

FILL IN THE BLANK

ALLOWED DISTURBANCES:

Under roof= _____ sq. feet

Beyond roof= _____ sq. feet

Total allowed= _____ sq. feet

Other: _____ sq. feet

Notes: _____

Required Setbacks:

Zoning District: _____

Front: _____

Rear: _____

Sides: _____

City Numbers:

KIVA: _____

SDEV: _____

CRPR: _____

RPRC: _____

ENVR: _____

Quarter _____ Section _____

H _____ File: _____



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

City of Phoenix Planning and
Development Department
200 W. Washington
Phoenix, AZ 85003
phoenix.gov/pdd
602-262-7131



@phoenixplananddev



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HILLSIDE DEVELOPMENT



General Hillside Lot and Preservation Lot Information



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



Frequently Asked Questions:

What can I build on my single family residential hillside lot?

You may develop 35 percent, or 20,000 square feet (whichever is less), of the lot with a 25 percent maximum square footage allowable “under roof.” If you do not use the 25 percent, you may apply the percentage that is left over to your “beyond roof” graded area. An approved site plan may dictate other disturbance allowances or restrictions.

What does “under roof” and “beyond roof” mean?

“Under roof” consists of areas covered by permanent non-permeable roofs including overhangs. “Beyond roof” construction that is not under a roof, including patios, driveways, pools, turfs, planters, and walls.

Frequently Asked Questions (Continued)

Can I transfer my ‘under roof’ and “beyond roof” disturbances?

You can transfer ‘under roof’ to “beyond roof,” but NOT “beyond roof” to “under roof.”

How do I determine the remaining developable area on an existing lot?

If the city of Phoenix has an approved plan on file for your lot, you may be able to view it at Central Records. If there is nothing on file, you will need to hire a surveyor or engineer to determine square footages.

How do I determine what the required setbacks are?

Single family residential (*Conventional, Standard, Average Lot Options*) Front and rear setbacks are determined by the zoning district. Side yard setbacks are as required by the zoning district or 10 feet, whichever is greater.

Single family (*Planned Residential Development*) Setbacks may be called out on the final site approval, which is available at Central Records, or what is mandated in Chapter 7 of Phoenix Zoning Ordinance.

References:

Planning and Development Department, City Hall 3rd Floor

- Grading & Drainage
- Site Plans
- Central Records
- Existing Hillside Plan
- Phoenix.gov/pdd
- 602-262-7131

Zoning Ordinances:

- Hillside, Chapters 5 & 7
- Subdivision, Chapter 32
- link

Maricopa County Recorder

- Plat
- recorder.maricopa.gov/

Pre-1972 Disturbance:

- City Hall 6th Floor Counter
- Link/phone number

**Additional research by staff may require an extra fee.*