



For all residential lots that are 65 feet or less in width AND have four or fewer primary dwelling units on a lot, any lot having a manufactured or modular home, and any lots or parcels required by the Phoenix Zoning Ordinance including the Middle Housing Overlay Section 632.

Project Name: _____

Location: _____

Project Numbers: _____

Applicant: _____

Phone: _____ Email: _____

Developer: _____

Phone: _____ Email: _____

Staff: _____ Quarter Section: _____

Phone: _____ Email: _____

All lots subject to Residential Lot Design Review shall meet [Section 507 Tab A.II.C.9](#) of the Zoning Ordinance. This checklist and compliant plans can be submitted with the building plans to be reviewed during the log in process. If you would like approval for the Residential Lot Design Review prior to preparing full construction drawings, you can submit this checklist and compliant plans as a [Residential Development Plan Review](#) through the Site Planning Section.

Contact Site Planning staff for any questions on the process or requirements:
pdd.siteplanning@phoenix.gov

Contact EPR Support for any questions on the electronic submittal process: 602-534-5933 or
epr.support@phoenix.gov

Please refer to the [PDD Fee Schedule](#) for information regarding fees.

An in-person appointment with the Site Planning counter can be scheduled here: [Online Appointment Scheduling](#)

Exemptions to Residential Lot Design Review include:

1. The lot is within an approved Single-Family Infill (SFI) Subdivision.
2. The lot is subject to Section II.C.8 (Subdivision Diversity Design Review).
3. The lot is zoned or designated HP, and the construction plans are reviewed and approved in accordance with Chapter 8, Historic Preservation, prior to issuance of any building permits.

This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact Planning and Development at (602) 262-7811 voice or (602) 534-5500 TTY.

Housing Design

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. All dwelling units on a lot shall exhibit a design scale, form, and character or a single-family home. (P) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. A minimum of 1 primary entrance shall be provided which faces and is visible from the street. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. For 2-story buildings, windows, balconies (with doors for access), or decks shall be provided on the front façade for a minimum of ¼ of the building width. (R*) |

Garage/Carport Treatment

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Each dwelling unit shall have at least 1 covered parking space. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Front-facing garage doors and carports shall be no wider than 50% of width of the building envelope as measured at the minimum required front setback. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Garages and carports shall not be located more than 10 feet closer to the front property line than the closest primary entrance. (R*) |

Site Design Standards

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P) <ul style="list-style-type: none">a. A minimum of 1, 2-inch caliper or greater, drought resistant, accent tree.b. A minimum of 5, 5-gallon or greater, drought resistant shrubs.c. Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.d. An irrigation system. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*) |

Manufactured Homes

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Permanent access to the porch or recessed entry should be constructed with materials and colors compatible with the dwelling unit. (P) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. A masonry stem wall shall be provided under the dwelling unit with no more than 7 inches of exposed foundation measured from highest finished grade. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. The exposed masonry stem wall color should be compatible to the dwelling unit. (P) |