



WHEN SINGLE-FAMILY DESIGN REVIEW (SFDR) IS REQUIRED:

1. Subdivisions where 10% or more of the lots are 65 feet wide or less. A SFDR Agreement must be completed.
2. New construction on individual lots that are 65 feet wide or less.
3. Within specific Zoning Overlay Districts (see the list below).
4. Zoning stipulation may require SFDR.
5. New manufactured and modular homes.
6. Individual duplex developments with 10 or less buildings.

TYPES OF SINGLE-FAMILY DESIGN REVIEW:

1. Subdivision: A SFDR Development Agreement shall be completed through a SFDR Diversity Exhibit (see the Design Review Single-Family Diversity Exhibit Handout)
2. Individual Lot: A stand-alone lot or infill lot within an existing subdivision.
3. Individual duplexes.
4. Individual manufactured and modular homes.
5. Manufactured and modular homes subdivisions.

PLAN REVIEW TYPES FOR SINGLE-FAMILY DESIGN REVIEW:

1. PLAT – SFDR completed for subdivisions with SFDR Development Agreements are separate submittals completed under the PLAT.
2. RPRC – New home on an individual lot where SFDR is done through the building plan review.
3. RPDR – If SFDR is required for an individual lot that is part of a self-certification project or a standard plan is proposed.

NOTES:

- SFDR is only required for new home construction and not for additions or remodels of existing homes.
- It is important to verify if a lot requires SFDR prior to proposing standard plans on an individual lot because SFDR is not completed at the time of a standard plan being reviewed. SFDR is completed for new residential structures before plot plan review/approval (if applicable).
- If a new standard plan is proposed in a subdivision with an existing SFDR Development Agreement, then the SFDR Diversity Exhibit and SFDR Development Agreement must be revised and approved to allow additional standard plans within a development beyond the initial SFDR approval.
- As residential standard plans are reviewed per the current adopted building code, the RPRS numbers change. The SFDR Development Agreements must be amended to identify the current/accurate standard plan numbers or plot plan will not be approved.

SELF CERTIFICATION RESIDENTIAL PROJECTS SUBJECT TO SFDR:

Non-standard self-certified residential plans must have SFDR completed **prior** to accepting electronic submittal of building plans and prior to the plot plan being approved.

ZONING OVERLAY DISTRICTS THAT REQUIRE SFDR:

- Baseline Area Overlay District (BAOD), Section 651 of the Zoning Ordinance.
- Rio Salado Interim Overlay District (RSIO), Section 655 of the Zoning Ordinance.
- Central City South Interim Overlay District (CCSIO), Section 656 of the Zoning Ordinance.
- South Phoenix Village and Target Area B Overlay (SPVTABDO), Section 661 of the Zoning Ordinance.

For questions, please see staff at the Site Development Counter or call (602) 495-0302.