

# CITY OF MARICOPA®

PROUD HISTORY • PROSPEROUS FUTURE



## ZONING CODE REWRITE

### *Residential Diversity & Design*

Prepared by Dana Burkhardt, AICP  
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# Residential Diversity & Design Guidelines Discussion

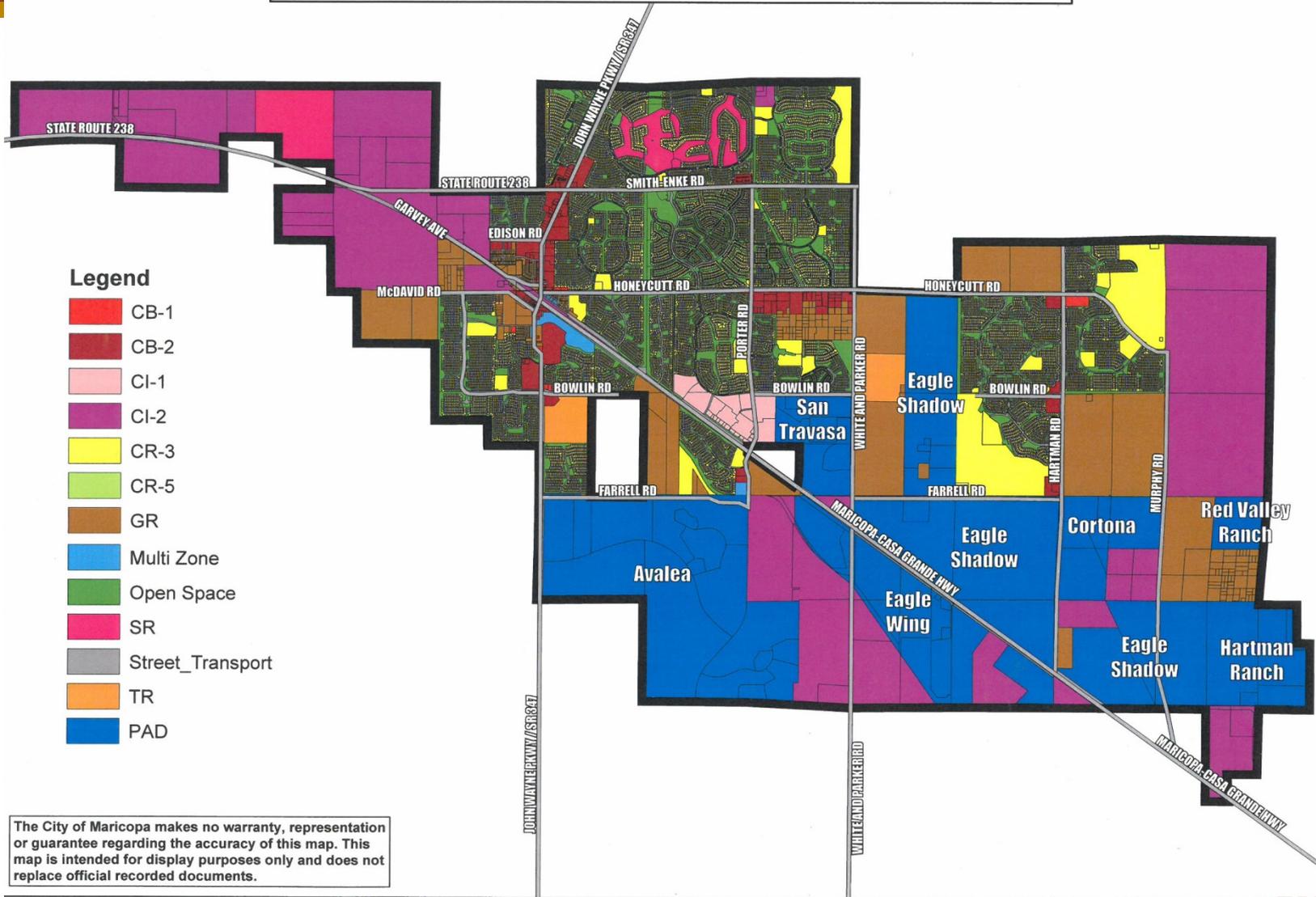


# Issues

- **Need for diversified housing options & alternatives:**
  - *Stakeholder Concerns*
  - *2005 General Plan Objectives*
  
- **Lack of Residential Design Guidelines**
  - *Single-Family is predominant Land Use in Maricopa*
  - *Over 60% of existing incorporated area is planned & zoned for residential*



# CITY OF MARICOPA ZONING MAP



# Issue: Housing Diversity

- **Single-Family Base Districts of 12k, and 10k min lots excludes most of existing development. Additional districts have been proposed to broaden the Single-Family ranges, more consistent with peer communities:**
  - ~~Rural-Agricultural - RA~~
  - ~~General Rural - GR~~
  - ~~Single-Family Low Density - RS-1 (18,000 sf lot min)~~  
~~Single-Family Medium/Low Density - RS-2 (12,000 sf lot min.)~~  
~~Single-Family Medium Density - RS-3 (9,000 sf lot min.)~~  
~~Single-Family Medium Density - RS-4 (7,000 sf lot min.)~~  
~~Single-Family Medium Density - RS-5 (5,000 sf lot min.) allow 25% of lots below the minimum lot size, no lot shall be less than 4,500 sf~~
  - ~~Multiple Residence - RM 6-12 du/ac~~
  - ~~High Density - RH 12-20 du/ac~~
  - ~~Manufactured Home Park - RMHP~~



# Issue: Housing Diversity – PAD's

- **Clarify intent of PAD Zoning District:**
  - ~~PAD'S MAY PROPOSE ENTIRELY INDEPENDENT CODE OF REGULATIONS OR MODIFY/HYBRID BASE DISTRICT REGULATIONS WITH NEW REGULATIONS~~

# Issue: Housing Diversity

- **How should housing diversity be provided?**

- ~~Flexibility can be provided in applying the 10%/20% rule for variable lot size and related provisions can be available for larger projects~~
- ~~The Code should not mandate a lifestyle or dictate controls that would affect the real estate market, but it can enable opportunities for a diversity of lots and housing types, particularly in major development~~
- ~~Section 14-5-5 of Subdivision Code Requires:~~
  - ~~1) PAD's over 50 acres require 2 distinct products (distinct = >1,800 sf lot area and >15' lot width; PAD's over 100 ac = 3 distinct~~
  - ~~2) No one lot size may consist of more than 60% of overall development~~
  - ~~3) Does not apply to 2du/ac or lower density~~



# Issue: Housing Diversity – Affordable Housing

- **Should the Code include a Voluntary Affordable Housing Incentive Program, with a density bonus, as a way to encourage some more diversity of housing? If so, should units have to be affordable for a set period of time?**
  - *These provisions would facilitate negotiations with those interested by having clear rules for granting density bonuses*
  - *They also provide an incentive for housing diversity that could complement other incentives that would be offered.*
  - *City Council Policy Decision*



# Design Guidelines

- **Should Design Guidelines be included, as proposed, or with modifications to make them more general and also reflect differences in development types and the location of garages?**
  - *Staff in conjunction with Member Cheney evaluated peer community criteria and introduced proposed criteria listed in matrix:*
    - Design Guidelines to be Appendix to Code
    - No point system - minimum standards and encouraged elements



# Design Guidelines

8	APPLICABLE TO SUBDIVISION LAYOUT & DESIGN AND/OR HOME ARCHITECTURE	BOTH
9	MANDATORY REQUIREMENTS (YES/NO)	YES - MINIMUM CRITERIA AND SOME ENCOURAGED . ALTERNATIVE EQUIVELANT MAY BE APPROVED BY ZA
10	GUIDELINES OR OPTIONAL CRITERIA LIST (YES/NO)	GUIDELINES
11	COMBINATION OF REQUIREMENTS & OPTIONAL CRITERIA OR GUIDELINES	HAVE MINIMUM REQUIREMENTS AND OPTIONAL OR ENCOURAGED WITH FLEXIBILITY TO CONSIDER ALTERNATIVE PROPOSALS BY APPLICANT
12	EXCEPTIONS	EXISTING HOMES & APPROVED STANDARD PLANS PRIOR TO ADOPTION OF THIS ORDINANCE . REMODELS OF >50% OF VALUE
13	INCENTIVES OR BONUSES (YES/NO)	ZA MAY CONSIDER CONSIDER ALTERNATIVE PROPOSALS BY APPLICANT
14	ARE DIVERSITY ELEMENTS REVIEWED BY STAFF OR DESIGN REVIEW BOARD	STAFF WITH APPEAL TO ?
15	SMALL LOT AND/OR MF RESIDENTIAL GUIDELINES	YES, CLUSTER GUIDELINES



# Design Guidelines

17	SINGLE-FAMILY - MINIMUM SIZE OF LOT AND / OR CRITERIA FOR APPROPRIATE MIX OF LOT SIZES	REFER TO EXISTING SUBDIVISION ORDINANCE 14-5-5, OR PROPOSE ALTERNATIVE EQUIVALENT OPTION. PROVIDE EXAMPLES OF VARIATIONS ENCOURAGED, SUCH AS CURRENTLY PROPOSED. REMOVE #OF LOTS REFERENCED AND %'S
18	2-STORY HOME ADDT'L. REQMTS.	KEEP AS PROPOSED
19	PEDESTRIAN CIRCULATION AND LINKAGE	PROVIDE FOR MULTI-FAMILY, COMMERCIAL AS PROPOSED. SUBDIVISION CODE ADDRESSES SF SUBDIVISIONS
20	CORNER LOT AND SIDE YARD SETBACKS	SUBDIVISION WHERE AVG LOT SIZE IS <10,000 SF SHALL PROVIDE MIN 10' LANDSCAPE TRACT AT INTERIOR BLOCK ENDS.
21	FRONT YARD STAGGERED SETBACKS	ON LOT WIDTHS LESS THAN OR EQUAL TO 69 FEET: VARY BUILDING'S RELATIONSHIP TO THE STREET BY STAGGERING FRONT SETBACK BY A MIN. OF 5 FEET FOR 25% OF BLOCK FACE OR BY PROVIDING CURVILINEAR OR ANGLED STREET. LOTS GREATER THAN 69 FEET IN WIDTH ARE EXEMPT.
22	OPEN SPACE	ADD PERCENTAGE OF USEABLE OPEN SPACE FOR MULTI-FAMILY DEVELOPMENT
23	OPEN SPACE TRACT MIN. DIMENSIONS	KEEP EXISTING 20' DIAMETER REQUIREMENT FOR MULTI-FAMILY
24	RETENTION BASINS	KEEP EXISTING RESTRICTION FOR RETENTION IN FRONT AND STREETSIDE SETBACK. ALLOW ALTERNATIVE EQUIVALENT CONSIDERATION



# Design Guidelines

<p>26</p>	<p><b>ELEVATION AND FLOOR PLANS</b></p>	<p><b>10-49 LOTS</b> - MIN 3 ROOF COLORS, MIN. 2 ROOF STYLES, MIN. 2 DIFFERENT ROOF MATERIAL TYPES, MIN. 2 STANDARD FLOOR PLANS &amp; A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN.</p> <p><b>50-99 LOTS</b> - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 3 FLOOR PLANS &amp; A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN.</p> <p><b>100-199 LOTS</b> - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 4 FLOOR PLANS &amp; A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN.</p> <p><b>200 PLUS LOTS</b> - MIN. 5 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 5 FLOOR PLANS &amp; A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN.</p> <p>FRONT ENTREIS, PORCHES, COURTYARD REQUIREMENTS BELOW</p>
<p>27</p>	<p><b>GARAGE &amp; DRIVEWAY TREATMENT</b></p>	<p>A) GARAGES SHOULD BE DESIGNED AND LOCATED TO REDUCE THE VISUAL IMPACT OF GARAGE DOORS ALONG STREET FRONTAGES. A MIX OF GARAGE ORIENTATIONS (I.E. SIGNIFICANTLY RECESSED FRONT FACING, SIDE-ENTRY, TANDEM) SHALL BE PROVIDED.</p> <p>(B) REGARDING FORWARD FACING GARAGE PLANS, THE GARAGE PORTION OF THE HOUSE SHALL NOT EXTEND OUT FROM THE LIVABLE PORTION(S) OF THE HOME BY MORE THAN SIX (6) FEET. IF FRONT FACING GARAGES PROJECT OUT FROM THE PORCH OR LIVABLE AREAS OF THE HOME, THE PLAN SHALL INCLUDE PORTALS, LOW COURTYARD WALLS WITH PILASTERS, OR OTHER DEMPHASIZING TECHNIQUES APPROVED BY THE CITY, THAT EXTEND OUT FROM THE FRONT OF THE GARAGE FACE.</p> <p>(C) HOMES WITH THREE-CAR GARAGES SHALL BE DESIGNED SO THAT THE THIRD CAR GARAGE IS ARCHITECTURALLY SEPARATED AND OFFSET A MINIMUM OF TWO (2) FEET FARTHER FROM THE OTHER GARAGE DOOR. THE INTENT IS TO SOFTEN THE GARAGE DOMINANCE AND PROVIDE FOR HORIZONTAL ARTICULATION. ALTERNATIVE DRIVEWAY PAVING DESIGN ELEMENTS ARE HIGHLY ENCOURAGED IN PRODUCTION HOME SUBDIVISIONS. DRIVEWAYS FOR THREE (OR MORE) CAR FORWARD-FACING GARAGES SHALL INCORPORATE ALTERNATIVE PAVING DESIGN ELEMENTS INCLUDING, BUT NOT LIMITED TO, STAMPED CONCRETE, CONCRETE ENGRAVING, CONCRETE STAINS, CONCRETE PAVERS, AND COLORED CONCRETE TO SOFTEN THE APPEARANCE OF LARGE IMPERVIOUS SURFACES.</p> <p>(F) THERE SHALL BE A MINIMUM DISTANCE OF 20 FEET BETWEEN THE GARAGE DOOR AND THE SIDEWALK TO ACCOMMODATE ADEQUATE OFF-STREET PARKING. UTILIZING "CARRIAGE-STYLE" AND OTHER NON-CONVENTIONAL SECTIONAL GARAGE DOOR STYLES IS RECOMMENDED TO PROVIDE ADDITIONAL DIVERSITY AND TO BETTER TIE IN WITH ARCHITECTURAL THEMES. SIDE-LOADED GARAGES SHALL PROVIDE WINDOWS OR OTHER ARCHITECTURAL DETAILS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE DWELLING ON THE SIDE OF THE GARAGE FACING THE FRONT STREET. NO MORE THAN 60% OF HOMES ON A BLOCK FACE SHALL HAVE A GARAGE FORWARD OF LIVABLE OR COVERED PORCH</p>



# Design Guidelines

29	COMMUNITY SAFETY	ALL LOTS <55' WIDTH SHALL HAVE ALL FRONT DOORS VIUSIBLE TO FRONT OR STREETSIDE LOT LINE
30	ADDT'L 2-STORY HOME CRITERIA	ADD- CORNER LOTS SHALL PROVIDE SINGLE-STORY OR COMBINATION ONE AND TWO-STORY HOMES ON CORNER LOTS, WITH THE TWO-STORY POTION ENCOMPASSING A MAX. OF 75% OF THE BUILDING FOOTPRINT AND ORIENTED FURTHEST AWAY FROM THE SIDE YARD STREET SIDE. ALL OTHER 2 STORY - TWO-STORY HOUSES SHOULD HAVE A SINGLE-STORY ELEMENT CLOSEST TO THE FRONT OF THE HOUSE AND/OR NEXT TO THE STREET. IF THROUGH ARCHITECTURAL DIVERSITY A HOUSING SERIES CREATES NEIGHBORHOOD VARIETY, THE FIRST STORY ELEMENT MAY BE WAIVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. SUCH ARCHITECTURAL DIVERSITY MAY INCLUDE VARYING FRONT SETBACKS DUE TO LOCATING THE GARAGE TO THE REAR OF THE LOT, ADDING USEABLE COURTYARD AREA AND/OR USING BUILDING PLACEMENT TO CREATE PRIVATE OUTDOOR SPACES.
31	VARIATION OF ELEVATIONS, ROOFLINES& ARCHETECTURAL DETAILS	ADD - PROVIDE A VARIETY OF ROOF FORMS AND RIDGELINES. ELEVATIONS SHOULD BE STRUCTURALLY DIFFERENT, WITH DIFFERENT ROOF TYPES FACING THE STREET.DEEP-SET OR POP-OUT WINDOWS AND DOORS ALONG WITH OTHER ARCHITECTURAL PROJECTIONS AND RECESSES SHALL BE USED TO PROVIDE INDIVIDUALITY OF UNITS.
32	SMALL LOT	THIS CRITERIA WILL BE MOVED TO CLUDTER HOME PROVISIONS
33	COVERED PATIOS	<b>PATIO COVERS</b> - ALL HOMES REQUIRE A REAR OR SIDE YARD COVERED PATIO OR A COVERED COURTYARD. COVERED PATIOS SHOULD BE INCORPORATED INTO HOME ARCHITECTURE. PATIO COLUMNS AND ROOFS TO BE CONSTRUCTED OF SAME MATERIALS AS REST OF HOME INCLUDING ROOF TILE.



# Design Guidelines

34	ADDITIONS TO EXISTING HOMES	ADDITIONS TO PRINCIPAL BUILDINGS SHALL UTILIZE LIKE COLORS, MATERIALS AND ARCH. STYLE.
36	4-SIDED ARCHITECTURE	ALL HOME MODEL DESIGNS SHALL PROVIDE A SIMILAR LEVEL OF ARCHITECTURAL DETAILING ON ALL SIDES.
37	VARIATION IN BUILDING MATERIALS	PROVIDE STANDARD FEATURE STONE, BRICK OR ACCENT FAÇADE MATERIAL ON AT LEAST 1 ELEVATION FOR EACH FLOOR PLAN
38	ADJACENT LOTS VARYING ELEVATIONS	PROHIBIT THE SAME FRONT ELEVATION ON ADJOINING HOMES OR ACROSS THE STREET; NO MORE THAN 3 SINGLE STORY PLANS SHALL BE BUILT IN A ROW, AND NO MORE THAN THREE TWO STORY PLAN SHALL BE BUILT IN A ROW.; ELEVATIONS SHALL INCLUDE COACH LIGHTS. MINIMUM 3 SEPARATE COLORS PER ELEVATION.
39	VARIATION IN ARCHITECTURAL STYLE	PROVIDE AT LEAST 3 SIGNIFICANT ARCHITECTURAL STYLE DIFFERENCES. - CAN ADD TO "ELEVATIONS AND FLOOR PLANS" ELEMENT



# Design Guidelines

40	<b>ARCHITECTURAL FEATURES (PORCHES, ENTRYWAYS, COURTYARDS, BAY WINDOWS, DISTINCT DOORS)</b>	<p>MIN. 35% OF HOMES ON A BLOCK FACE SHALL HAVE A USEABLE FRONT PORCH, DEFINED COURTYARD OR COMBINATION FRONT/STREETSIDE/SIDE YARD OUTDOOR LIVING SPACE, INCLUDING LOT LINES ABUTTING OPEN SPACE TRACTS OF LAND. FRONT YARD OR COMBINATION FRONT/STREETSIDE/SIDE YARD OUTDOOR LIVING SPACES ARE HIGHLY ENCOURAGED FOR ALL HOMES. FRONT PORCHES AND COVERS SHOULD MATCH THE SCALE AND ARCHITECTURAL DETAIL OF THE HOME. COURTYARD WALLS A MAXIMUM OF THREE FEET (3.5') IN HEIGHT IN THE FRONT YARD (OR SIDE YARDS) ADJACENT TO THE DRIVEWAYS AREAS ARE ENCOURAGED TO CREATE USEABLE GATHERING AREAS. DEEP-SET, POP-OUT OR DISTINCT WINDOWS AND DOORS ALONG WITH OTHER ARCHITECTURAL PROJECTIONS AND RECESSES SHALL BE USED TO PROVIDE INDIVIDUALITY OF UNITS. FRONT PORCH COVERS MAY ENCROACH UP TO 25% OF THE FRONT YARD OR STREET-SIDE SETBACK AND MAY BE EXCLUDED FROM LOT COVERAGE IF ARCHITECTURALLY ENHANCED.</p>
41	<b>GARAGE TREATMENT</b>	<p>SEE GARAGE VARIATION ABOVE</p>
42	<b>2-STORY RESTRICTIONS</b>	<p>LIMIT THE AMT. OF 2-STORY HOMES ALONG ARTERIAL AND COLLECTOR STREETS TO NO MORE THAN EVERY fourth LOT, NO 2-STORY LOTS BACKING ONTO EXISTING state routes</p>
43	<b>VARYING WINDOW SHAPES &amp; SIZES</b>	<p>PLACE ADDITIONAL EMPHASIS ON WINDOWS BY PROVIDING VARIETY OF WINDOW SHAPES, SIZES &amp; ARRANGEMENTS</p>



# Discussion



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