



**For individual lots or parcels ≤ 65 ft. in width, duplexes (exactly 2 units on one lot), triplexes (exactly 3 units on one lot), 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 Single Family Design Review (SFDR) shall meet [Section 507 Tab A.II.C.8.5](#) of the Zoning Ordinance.  
**Note:** Dwelling units on lots zoned or designated HP are exempt from the provisions of Section 8.5, as long as the plans are reviewed and approved through Historic Preservation prior to issuance of any building permits.  
 Contact Site Planning staff for any questions on the SFDR process or requirements: [pdd.siteplanning@phoenix.gov](mailto:pdd.siteplanning@phoenix.gov)  
 Contact EPR Support for any questions on the electronic submittal process: 602-534-5933 or [epr.support@phoenix.gov](mailto: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](#)

Below are the submittal requirements and instructions for each of the development products that require SFDR.

	1 Unit on 1 Lot	Exactly 2 Units on 1 Lot	Exactly 3 Units on 1 Lot
	<b>New Single Family Detached Dwelling Unit on Lot Less than 65 feet in width</b> <a href="#">Specific Regulatory Overlays</a> <b>Manufactured Homes</b> <b>Modular Homes</b>	<b>Duplex</b> <b>1 Building, 2 Units</b> <b>2 Detached Units</b>  If submitting for SFDR ONLY, this is an RPDR (SITE) review through <a href="#">Projectdox</a>	<b>Triplex</b> <b>1 Building, 3 Units</b> <b>3 Detached Units</b> <b>Duplex with Detached Unit</b>
<b>Submittal</b>	Paper or <a href="#">ShapePHX</a>	Paper or <a href="#">ShapePHX</a>	Paper or <a href="#">Projectdox</a>
<b>Review Requirement</b>	<a href="#">Plot Plan</a> , Floor Plan and Elevations	<a href="#">Plot Plan</a> , Floor Plan and Elevations	<a href="#">Minor Site Plan</a> and <a href="#">Site Application</a>
<b>Number of Copies (Paper ONLY)</b>	2	2	6 Site Plans 4 Floor Plans 4 Colored Elevations 4 Black and White Elevations 4 Detail Sheets

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.

**Note on Elevations**

**Housing Design**

- | <u>Met</u>               | <u>Not Met</u>           | <u>N/A</u>               |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Consistent detailing and design for each side of the building. (P)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of building. (P)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Materials such as untextured concrete, unfinished block, steel panels, shiny or reflective detailing should not be used as predominate exterior material. (P)   |

**Garage/Carport Treatment**

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Each dwelling unit shall have at least 1 covered parking space located in a garage or under a carport. (R)                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50% of the building width. (P) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Required covered parking shall not be located more than 10 feet closer to the front property line than the front entry. (R*)     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors. (P)                |

**Site Design Standards**

- |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|---|
| <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"><li>1) A minimum of 1, 2-inch caliper or greater, drought resistant, accent tree.</li><li>2) A minimum of 5, 5-gallon or greater, drought resistant shrubs.</li><li>3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.</li><li>4) An irrigation system.</li></ul> |
| <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*)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Development of lots with more than 1 dwelling unit should provide a single, common access drive to parking areas. (P)  |

**Manufactured Homes**

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <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"/> | 4. 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"/> | 5. 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"/> | 6. 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"/> | 7. The exposed masonry stem wall color should be compatible to the dwelling unit. (P)  |