



CITY OF MESA
DEVELOPMENT SERVICES
ZONING REQUIREMENTS FOR SINGLE FAMILY DWELLINGS

PROJECT STREET ADDRESS: _____

PERMIT # _____

THIS CHECKLIST IS TO BE USED AS A GUIDE WHEN REVIEWING PLANS FOR RESIDENTIAL CONSTRUCTION. THESE COMMENTS CAN BE CUT AND PASTED INTO YOUR ELECTRONIC DOCUMENT REVIEW. **NOTE: ALL REFERENCES WERE TAKEN FROM THE 2018 MESA RESIDENTIAL CODE AND CURRENT ZONING REGULATIONS. NOTE: THIS IS TO BE USED AS A GUIDE AND NOT AS A COMPLETE COMPREHENSIVE LIST. ADDITIONAL ITEMS THAT ARE NOT INCLUDED ON THIS LIST MAY BE IDENTIFIED DURING THE REVIEW PROCESS.**

SITE PLAN

1. Provide a fully dimensioned site plan, drawn to scale, including all fences, property lines, setbacks, right-of-way centerline measurements, easements, and utility locations (water, sewer, electric, gas). Include location of septic system if applicable.
2. Zoning district is identified and verified.
3. Address, legal description, and parcel number are provided.
4. Include a vicinity map.
5. Verify setbacks are identified – per zoning district.
6. Identify location of A/C unit
7. Security standards.

Custom homes must comply per Security Standards of the 2018 Mesa Residential Code. Section R328.

8. Recessed Windows per MZO 11-5-3.E.2

Window trim or recess on all street facing facades, trim at least two inches in depth must be provided on at minimum two sides of all windows, or windows must be recessed at least four inches from the outside plane of the surrounding exterior wall.

9. Provide square footage of all roof areas.

Separately identify the livable square footage and the non-livable square footage (garages, patio's etc..). Provide a footprint of the house with garage, patios etc..

10. Verify lot coverage – use the square footages provided - based on zoning district.
11. Height of structure – based on zoning district.

12. Separation between structures – 6 feet is required to be considered a detached structure.

13. Primary Residence per MZO 11-5-3.B.2

The front entrance should facilitate the transition between public and private spaces and be clearly defined to help orient visitors. Entryways shall consist of:

- a. A front porch with a minimum depth of six (6) feet, as measured from the building facade to the posts, and a minimum length of eight (8) feet; or
- b. A portico, awning, recess, or stoop measuring at least four (4) by four (4) feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.

14. Garage Frontage and Location requirements per MZO 11-5-3-B.4.A

Front loaded garages. Where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 50 percent (50%) of the aggregate width of the front building elevation. Forward facing garages shall be located at least three (3) feet behind the primary wall facing the street, and never less than the required garage setback. A covered front porch, patio, side loaded carport, or porte-cochere with sufficient size and substantial massing, as determined by the Planning Director, may be considered a wall of the home for the purposes of this requirement. This requirement shall apply to all new homes with plans or product approved after October 2011.

15. Front Yard coverage per MZO 11-5-3.B.5ii.

The combined paved areas do not exceed 50 percent (50%) of the area of the front yard.

16. Covered spaces per MZO 11-5-3.E.2

Covered parking spaces shall be provided as follows: Single residences shall provide a minimum of 2 covered parking spaces per unit.

17. Garage requirements per MZO 11-32-4F.

Interior dimensions of the 2-car garage to meet the minimum dimensions for residential enclosed garages. Enclosed garages serving residential uses shall be constructed to meet the following minimum inside dimensions.

- a. A single car garage shall be at least 10 feet wide and 22 feet long.
- b. A double car garage shall be at least 20 feet wide and 22 feet long.
- c. A garage for tandem parking shall be at least 10 feet wide and 44 feet long.

18. Carport requirements per MZO 11-32-4E.

Each single-car carport shall measure at least 10 feet wide by 20 feet long. Each double carport shall measure at least 18 feet wide by 20 feet long. The width of the carport is to be measured from inside face of support to inside face of opposite support. The carport roof shall cover the entire 20-foot length of the space.

19. Driveways – maximum number and width per MZO 11-5-3-B.5

- a. For lots less than 75 feet wide:

- i. A maximum of one (1) driveway up to 19 feet wide is permitted for required parking.
 - ii. One (1) additional driveway up to ten (10) feet wide is permitted, if it leads to an interior side yard at least 12 feet wide.
 - iii. The combined paved areas cannot exceed 50 percent (50%) of the area of the front yard.
 - b. For lots greater than or equal to 75 feet wide:
 - i. A maximum of one (1) driveway up to 29 feet wide is permitted for required parking; or:
 - ii. One (1) 19-foot driveway and one (1) additional ten (10) foot driveway which leads to an interior side yard, at least 12 feet in width; and
 - iii. The combined paved areas do not exceed 50 percent (50%) of the front yard.

20. Noise attenuation stipulations.

- a. Provide exterior wall insulation equal to a value of R-19 where adjacent to livable areas.
- b. Provide ceiling/roof insulation equal to a value of R-30.
- c. All exterior doors exiting 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 the floor line.

21. AC screening per MZO 11-30-9

Screening of mechanical equipment: Design objective – Integrate visual screening of necessary mechanical equipment into the architecture of buildings to ensure development is attractive, clutter-free and safe.

Except in the AG, RS, DR-1 and RSL districts, all exterior mechanical equipment, whether on a roof, on the side of a structure, or on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, but is 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.