



For individual lots or parcels ≤ 65 ft. in width, less than 10 Duplexes, all Manufactured and Modular Homes, and any lots or parcels required by the Phoenix Zoning Ordinance.

Project Name: _____

Location: _____

Project Numbers: _____

Applicant: _____

Phone: _____ Email: _____

Developer: _____

Phone: _____ Email: _____

Staff: _____ Quarter Section: _____

Phone: _____ Email: _____

All lots subject to Design Review shall meet Section 507 Tab A.II.C.8.5 of the Zoning Ordinance. Please note additional fees may apply due to the complexity of the project.

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Two (2) copies of building elevations, floor plans, and plot plan.
Note roof, window, door-trim, garage door, and accent materials |
|--------------------------|--------------------------|--------------------------|--|

Note on Elevations

Housing Design

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Provide consistent detailing and design for all sides of the house. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Provide window and door trim and accent detailing that vary from primary color/materials of building. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Front entry to be clearly defined and identifiable |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Front entrance, of buildings within 50 feet of the front property line, shall face the street and not be setback more than ten (10) feet behind front building line. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Untextured concrete, unfinished block, steel panels, shiny and reflective detailing should not be used as predominate exterior material. |

Garage/Carport Treatment

Met Not Met N/A

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. At least one covered parking space (garage or carport) per unit is required. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Texture, color, and materials of garage/carport to be substantially similar to house. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Garage doors not to exceed 50% of the house width. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. The front plane of the garage/carport should project no more than 10 feet beyond a living area, covered porch, or architectural feature. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Garages should have one or more of the following: Windows, raised or recessed panels, architectural trim, or single doors. |

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.

Site Design Standards

- | <u>Met</u> | <u>Not Met</u> | <u>N/A</u> | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. All driveways and parking spaces shall be hard surfaced with brick, pavers, concrete, asphalt, or equivalent. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. The area between front building line and the front property line, excluding areas necessary for access, should be landscaped with the following elements: <ul style="list-style-type: none"> 1) A minimum of one, two inch caliper or greater, drought resistant accent tree. 2) A minimum of five, five gallon or greater, drought resistant shrubs. 3) Dustproofed with groundcover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department. 4) An irrigation system. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Unless all parking is provided off an alley, no more than half of the area between the rear lot line and the rear building line of a single family dwelling unit, or two-thirds of said area for duplexes, should be used for parking. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. The area between the rear building line and the rear lot line shall be enclosed by a block wall, wrought iron fence, or equivalent enclosure, a minimum of four feet in height, as approved by the Planning and Development Department. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, non-decorative corrugated metal and fencing made or topped with razor, concertina, barbed wire, or equivalent as approved by Planning and Development Department. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Development of two detached dwelling units on a lot, duplexes, manufactured homes, or modular homes should provide a single, common access drive to parking areas. |

Notification

- | <u>Met</u> | <u>Not Met</u> | <u>N/A</u> | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Where two detached units are placed on a single-lot, a notice that: <i>Lots are not to be split without prior City approval and shall be recorded with the County Recorder's Office prior to the issuance of building permits.</i> A copy of the recorded document shall be submitted with the application for building permit and recorded document noted on the submitted site plan. |

Manufactured Homes

In addition to the above Design guidelines, manufactured and modular homes shall meet the following criteria:

- | <u>Met</u> | <u>Not Met</u> | <u>N/A</u> | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding are predominant exterior materials. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. The exposed roof pitch is a minimum of 3/12 for units twenty-eight (28) feet or less in width. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. The roof must be covered with shingles, tile or metal (excluding aluminum). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. A minimum fifty (50) square foot recessed entry or covered porch must be provided along the front entry of the building. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Permanent access to the porch or recessed entry is constructed with materials and colors compatible with the unit. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. A masonry stem wall must be provided under the unit, with no more than seven (7) inches of exposed foundation measured from the highest finished grade. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. The exposed masonry stem wall color is compatible with the unit. |

Notice

The real property described as _____

and addressed as _____ is,

pursuant to City Code §41-1, Zoning Ordinance, 507 TAB A.II.C.8.5.b., is not to be split without the prior approval of the City of Phoenix.

Any questions regarding this notice should be addressed to the Development Principal Planner, City of Phoenix Planning and Development Department, 200 W. Washington Street, Phoenix, Arizona 85003. Add attachments if needed.

Additional Comments: _____

Note: These notes are valid for one year and are subject to change by ordinance, legislation, or Plan modification.