Citizen Access portal available at <https://aca-prod.accela.com/GOODYEAR>.

To apply for a **detached** residential shade structure/carport please use the [Residential Detached Accessory submittal guide](#).

To apply for residential shade structure/carport that is **attached to the home**, please use the [Residential Addition - Alteration submittal guide](#).

Please e-mail or call us using the contact information below with any questions.

### City of Goodyear, Arizona

Development Services Department  
1900 N. Civic Square  
Goodyear, Arizona 85395

623-932-3004, option 2 for permit  
applications  
[planning@goodyearaz.gov](mailto:planning@goodyearaz.gov)

