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DEVELOPMENT SERVICES

SINGLE FAMILY HOMES ZONING REQUIREMENTS
PLAN SUBMITTAL CHECKLIST

Zoning requirement checklist intended for Single Family Homes. **Note: All references comply with the Zoning Ordinance, 2024 International Residential Code (IRC), and City of Mesa amendments.**

Review Key
"§" = Section symbol (Zoning Ordinance)
"**11**-47-3" = Title
"11-**47**-3" = Chapter
"11-47-**3**" = Section

"M –" = City of Mesa Amendment

Administrative

- ☐ 1. Provide **detailed** project narrative.
- ☐ 2. Identify site address.
- ☐ 3. Provide vicinity map showing areas surrounding the site.
- ☐ 4. Provide project site plan.

General

- ☐ 1. Sheets with Arizona professional registrant seals require legible seals and signatures. Additionally, the seal shall have the registrant's license number and signature date.

Site Plan

- ☐ 1. Dimensioned scalable site plan including all setbacks to property lines, fences, and right-of-way measurements. Additionally, show location of easements, utilities (water, sewer, electric, gas), and septic system if applicable.
- ☐ 2. Identify air condition (A/C) unit location.
- ☐ 3. Custom homes shall comply with security standards. (M-IRC R333)
- ☐ 4. Provide window trim or recess on all street facing facades.
    a. 2 sides minimum of all windows shall have trim 2 inches minimum

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in depth; or

b. Windows shall be recessed 4 inches minimum from outside plane of surrounding exterior wall. (§ 11-5-4.F)

☐ 5. Provide square footage of the following:
   a. All roof areas.
   b. Livable square footage.
   c. Non-livable square footage (garages, patios, etc.).

☐ 6. Provide footprint of house with garage, patios, etc.

☐ 7. Lot coverage shall comply with zoning requirements.

☐ 8. Structure shall comply with zoning requirements.

☐ 9. Detached structures shall be separated by at least 5 feet from the primary residence, accessory dwelling units, or other detached accessory buildings or structures. (§ 11-30-17)

☐ 10. Front entrance of primary residence shall facilitate transition between public and private spaces and be clearly defined. Entryways shall consist of:
   a. Front porch with a minimum depth of 6 feet, measured from the building facade to the posts, and a minimum length of 8 feet, with a clear area measuring at least 4 feet by 6 feet to accommodate outdoor furniture (§ 11-5-4.C.1); or
   b. Portico, awning, recess, or stoop measuring 4 by 4 feet minimum which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction. (§ 11-5-4.C.2)

☐ 11. Garage frontage and location. (§ 11-5-4.D)
   a. On lots 50 feet or greater in width, the combined width of garage doors facing the front property line shall not exceed 50% of the total width of the front building elevation.
   b. On lots less than 50 feet in width, the combined width of garage doors facing the front property line shall not exceed 60% of the combined width of the front building elevation.
   c. Forward facing garages shall be 3 feet minimum behind primary street-facing wall, and shall not be less than required garage setback.
   d. A covered front porch, patio, side-loaded carport, or porte-cochere measuring at least 8 feet in width and 6 feet in depth may be included in the calculation of the front building elevation width, as determined by the Planning Director.

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☐ 12. **RS Districts:** Combined paved areas shall not exceed 50% of any front or street-facing side setback area. (§ 11-5-3.A.4)

RSL Districts: Combined paved areas shall not exceed 80% of any front or street-facing side setback area.

☐ 13. Single residences shall provide 2 minimum covered parking spaces per unit. (§ 11-32-3.D)

☐ 14. Carports shall comply with the following minimum size requirements: (§ 11-32-4.E)

a. 10-foot wide and 20-foot long single-car carport.
b. 18-foot wide and 20-foot long double-car carport.
c. Carport width shall be measured from support's inside face to opposite support's inside face.
d. Carport roof shall cover entire 20-foot length of space.

☐ 15. Enclosed garages shall comply with the following minimum size requirements: (§ 11-32-4.F)

a. 10-foot wide and 22-foot long single-car garage.
b. 20-foot wide and 22-foot long double-car garage.
c. 10-foot wide and 44-foot long tandem parking garage.

☐ 16. Driveways shall comply with the following maximum size requirements: (§ 11-5-3.E)

a. For lots less than 75 feet wide:
    i. One driveway up to 20 feet wide.
    ii. One additional driveway up to 10 feet wide if it leads to an interior side setback area that is at least 12 feet in width.
b. For lots greater than or equal to 75 feet wide:
    i. One driveway up to 30 feet wide; or
    ii. One 20-foot driveway and one additional 10-foot driveway if it leads to an interior side setback area that is at least 12 feet in width.

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☐ 17. Noise attenuation stipulations:

a. Provide R-19 exterior wall insulation where wall is adjacent to livable areas.
b. Provide R-30 ceiling or roof insulation.
c. All exterior doors from livable shall be solid core or insulated, with weather tight gaskets, and thresholds or sealed glass.
d. Sole plates of exterior walls adjacent to livable areas shall be caulked or sealed at floor line.

☐ 18. Integrate visual screening of necessary mechanical equipment into building architecture to ensure development is attractive, clutter-free and safe.

a. All exterior mechanical equipment, whether on roof, side of structure, or on ground shall be screened from public view.
b. Exterior mechanical equipment to be screened include but not limited to heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, satellite dishes, smoke exhaust fans, service entry section, and similar utility devices.
c. **Exception**: AG, RS, DR-1 and RSL districts.

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