

## Section 608. Residence Districts.

A. **Purpose.** Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections [609](#) through [618](#) are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, chapter [32](#) of the City Code. This section applies to the residential districts in Sections [609](#) through [618](#).

Specific policies for the use of residential land shall be:

1. To guarantee to each dwelling unit access to sufficient light and air, a variety of outdoor areas, vehicular and pedestrian circulation systems, and a setting which conveys a residential character or environment.
2. To encourage the development of a sufficient variety of housing to meet the needs of the general population, which variety shall include dwelling type, value, and lot size.
3. To ensure the compatibility of any housing development with that of adjacent development.
4. To establish residential densities which can respond to the plans and policies as contained in the general plan and to correlate residential densities with the provision of public services and utilities.

B. **Use of district regulations.** The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections [609](#) through [619](#). Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections [609](#) and [610](#)) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections [609](#) and [610](#). For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections [611](#) through [619](#)), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections [611](#) through [619](#).

All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.

For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:

1. Residential development with a site plan approved in accordance with Section [507](#) shall be considered under the planned residential development option.
2. Residential development with a subplot site plan approved by the subdivision committee shall be considered under the average lot development option if located in the RE-35 through R1-5 zoning districts (Sections [609](#) through [618](#)).
3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.

A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.

**C. Permitted Uses.**

| <b>Use</b>                                       | <b>Permitted</b> | <b>Permitted With Conditions <sup>(1)</sup></b> | <b>Use Permit And Conditions <sup>(2)</sup></b> |
|--|------------------|---|---|
| Single-Family DU                                 | X                |   |   |
| Governmental Uses                                | X                |   |   |
| Community Residence Home                         |                  | X   |   |
| Interior Suite with Accessory Cooking Facilities |                  | X   |   |
| Boarding House                                   |                  | X   | X   |
| Group Home                                       |                  | X   | X   |
| * * *  |                  |   |   |
| 1—6 Dependent Care Facility                      |                  | X   |   |
| 1—4 Adult Day Care Home                          |                  | X   |   |
| Display for Sale of Vehicle                      |                  | X   |   |
| Guestrooms                                       |                  | X   |   |
| Public Utility Buildings and Facilities          |                  | X   |   |
| Schools, Private                                 |                  | X   | X   |

| Use   | Permitted | Permitted With Conditions <sup>(1)</sup> | Use Permit And Conditions <sup>(2)</sup> |
|---|-----------|--|--|
| * * *                                       |           |  |  |
| 5—10 Adult Day Care Home                    |           | X  | X  |
| Churches/Place of Worship                   |           | X  | X  |
| Construction Facilities and Storage         |           | X  | X  |
| Home Occupations                            |           | X  | X  |
| Model Homes and/or Subdivision Sales Office |           | X  | X  |
| Nondaily Newspaper Delivery Service         |           | X  | X  |
| Public Assembly—Residential                 |           | X  | X  |
| * * *                                       |           |  |  |
| 7—12 Dependent Care Facility                |           |  | X  |
| Environmental Remediation Facility          |           |  | X  |

**(1)** Please note some uses that are permitted with conditions require a use permit approval if they exceed established thresholds.

**(2)** There is also a fourth category of residential uses permitted with approval of a special permit. Please see Section [647](#).

1. One single-family dwelling on any lot or parcel, except that a developer of a subdivision shall be allowed to build model homes prior to recording a subdivision plat, subject to the provisions of Section [608.C.3](#) and subject to submitting a final plat which shall show the following information for each model home lot:

- a. Street addresses for each model home as assigned by the Water Services Department.
- b. Finished floor elevations for each model home as approved by the Engineering Department.
- c. Proposed lots for model homes shall be in conformance with lot lines as shown on the approved preliminary plat.
- d. Each model home shall be located on each proposed lot in conformance with yard requirements of the district.

Such final plat need not have the required approvals for purposes of obtaining permits for model homes.

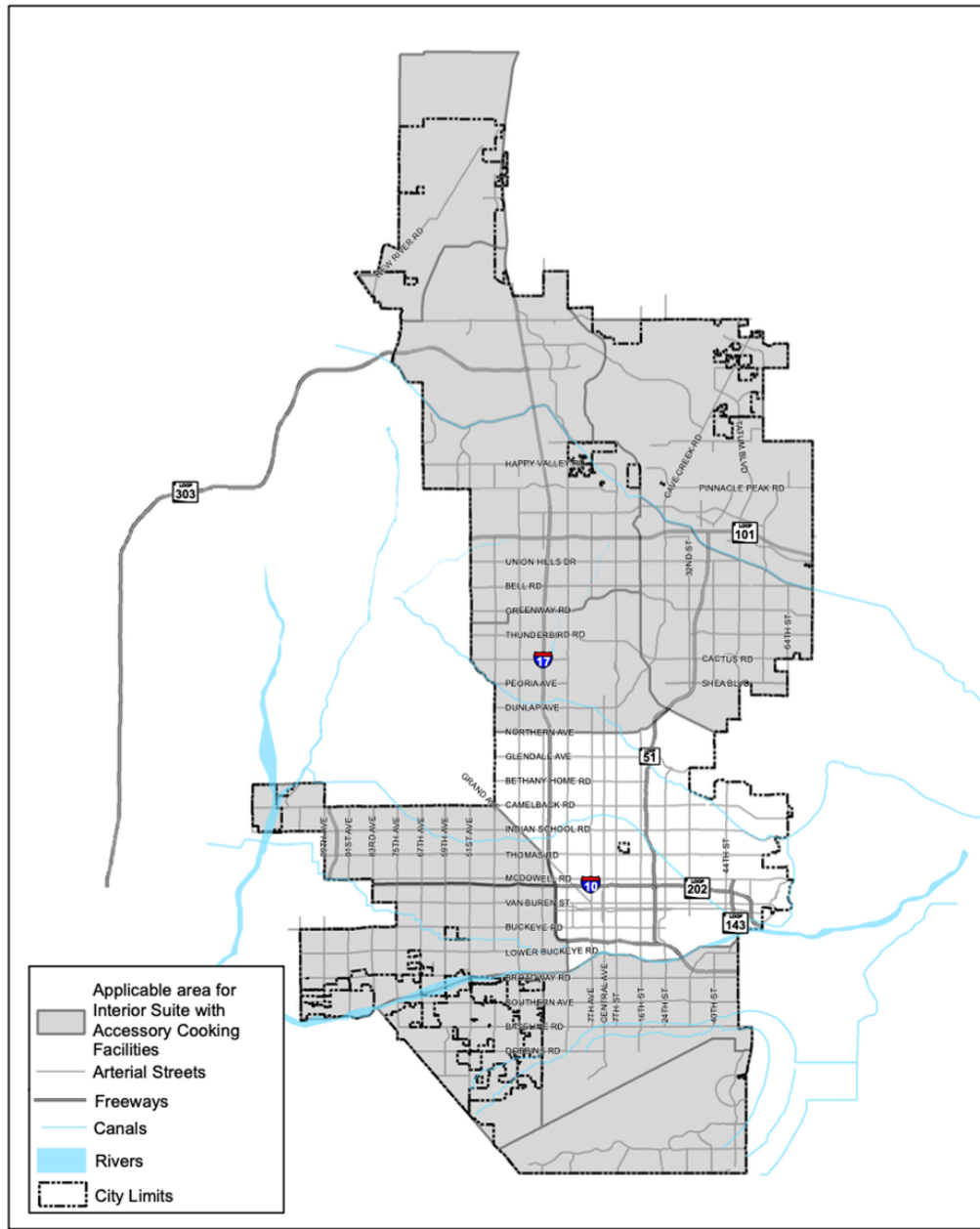
2. Governmental uses are permitted.
3. No accessory use of land or structures shall be maintained except as hereinafter provided or except as may be permitted as a home occupation.

**D. Permitted Uses with Conditions.**

1. Adult day care home for the care of one to four adult persons; provided, that:
  - a. Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.
2. Community residence home; provided, that:
  - a. The home has no more than five residents, not including staff (unless permitted by Section [36-582\(A\)](#), Arizona Revised Statutes); or
  - b. For a home with six to ten residents, not including staff, the following conditions shall apply:
    - (1) Such home shall be registered with, and administratively verified by, the Planning and Development Department Director's designee as to compliance with the standards of this section as provided in Section [701](#).
    - (2) No community residence home shall be located on a lot with a property line within 1,320 feet, measured in a straight line in any direction, of the lot line of another community residence home that has been registered with six to ten residents.
    - (3) Disability accommodation from the spacing requirement may be requested by an applicant per Section [701.E.3](#).
3. Dependent care facility for six dependents, subject to the following conditions:
  - a. Resident dependents under the age of 12 years shall not be counted.
  - b. Outdoor play areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.
  - c. The employees must reside at the facility unless a nonresident employee is required by the Arizona Department of Health Services.
4. The display for sale of a vehicle, which for purposes of this provision includes trailers, watercraft or other types of transportation that are built to carry passengers or cargo shall be subject to the following restrictions:
  - a. No more than one vehicle can be labeled for sale or show any indication that it is for sale at any given time on a property, whether visible on site or through some other form of advertising.
  - b. No more than two vehicles can be sold on a property during any calendar year.

- c. For purposes of Sections [608.A](#) and B, two jet skis, a boat or similar types of recreational vehicles that are transported on one trailer shall, together with the trailer, be considered one vehicle.
  - d. The ownership of the vehicle(s) must be registered to the location where the vehicle is listed for sale.
  - e. No vehicle can be labeled for sale or show any indication that it is for sale at an unoccupied house or on a vacant lot or parcel.
  - f. No vehicle can be labeled for sale or show any indication that it is for sale in conjunction with a retail or wholesale vehicle sales dealership or business without obtaining a temporary use permit.
5. Guestrooms. Each single-family dwelling may contain no more than two guestrooms.
  6. Public utility buildings and facilities when necessary for serving the surrounding territory; provided, that no public business offices and no repair or storage facilities are maintained therein, are permitted in each district.
  7. Schools are permitted in each district subject to a site plan being approved in conformance with Section [507](#).
  8. Interior suite with accessory cooking facilities, subject to the following:
    - a. Dwelling units with an interior suite with accessory cooking facilities are permitted only in residential subdivisions of 15 acres or more and located within the boundaries illustrated in Map 1, as follows:
      - (1) Subdivided after July 5, 2019; or
      - (2) Subdivided prior to July 5, 2019, but with less than 25 percent of the lots having constructed dwelling units or valid building permits as of July 5, 2019.

**Map 1: Applicable Area**



- b. An interior suite with accessory cooking facilities shall only be part of a single-family detached dwelling unit and must be under the same roof structure. Only one interior suite with accessory cooking facilities shall be permitted per lot and shall be located on the ground floor.
- c. The square footage of the interior suite with accessory cooking facilities shall not exceed 30 percent of the total net floor area or 800 square feet (whichever is less). Garage or patio areas shall not be included for the purpose of this calculation.
- d. An interior suite with accessory cooking facilities shall not have utility services that are metered separately from the remainder of the dwelling unit.

- e. At least one internal doorway shall be provided between the interior suite with accessory cooking facilities and the remainder of the dwelling unit.
- f. An interior suite with accessory cooking facilities shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for different purposes.
- g. No more than one parking space, which may be covered or enclosed, shall be provided for an interior suite with accessory cooking facilities in addition to the parking provided for the remainder of the dwelling unit, with a maximum of four spaces total. This requirement does not apply to parking that may occur on the driveway in front of the garage(s).
- h. An interior suite with accessory cooking facilities shall not have a parking space served by a driveway separated from the main driveway and parking areas provided for the remainder of the dwelling unit.
- i. An interior suite with accessory cooking facilities shall not provide separate mail service or have a separate address from the remainder of the dwelling unit.
- j. *Design requirements.* Elevations must minimize any secondary entry visible from the street and have the appearance of a single-family home. This shall be treated as a presumption as outlined in Section [507.C.2](#).

**E. Permitted Uses with Conditions and May Require Approval of a Use Permit Pursuant to Section [307](#).**

1. Churches or similar places of worship, including parish houses, parsonages, rectories, and convents and dormitories with no more than ten residents accessory thereto, are permitted in each district, except temporary tents or buildings. Athletic activities in conjunction with the above and on the same lot or contiguous lots may be permitted. See Public Assembly—Residential.

- a. Bingo may be operated as an accessory use on the premises of the church when conducted no more than two days a week. Fundraising events located on the same lot or contiguous lots shall be permitted, subject to the following requirements:
  - (1) The sponsoring, organizing and benefiting entities shall be nonprofit or religious organizations.
- b. Events held entirely within a building or buildings shall not be further regulated; however, events to be conducted wholly or in part outdoors shall be subject to the following additional conditions:
  - (1) Any outdoor portion of the event must be located a minimum of 50 feet from a property line adjacent to a residential zoning district and a residential use.
  - (2) The event shall not be conducted between the hours of 10:00 p.m. and 5:00 a.m.
  - (3) The event shall not be conducted in such manner as to reduce the number of parking spaces required for any normal functions of the primary use which are held during the event.

- (4) Lighting shall be so placed as to reflect the light away from adjacent residences.
- c. Pocket shelters as accessory uses to churches or similar places of worship, subject to the following standards (and applicable Maricopa County and City of Phoenix health and safety regulations):
- (1) A pocket shelter shall house no more than 12 unrelated persons. A pocket shelter may house up to 20 unrelated persons upon approval of a use permit in accordance with the procedures and standards of Section [307](#). Minors (age 18 years or younger) accompanied by a parent or a guardian shall not be counted in the number of unrelated persons.
  - (2) The church or similar place of worship shall be located on an arterial or collector street as defined on the street classification map. A shelter at a church or similar place of worship which is not on an arterial or collector street shall be permitted upon approval of a use permit in accordance with the procedures and provisions of Section [307](#).
  - (3) The church or similar place of worship shall provide on-site supervision of shelter residents at all times that two or more unrelated residents are at the shelter.
  - (4) Drug, alcohol, other substance abuse, or mental health rehabilitation programs shall not be allowed as part of the shelter services. This provision shall not prevent the church or similar place of worship from referring shelter residents to other appropriate programs at the church or similar place of worship or elsewhere, e.g., Alcoholics Anonymous, which are not part of the shelter services.
  - (5) Shelter residents shall not possess alcohol, weapons, or illegal drugs at the shelter.
  - (6) Open areas surrounding pocket shelter structures shall be screened from view from abutting and/or adjoining properties by hedges, trees, other landscaping, or walls.
  - (7) Pocket shelter structures shall not have direct access to abutting and/or adjoining properties.
  - (8) Pocket shelters shall be housed in permanent structures rather than in tents or other similar temporary structures.
  - (9) A church or similar place of worship shall house no more than one pocket shelter.
2. Construction facilities and storage, incidental to a construction project and located on the project site, are permitted. When such facilities or storage are used for construction on a lot or lots other than the lot or lots used for such facilities or storage, such use shall maintain the setbacks provided by the requirements of this chapter and shall be subject to securing a use permit. When such facilities and storage serve a residential subdivision, are approved in conjunction with model homes by the Planning and Development Department, and meet all of the standards listed below, no use permit is required:
- a. The facilities shall not be placed on a lot which abuts, joins at the corners, or is across a street or alley from a dwelling unit which is under construction or occupied at the time of said placement, unless written agreement to the placement is given by the owner or occupant of the affected property.



- b. All outside storage shall be screened by a six-foot-high solid fence or masonry wall. No construction vehicles or machinery shall be placed within ten feet of the screen fence or wall.
  - c. All signs on the facility shall fully comply with Section [705](#), the Sign Code.
  - d. All facilities and storage shall be removed within three months of the closure of the model homes.
3. Home occupations including but not limited to architect, lawyer, off-site sales businesses, accountant, real estate agent, telemarketing sales, and psychologist. For purposes of this section, off-site sales means processing orders by mail, facsimile, phone, modem or Internet.
- a. No one outside the family residing in the dwelling unit shall be employed in the home occupation.
  - b. No exterior display, no exterior storage of materials, no sign, and no other exterior indication of the home occupation or variation from the residential character of the principal or accessory building, except as authorized in Section [608.E.3.h](#).
  - c. No home occupation shall emit odor, dust, gas, noise, vibration, smoke, heat, or glare beyond any boundary of the lot on which the home occupation is conducted.
  - d. Activity shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
  - e. No mechanical equipment shall be used except that normally used for domestic, hobby, standard office, or household purposes.
  - f. Not more than 25 percent of the total area under roof on the site shall be used for any home occupation.
  - g. Any parking incidental to the home occupation shall be provided on the site.
  - h. Home occupations shall obtain a use permit from the Zoning Administrator in accordance with Section [307](#) when:
    - (1) Traffic (other than trips by occupants of the household) is generated by the home occupation; or
    - (2) The home occupation is conducted in an accessory building; or
    - (3) The home occupation is conducted as an outside use; or
    - (4) Minor variations to Section [608.E.3.c](#) are required to conduct the home occupation; or
    - (5) An applicant desires an official approval of a home occupation.
  - i. A home occupation shall not include, but such exclusion shall not be limited to, the following uses:
    - (1) Barbershops and beauty parlors.

- (2) Commercial stables, veterinary offices.
  - (3) Dog grooming.
  - (4) Massage parlors.
  - (5) Reserved.
  - (6) Restaurants.
  - (7) Veterinary hospitals and commercial kennels.
4. Model homes and/or subdivision sales offices when located in model homes subject to approval of the Planning and Development Department's representative to the Site Planning Division, and subject to the following conditions:
- a. Such model home and/or subdivision sales offices shall be located in a subdivision or portion thereof which is owned by or held in trust for the subdivision developer proposing to erect the model homes and/or proposing to operate the sales office.
  - b. Subdivision sales offices and/or model homes shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices and/or model homes.
  - c. The time limit allowed in Section [608.E.4.b](#) for an additional 36 months shall be extended only upon securing a use permit.
  - d. The subdivision sales office shall be removed and the model homes shall be discontinued as model homes on or before the termination date set forth in Section [608.E.4.b](#) or upon expiration of the extension granted by the Zoning Administrator pursuant to Section [608.E.4.c](#), or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever comes first. Notwithstanding these provisions, the model home complex shall, subject to obtaining a use permit in accordance with the provisions of Section [307](#), be able to be used as off-site models after sale of 75 percent of the lots in the subdivision provided that the model home complex is within 400 feet of an arterial or collector street and that the use as off-site models shall not exceed, in combination with the use as on-site models, a total of 72 months.
  - e. For the purposes of Section [608.E.4.a](#) and d, the term "subdivision" shall mean all the land included within the preliminary plat submitted to the Planning and Development Department.
  - f. Subdivision sales offices in buildings other than model homes may be permitted subject to the following standards to be reviewed and approved by the Planning and Development Department:
    - (1) One trailer per subdivision;
    - (2) Trailer shall be removed upon occupancy of first model home or within six months of approval (whichever occurs first);

- (3) Signs shall not exceed six square feet;
  - (4) Subject to all provisions listed in Section [608.C.1](#).
- g. Modular subdivision sales office, subject to the following criteria:
- (1) The structure shall be integrated with, architecturally compatible to, and blend in color to the model homes approved for the subdivision, as determined by the Planning and Development Department.
  - (2) Modular subdivision sales offices shall be permitted for a period not to exceed 36 months from the date of approval for the sales offices.
  - (3) The time limit allowed in Section [608.E.4.g.2](#) for an additional 36 months shall be extended only upon securing a use permit.
  - (4) The modular subdivision sales office shall be removed on or before the termination date set forth in Section [608.E.4.g.2](#) or upon expiration of the extension granted by the Zoning Administrator or after six months following sale or occupancy of all lots in the subdivision other than the model homes, whichever comes first.
  - (5) For the purposes of this section, the term "subdivision" shall mean all of the land included within the preliminary plat submitted to the Planning and Development Department.
  - (6) Prior to issuance of any sales office permits, a site plan shall be approved by the Planning and Development Department for verification of setback conformance.
  - (7) Two signs are permitted. Signs shall not exceed a combined total of 32 square feet.
  - (8) One sales office shall be permitted for each model home complex allowed in accordance with Section [608.E.4.h](#).
- h. More than one model home complex in a subdivision shall be permitted subject to the above standards and the following standards:
- (1) A maximum of either six percent of the lots in the development or two lots, whichever is greater, may be used for model homes.
  - (2) The model home complexes shall be within 400 feet of an arterial or collector street.
  - (3) Temporary street closures and temporary fences over the public right-of-way shall be approved by the Street Transportation Department.
  - (4) Off-street parking and circulation shall be dust proofed.
  - (5) Lighting shall be limited to security lighting of the model home complex.

If these standards cannot be met, the additional model home complex shall be subject to obtaining a use permit in accordance with the provisions of Section [307](#).

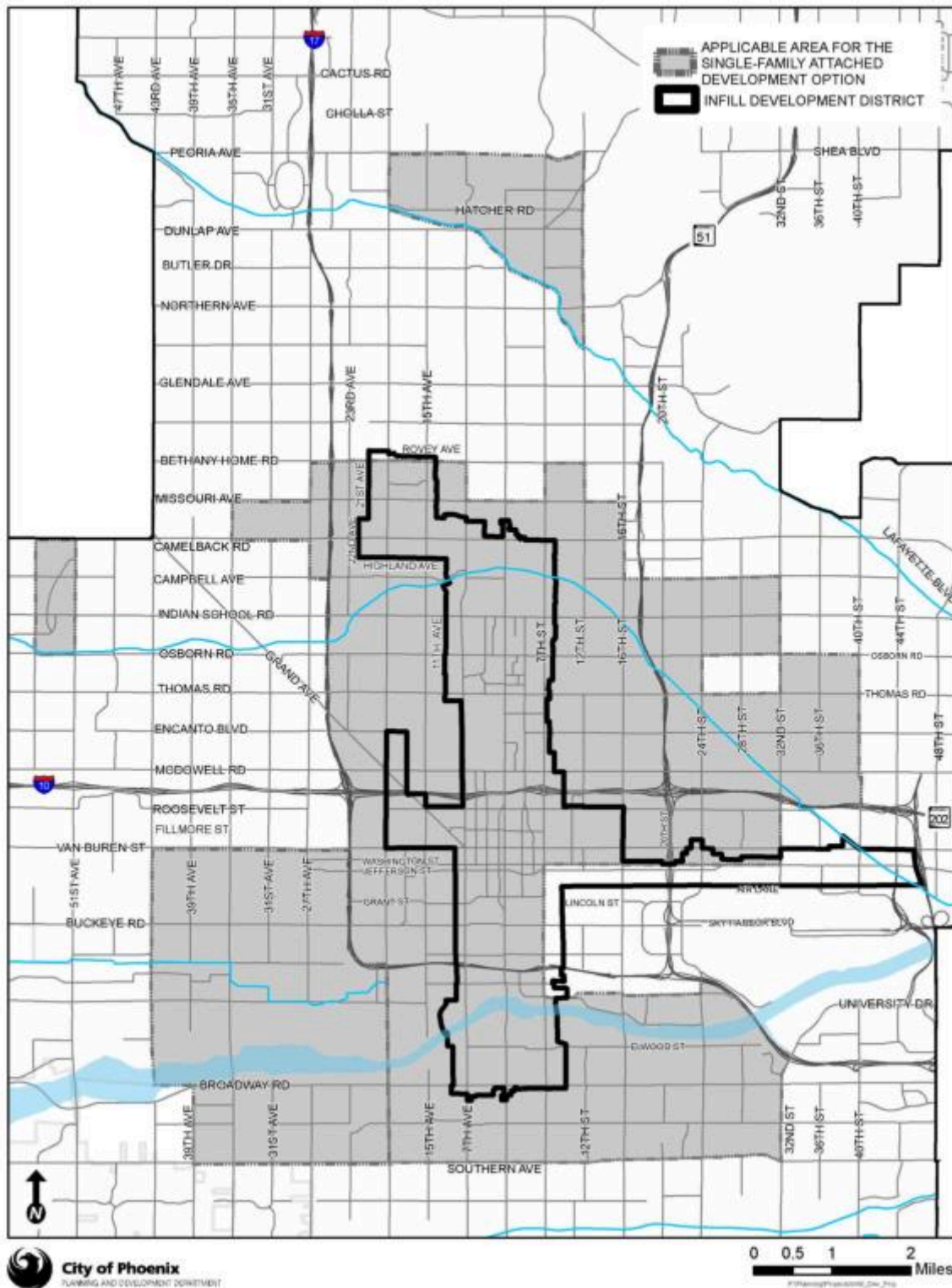
5. Nondaily newspaper delivery service shall be permitted subject to the following limitations:
  - a. Delivered bulk materials related to nondaily publications shall be transferred to an enclosed building or secured area so that materials are not visible from the street or adjacent properties unless for preparation of materials for same day distribution. Preparation of materials for same day distribution may occur on or about adjacent public rights-of-way; provided, that materials do not remain in public view for longer than 24 hours.
  - b. Materials stored for periods greater than 24 hours shall be enclosed within a building or secured by a wall or fence of such material, construction, and height so as to conceal the materials located.
  - c. Activities relating to and/or accessory to the preparation of materials stored for periods greater than 24 hours shall occur within an enclosed building or an area secured by a wall or fence of such material, construction, and height so as to completely conceal the activities.
  - d. Such delivery shall be limited to two bulk deliveries in a seven-day period. More frequent deliveries shall require a use permit in accordance with the procedures of Section [307](#).
  - e. No traffic other than that required for the bulk delivery and pickup shall be allowed by outside employees. Any other business-related traffic shall require a use permit in accordance with the procedures of Section [307](#).
6. Public Assembly—Residential. A use permit shall be required for all public assembly—residential uses with vehicular access on local or minor collector streets.

**F. Permitted with Use Permit Approval Pursuant to Section [307](#).**

1. Boarding house permitted in the R-3, R-3A, R-4, R-4A, and R-5 zoning districts, subject to a use permit and conditions as outlined in each respective zoning district.
2. Group home permitted in the R-3, R-3A, R-4, R-4A, and R-5 zoning districts, subject to a use permit and conditions as outlined in each respective zoning district.
3. Adult day care home for the care of five to ten adult persons, subject to a use permit; and provided, that:
  - a. Outdoor recreation areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.
4. Dependent care facility for seven to 12 dependents, subject to obtaining a use permit in accordance with the provisions of Section [307](#) and subject to the following standards:
  - a. Resident dependents under the age of 12 years shall not be counted when they are present on the premises.

- b. Outdoor play areas shall be screened from adjacent properties by a six-foot-high landscape hedge, solid fence, or solid wall.
  - c. Hours of operation shall be only between 6:00 a.m. and 10:00 p.m. These hours may be restricted as part of the use permit approval.
  - d. Nonresident employees may be permitted with the use permit if necessary to meet state requirements.
  - e. One parking space shall be provided for each employee who does not reside at the facility.
  - f. No signage shall be permitted.
  - g. The facility shall be subject to Arizona licensing requirements.
5. Environmental remediation facility, subject to the following conditions:
- a. A use permit shall be obtained in accordance with Section [307](#).
  - b. The aboveground area of land occupied by the environmental remediation facility shall not exceed the minimum number of square feet necessary to implement the remedial or corrective action.
  - c. All structures and devices constructed above ground level shall be shielded from the view of persons outside the property boundary by an opaque fence constructed of materials of similar composition and appearance to fences and structures on nearby property.
  - d. Outdoor equipment installed as part of the final environmental remediation facility shall not exceed a height of ten feet and shall be set back from the perimeter wall a minimum of three feet for every one foot of height over six feet.
  - e. After installation, no equipment or materials beyond that necessary to operate the facility shall be stored on the lot.
  - f. A perimeter landscaping plan shall be approved by the Planning and Development Department as necessary unless an applicable approved landscape plan already exists.
  - g. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. Noise, odor, or vibration shall not be emitted any time by the facility so that it exceeds the general level of noise, odor, or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the lot on which the treatment facility is located.
  - h. The facility shall comply with all applicable provisions of the Fire Code.
  - i. A permit issued under Section [307](#) shall include reasonable restrictions on the operation of the facility to mitigate any adverse impacts on nearby land, including but not limited to restrictions on vehicular traffic and hours of operation of the facility.

- j. This section allows authorization of activities to undertake all on-site investigative, construction, and maintenance activities ancillary to the operation of the facility. All off-site discharges of any substance shall be separately authorized pursuant to applicable laws.
  - k. The structures used for the facility shall not exceed a total area of 5,000 square feet.
6. Community Garden. Accessory sales of products cultivated on site within ten days of harvesting subject to approval of a use permit pursuant to Section [307](#). On-site operational conditions and improvements may be stipulated as a condition of use permit approval.
7. Farmers market, subject to obtaining a use permit in accordance with the provisions of Section [307](#) and subject to the following standards:
- a. No more than six one-day market events in any 30-day period.
  - b. Hours of operation shall be only between 7:00 a.m. and 9:00 p.m. These hours may be restricted as part of the use permit approval.
  - c. No signage shall be permitted.
  - d. On-site improvements and other operational conditions may be stipulated as a condition of use permit approval.
8. Single-family attached (SFA) development option is allowed within the infill development district identified in the General Plan or with use permit approval for R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2 and C-3 zoned properties within the following boundaries:



- a. The SFA development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFA development option and redevelopments areas, overlay zoning districts, special planning districts, and specific plans, the

requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

Historic preservation designated properties or properties in historic preservation districts cannot use the single-family attached development option.

b. Design Requirements. Applicants must provide photographs of the property surrounding their site and an explanation of how the single-family attached project architecture would complement and be integrated into the surrounding neighborhood.

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on street rights-of-way.

c. Perimeter Landscape Setbacks and Requirements.

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way must provide a minimum five-foot landscape setback, except that development adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback.

(4) Minimum trees spaced 20 feet on center or equivalent groupings in required landscape setbacks.

Minimum one-and-one-half-inch caliper (50 percent of required trees). Minimum two-inch caliper or multi-trunk tree (25 percent of required trees). Minimum three-inch caliper or multi-trunk tree (25 percent of required trees). Provide minimum five five-gallon shrubs per tree.

d. Open Space. Only fences to enclose pool or community amenities allowed within required open space.

e. Attached single-family units in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

f. Parking Requirements.

(1) Within infill development district: 1.3 spaces per efficiency unit, 1.5 spaces per two-bedroom unit and two spaces per three or more bedroom unit must be provided that are covered or located within a garage and a minimum 0.25 unreserved guest parking space per unit must be provided on site.



(2) Within the applicable area that is not located within the infill development district: Two parking spaces per dwelling unit must be provided that are covered or located within a garage. The required spaces for each unit must be located on the lot that the unit is on. A minimum 0.25 unreserved guest parking space per unit must be provided on site.

g. Alley Access.

(1) Within infill development district: alley access allowed.

(2) Within the applicable area that is not located within the infill development district: No alley access allowed if adjacent to single-family or historic preservation zoning district unless approved as part of the use permit hearing and all necessary technical appeals have been approved.

h. Maximum 40-inch fence height allowed in the required building setback along perimeter rights-of-way.

i. Signage subject to the regulations of Section [705](#), Table D-1, Single-Family Residential.

**G. Accessory Uses.**

1. Facilities for household pets, the maintenance of which is not otherwise prohibited by statute, regulations, or the City Code of the City of Phoenix and which facilities are in compliance with all applicable ordinances of the City of Phoenix.
2. Garage or yard sales may be conducted twice every 12 months on any residentially zoned property occupied by a dwelling unit. Any sale shall not exceed the time period of three consecutive days.
3. Materials used in conjunction with a hobby, avocation, or pastime, the use of which does not otherwise conflict with the provisions of this ordinance.
4. Parking of vehicles in facilities and locations on the property not otherwise in conflict with the provisions of this ordinance.
5. Private tennis or outdoor game courts as an accessory use. Tennis or outdoor game court fences over six feet high in required rear yard or required side yard, subject to a use permit. Tennis or outdoor game court lights, subject to a use permit.
6. No accessory use of land or structures shall be maintained except as hereinafter provided or except as may be permitted as a home occupation.
7. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:
  - a. Any building or landscaping materials.
  - b. Any machinery, parts, scrap, or appliances.

- c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.
- d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

#### H. **General Provisions.**

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map unless exempted by this section.

In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets except for single-family attached development individual dwelling units.

- a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:

- (1) The street is not designated as a collector or arterial street.
- (2) There are no restrictions to public access to the street.
- (3) Pavement width shall be 33.16 feet from back of curb to back of curb.
- (4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.
- (5) All terminations shall contain a 40-foot-radius right-of-way.
- (6) The street has been constructed prior to March 19, 1986.

2. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

#### I. **Development Regulations.** Following are definitions of terms used in the development standards tables for each district:

1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.
2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.

a. Under the planned residential development, additional density may be granted in the R1-10 through R-4A districts (Sections [611](#) through [619](#)) for detached single-family development, and under the single-family attached development, additional density may be granted in the R-2 through R-4A districts (Sections [614](#) through [619](#)) by providing site enhancements from the following list. In R1-10 through R1-6, an increase of 0.1 du/ac may be achieved for each ten bonus points earned up to the maximum listed in Table A. In R-2 through R-4A, an increase of 0.275 du/ac may be achieved for each five bonus points earned up to a maximum of 12 du/ac. However, at least half of the bonus points used to achieve densities in excess of seven and one-half du/ac must be from the architectural design category.

| Bonus Points               | Enhancement Category   |
|----------------------------|--|
| PERIMETER/BACKUP TREATMENT |  |
| 10 pts.                    | 1. Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.  |
| 10 pts./feature            | 2. Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).  |
| 5 pts./feature             | 3. Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).  |
| STREETSCAPE                |  |
| 20 pts.                    | 1. Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system. |
| 10 pts.                    | 2. Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.   |

| <b>Bonus Points</b> |     | <b>Enhancement Category</b>   |
|---------------------|-----|---|
| 5 pts.              | 2a. | Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).  |
| 10 pts.             | 3.  | Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.   |
| 10 pts.             | 4.  | Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.  |
| 10 pts.             | 5.  | Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.  |
| 2 pts./feature      | 6.  | Provide landscaped median islands.  |
| 5 pts.              | 7.  | Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.   |
| 5 pts.              | 8.  | Provide custom streetlight standards and/or fixtures.   |
|                     |     | <b>ARCHITECTURAL DESIGN</b>   |
| 25 pts.             | 1.  | Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide |

| Bonus Points          | Enhancement Category   |
|-----------------------|--|
|                       | elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.   |
| 25 pts.               | 2. Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.  |
| 10 pts.               | 3. Provide premium grade exterior materials and finishes as approved by the design advisor.  |
| OPEN SPACE/RECREATION |  |
| 2 pts.                | 1. Provide additional common area, such that each additional 1% of common area earns 2 bonus points.   |
| 10 pts./feature       | 2. Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).   |
| 5 pts./feature        | 3. Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site). |

b. Under the planned residential development option, additional density may be granted in the R1-10 through R-4A districts (Sections [611](#) through [619](#)) for attached single-family and multifamily development, and under the single-family attached development additional density may be granted in the R-2 through R-4A districts (Sections [614](#) through [619](#)) up to the maximum shown in Table B by providing open space areas beyond the minimum required in each district in accordance with the following:

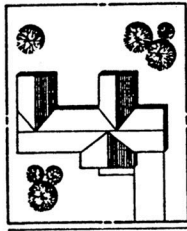
- (1) A one percent density bonus for each four percent of basic common area; or
- (2) A one percent density bonus for each two percent of improved common area.

(3) Review and determination of the adequacy of common areas, basic and improved, will be part of development review by the Site Planning Division of the Planning and Development Department. Open space shall not include:

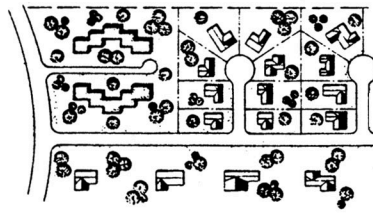
- (a) Public right-of-way.
- (b) Vehicular drives or parking areas.
- (c) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.
- (d) Required setback areas at the exterior boundaries of the site.
- (e) Golf courses.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section [507](#). These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.
4. **Building setback:** The required separation of buildings from lot lines.
5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter [2](#).
6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter [2](#).
7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter [2](#) or maintained in a natural state as approved by the Planning and Development Department.
8. **Allowed uses:** Refer to the following tables for uses allowed in each district and to chapter [2](#) for definitions of permitted uses.
9. **Required review:** Development review in accordance with Section [507](#) of this ordinance, and subdivision review in accordance with chapter [32](#) of the Phoenix City Code when new lots are created.
10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section [702.A](#).
11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.

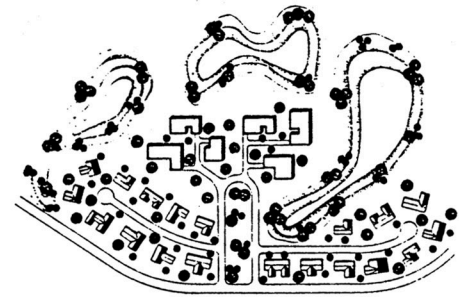
## ILLUSTRATIONS OF DEVELOPMENT OPTIONS



STANDARD SUBDIVISION  
(a)



AVERAGE LOT  
(b)



PLANNED RESIDENTIAL DEVELOPMENT  
(c)

## Illustrations of Development Options 1

J. **Density Bonus For Low or Moderate Income Housing.** In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, density bonus incentives are established to foster the provision of such housing. The bonuses in this paragraph shall apply to the maximum density for any district and may be in addition to bonuses earned by the provision of additional open space.

1. **Applicability.** All development providing HUD or other assisted mixed income rental housing as approved by the Phoenix Housing and Urban Redevelopment Department.
2. **Density bonus.** One additional conventional unit allowed for every two low/moderate income units, provided that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.
3. **Other requirements.** The total number of units within a project shall be as approved by the Department of Housing and Urban Development. Further, the location of any such units shall be consistent with the goals of the City of Phoenix Housing Assistance Allocation Plan. (Ord. No. G-3429, 1991; Ord. No. G-3435, 1991; Ord. No. G-3465, 1991; Ord. No. G-3488, 1992; Ord. No. G-3498, 1992; Ord. No. G-3529, 1992; Ord. No. G-3553, 1992; Ord. No. G-3681, 1993; Ord. No. G-3850, 1995; Ord. No. G-4039, 1997; Ord. No. G-4053, 1997; Ord. No. G-4078, 1998; Ord. No. G-4109, 1998; Ord. No. G-4111, 1998; Ord. No. G-4154, 1999; Ord. No. G-4170, 1999; Ord. No. G-4188, 1999; Ord. No. G-4230, 1999; Ord. No. G-4238, 2000; Ord. No. G-4347, 2001; Ord. No. G-4435, 2002; Ord. No. G-4447, 2002; Ord. No. G-4679, 2005; Ord. No. G-5243, 2008; Ord. No. G-5329, 2009; Ord. No. G-5499, 2010; Ord. No. G-5544, 2010; Ord. No. G-5583, 2011; Ord. No. G-5687, 2012; Ord. No. G-5688, 2012; Ord. No. G-5874, 2013; Ord. No. G-5897, 2014; Ord. No. G-6279, 2017; Ord. No. G-6331, 2017; Ord. No. G-6451, 2018; Ord. No. G-6592, 2019; Ord. No. G-6971, 2022)

**The Phoenix Zoning Ordinance is current through Ordinance G-7013, passed September 7, 2022.**

Disclaimer: The City Clerk's Office has the official version of the Phoenix Zoning Ordinance. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.phoenix.gov](http://www.phoenix.gov)

[Code Publishing Company, A General Code Company](#)