

Lot Feasibility Checklist

This checklist helps you determine if a site is physically, functionally, and financially feasible before you commit resources to it. We walk through core issues like access, topography, zoning, and utility availability. These may seem basic, but we've seen projects stall for months—or fail entirely—because one of these early factors was missed.

Use this tool to:

- Identify deal-breaking conditions early (e.g., no legal access, costly utility extensions).
- Compare multiple lots side-by-side.
- Prepare smart questions for your ARC strategy call.

Tip 1: Bring a copy of your survey, zoning map, or any planning documents to your consult. They help us go deeper, faster.

Tip 2: If you're unsure about any question or answer "Maybe," make a note for discussion during your ARC consult. These gray areas are often where value is gained—or lost.

Category	Expanded Question	Met?	Notes
Zoning & Land Use	Does the lot meet the minimum area, width, and depth required by zoning?	☐ Y ☐ N ☐ ?	
	Is your intended use allowed by right, or will you need a special use permit or rezoning?	☐ Y ☐ N ☐ ?	
	Are setbacks, height limits, and lot coverage rules compatible with your concept?	☐ Y ☐ N ☐ ?	
	Is the lot subject to any overlay districts, PUD zoning, or use restrictions?	☐ Y ☐ N ☐ ?	
Topography & Conditions	Is the slope manageable without requiring major grading or fill?	☐ Y ☐ N ☐ ?	
	Will grading require import/export of significant soil volumes?	☐ Y ☐ N ☐ ?	
	Are retaining walls or slope stabilization likely to be required?	☐ Y ☐ N ☐ ?	
Geotechnical	Have soil conditions been evaluated, and are they suitable for development?	☐ Y ☐ N ☐ ?	
Utilities	Is municipal water available directly at the lot line?	☐ Y ☐ N ☐ ?	
	Is municipal sewer available directly at the lot line?	☐ Y ☐ N ☐ ?	

Category	Expanded Question	Met?	Notes
	If sewer is not available, is a septic system feasible based on soils, slope, and local guidelines?	☐ Y ☐ N ☐ ?	
	If water is not available, is a well feasible considering spacing, setbacks, and groundwater access?	☐ Y ☐ N ☐ ?	
	Is natural gas available at or near the site, or will propane or electric be required?	☐ Y ☐ N ☐ ?	
	Are electric and telecom utilities available on or near the site?	☐ Y ☐ N ☐ ?	
	Will off-site extensions be required—and are they feasible from a permitting and cost standpoint?	☐ Y ☐ N ☐ ?	
Access & Circulation	Does the site have legal and functional access from a public road?	☐ Y ☐ N ☐ ?	
	Will the lot allow for construction and emergency vehicle access?	☐ Y ☐ N ☐ ?	
	Is there an existing curb cut or access easement?	☐ Y ☐ N ☐ ?	
	Are there any grade or visibility issues at the access point?	☐ Y ☐ N ☐ ?	
Environmental Factors	Is the site free from floodplain, wetland, or habitat restrictions?	☐ Y ☐ N ☐ ?	
	Are there any known contamination risks or Phase I red flags?	☐ Y ☐ N ☐ ?	
	Are stormwater, drainage, or erosion control measures likely to be required?	☐ Y ☐ N ☐ ?	
Layout & Usability	Is there adequate buildable area for your desired footprint?	☐ Y ☐ N ☐ ?	
	Can you fit driveways, garages, or required parking within the site envelope?	☐ Y ☐ N ☐ ?	
	Does the lot orientation support natural light, usability, and energy performance?	☐ Y ☐ N ☐ ?	
	Is there space for outdoor amenities, trash enclosures, or fire access features?	☐ Y ☐ N ☐ ?	
Neighborhood Context	Are nearby land uses compatible or complementary to your planned use?	☐ Y ☐ N ☐ ?	
	Are there any adjacent nuisances (e.g., noise, industrial uses, crime risk)?	☐ Y ☐ N ☐ ?	
	Is the surrounding area improving, stable, or declining in value?	☐ Y ☐ N ☐ ?	
	Does local market demand support your product type and pricing assumptions?	☐ Y ☐ N ☐ ?	

Category	Expanded Question	Met?	Notes
Entitlements & Risk	Are there any HOA rules, deed restrictions, or design review boards limiting your plan?	☐ Y ☐ N ☐ ?	
	Will you avoid needing variances, zoning adjustments, or special approvals?	☐ Y ☐ N ☐ ?	
	Are there any recorded easements that significantly limit the buildable area or impact layout?	☐ Y ☐ N ☐ ?	
Fire & Massing	Does the site meet fire code turnaround, hydrant proximity, and access requirements?	☐ Y ☐ N ☐ ?	
	Will the structure fit within bulk plane, height limit, or massing envelopes?	☐ Y ☐ N ☐ ?	
	Are there view, sun/shadow, or privacy concerns from adjacent properties?	☐ Y ☐ N ☐ ?	

Want help assessing your answers? Consider upgrading to ARC Start Advisor or ARC Start Pro for support resolving complex conditions.