

PHOENIX ZONING DISTRICTS AND SETBACKS

THE FOLLOWING IS NOT A CITY DOCUMENT , BEFORE BUILDING CHECK WITH THE CITY OF PHOENIX ZONING DEPARTMENT

DISTRICT	FRONT	REAR	SIDE	LOT COVERAGE
R1-6	20'	25'	* 3/10'	40%
R1-8	20'	25'	3/10	40%
R1-10	25''	25'	3/10	40%
R1-14	40'	30'	10' EACH	25%
R1-18	25'	30'	10' EACH	25%
R1-24	40'	30'	10' EACH	25%
R1-35	40'	40'	20' EACH	25%
R1-43	40'	40'	30' EACH	20%

*3/10 MEANS IF YOU HAVE 10' ON ONE SIDE, YOU CAN BUILD TO 3' ON THE OTHER SIDE.

FOR R1-6, R1-8, AND R1-10 CORNERS LOTS MUST KEEP BACK BACK 10' FROM STREET SIDE. FOR HIGHER ZONINGS R1-14, R1-24 YOU MUST KEEP 15'' BACK ON STREET SIDE FOR CORNER LOTS.

FOR THE ABOVE ZONING HEIGHT IS NO MORE THAN 30' AND NO MORE THAN 2 STORIES.

BASEMENTS DO NOT HAVE THE ABOVE ZONING RESTRICTIONS, HOWEVER, YOU WILL NEED 3' ON ALL SIDES OF BASEMENT TO BUILD AND WATERPROOF.

YOUR BUILDING CAN ENCROACH 5' IN THE FRONT AND REAR AS LONG AS THE TOTAL WIDTH DOES NOT EXCEED 50% OF THE TOTAL WIDTH.

NOTE THAT EVEN THOUGH YOU CAN BUILD TO THREE FEET, THE OVERHANG CAN BE NO CLOSER THAN 2' AND THE OVERHANG WHERE ENCROACHING INTO THE 3' MUST BE FIRE-RATED.

DETACHED BUILDINGS DO NOT HAVE THESE SAME RESTRICTIONS, SEE ACCESSORY BUILDINGS.

NOTE: CHECK WITH ZONING AS YOUR LOT MAY BE AN “ AVERAGE LOT” OR IN A PLANNED RESIDENTIAL DEVELOPMENT AND THE SETBACKS MAY BE LESS RESTRICTIVE

FIREPLACES AND BAYS MAY ENCROACH INTO THE SETBACK, CHECK WITH ZONING FOR DETAILS.

FENCES CAN BE 6'TALL UP TO THE FRONT SETBACK, THEY MUST DROP DOWN TO 3' IN THE FRONT SETBACK

DRIVEWAYS AND CONCRETE SLABS ARE NOT RESTRICTED BY THE SETBACKS.

WHERE THERE IS A REAR ALLEY, YOU CAN MEASURE FROM THE CENTER OF THE ALLEY AS THE STARTING PLACE FOR YOUR REAR SETBACK

ALWAYS CHECK FOR EASEMENTS - YOU CANNOT BUILD INTO A EASEMENT , EVEN THOUGH THE SETBACK WOULD ALLOW IT

TO FIND YOUR FRONT PROPERTY LINE MEASURE FROM THE CENTER OF THE STREET AND COME IN THE DISTANCE OF YOUR RIGHT OF WAY , TYPICALLY 25'. THE CURB HAS NOTHING TO DO WITH YOUR PROPERTY LINE. YOU CAN FIND YOUR RIGHT AWAY BY GOING BACK TO MARICOPA MAPS AND LOOKING UP YOUR ADDRESS.

FOR PROFESSIONAL DESIGNING OR BLUEPRINTS, PLEASE CALL MICHAEL GILSON @ 602-577-5005