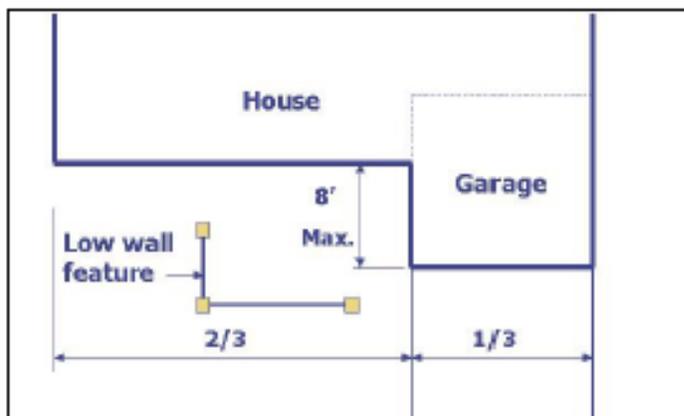


# City of Chandler

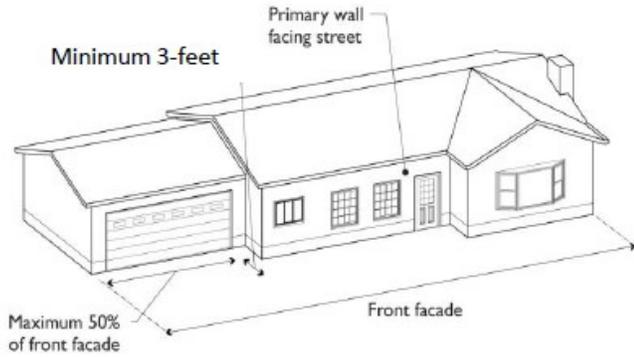
The required architectural diversity elements are as follows:

1. Provide four-sided architecture on all portions of the building visible from the arterial streets, unless precluded by a specific architectural style.
2. De-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g., incorporate side access garages, "in-line" garages, L-shape floor plans, etc. Garage forward facing plans shall encompass a maximum one-third ( $1/3$ ) of the street front elevation or not extend out from the main body of the house by more than eight (8) feet or include low courtyard walls that extend out from the garage face or other de-emphasizing techniques approved by the City. Structures such as casitas and side-loaded garages may extend further from the main body of the house at a reduced building setback.



# City of Mesa

feet behind the primary wall facing the street, and never less than the required garage setback.



**FIGURE 11-5-3.E.1: GARAGE FRONTAGE AND LOCATION**

## Classification

|   |   |
|---|---|
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| Requirements for Non-Garage Dominate Architecture | 7 |
| Examples  | 8 |

### DEFINITION OF GARAGE DOMINATE ARCHITECTURE

What compositions of façades and architectural elements define Garage Dominant Architecture? Simply stated; garage dominance exists when any portion of the garage space projects into the front yard, including side-entry garages, beyond the livable space of the home and/or, when garage doors comprise a large percentage of linear frontage of the front elevation.

### REQUIREMENTS FOR NON-GARAGE DOMINATE ARCHITECTURE

In order to achieve a non-garage dominant architecture, the following standards must be met: (attached, zero lot-line and multi-family units will be evaluated on a per submittal basis)

- 1. At a minimum, the garage space should be flush\* with or recessed behind the plane of the forward most or street side living space façade of the home and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home; or,**
- 2. Garage space may project beyond the front plane of the forward most or street side living space façade only if a front porch (standard for all elevations of the plan) is at minimum, flush with the forward most plane of the garage and, garage doors must not comprise more than 45% of the total linear frontage of the front elevation of the home; or,**
- 3. Garage doors may be located on another side of the dwelling (rear or side elevation) provided that the entry drive to the garage space is made from an adjacent local/private street or alley.**

\* For plans which utilize as **standard**, a garage that is flush with the forward most living space façade of the home; optional garage extensions will not count against the plan designation as Non-Garage Dominant.

# Town of Buckeye

## **C. Maximum Garage Width**

The maximum width of front-loaded garages, including the garage door and architectural elements on each side of the garage door, shall not exceed 30 percent of the overall building façade width on lots of 10,000 square feet or greater; 40 percent of the façade width on lots of between 6,000 and 10,000 square feet; and 50 percent of the façade width on lots of less than 6,000 square feet.

# Town of Queen Creek

## *Residential Architectural Design Standards*

### III.A – Recessed Garage

Do This



Not This



### III. Garage Dominance

- A. Front loaded garages shall be recessed a minimum of 5 feet from the front plane of the living area to provide interest and relief from the street. (\*Z)
- B. Detached garages and side entry garages are encouraged.
- C. The width of front loaded garages (from outside of return to outside of return) shall not exceed 40% of the width of the front façade. (\*Z)