

SINGLE-FAMILY *Design* REVIEW



Purpose: The goal of these design guidelines is to ensure a minimum level of design quality for detached single-family dwelling units and duplexes with one to nine duplexes on a single lot.



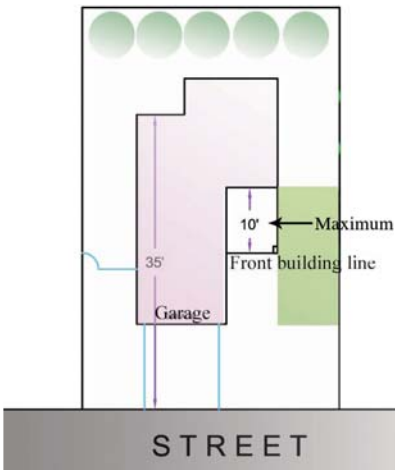
City of Phoenix

DEVELOPMENT SERVICES DEPARTMENT

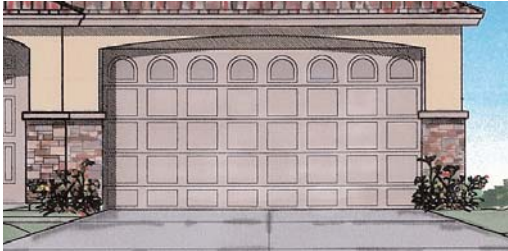
ARCHITECTURAL DESIGN



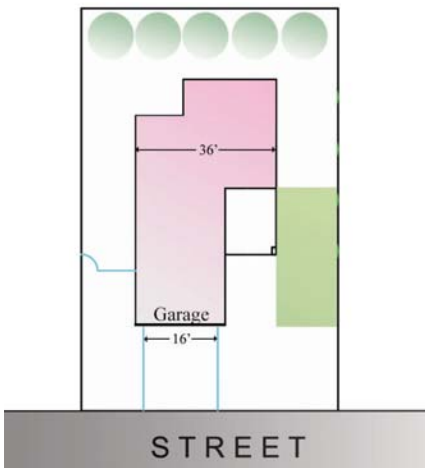
- Provide consistent detailing and design for each side of the building
- Provide window and door trim and accent detailing that vary from primary color/materials of building
- Un-textured concrete, unfinished block, steel panels and reflective materials should not be used
- The front entry should be clearly defined
- If house is within 50-feet of the front property line, the front door is to face the street and not be set back more than 10-feet behind the front building line



GARAGE/CARPORT



- Each home must have a minimum of one covered parking space in a garage or carport
- Garage doors are not to exceed 50% of the house width
- The garage/carport should not extend more than 10-feet beyond the front of the main structure
- The design of the garage should include color, texture and details that are similar to the main structure
- Garages should have windows, raised or recessed panels and architectural trim or single doors.



LANDSCAPING AND WALL

Front Yard Landscaping Minimum

- One accent tree (two-inch caliper or larger)
- Five drought-resistant shrubs (five-gallon or larger)
- Dust-proofing with ground cover, turf, rock, decomposed granite or equivalent
- An irrigation system with electronic timer

Rear Yard

- Shall be fenced with a minimum four-foot high block wall, wrought iron fencing or equivalent





This publication can be made available in alternative formats (Braille, large print, computerized format or audio tape) upon request. Contact the Development Services Department.



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