

City of Casa Grande

4. Patio covers

- Rear or side yard covered patios or covered courtyards are required on every home.
- Where possible, covered patio areas should be incorporated into the architecture of the homes.
- Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Zoning Commission.

City of Chandler

Residential Development Standards

HC

5. Provide enhanced rear elevations along arterial and collector streets and open spaces. Vary rooflines at rear, e.g., avoid unbroken roof ridgelines by using building projections or different roof features such as dormers, parapets, etc. extending out from main body of building
6. Provide a variety of roofing colors, textures, and component shapes, e.g., “barrel” tile and flat concrete tile.
7. Incorporate durable exterior materials and finishes that may include brick, masonry, stone, or stucco facades; 30-year warranted roof materials are considered mandatory. Wood siding is not permitted.
8. “Box-on-box”(two-story) homes to include a single-story element on rear elevations or second story plane changes or multiple roofs with different ridge orientations or other features, which may include covered patios extending from the home, bay windows, cantilevers, dormers, etc. that break up the “box-on-box” effect as approved by the City.



Standard rear patios provide needed shade from the Arizona sun.

9. Provide standard covered rear patios on all floor plans.



Entries should be the focal point through the use of columns or other architectural features

- (q) The design of accessory structures shall be architecturally similar to the main structure through the use of the same architectural treatment, materials and colors.
- (r) Roof mounted HVAC and evaporative cooler equipment shall be prohibited. All equipment shall be properly screened from public view. Vents and flues should be located to occur on the least prominent side of the ridgeline whenever possible and shall be painted to match the color of the roof.
- (s) All roof pipes, vents, and other roof penetrations and attachments, and equipment shall be configured to have minimal visual impact as seen from the street. Roof penetrations (except chimneys) shall not extend above the ridgeline and shall be painted or architecturally integrated with the roof design and color.
- (t) 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.
- (u) A useable, covered outdoor patio should be provided on the rear side of each unit. Covered patio dimensions should be at least 100 square feet, with a minimum interior dimension of ten feet (10’).

Town of Queen Creek

IV.I – Window Detailing

Do This



Not This



IV.K – Rear Patio



H. The use of T1-11 siding (rough-sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be avoided.

I. Design windows to have traditional-appearing details, such as trim and sills or recessed windows, rather than false pop-outs or other artificial applications.

J. Provide an architectural theme for window treatments that is carried through on all four sides of the structure.

K. An all-weather, hard surfaced, covered outdoor rear patio area of not less than one hundred and eighty (180) square feet shall be provided for any lot with an area not exceeding eighteen thousand (18,000) square feet. The rear patio shall be design to be integrated with the architecture of the home and be appropriately related to open areas of the lot for the purpose of providing suitable outdoor living space to supplement the limited interior spaces. (*Z)

L. The building materials of the project shall be durable and require low maintenance. (*Z)

REQUIREMENTS

As part of all Home Product Lines submitted for Design Review, Homebuilders are presented two options for meeting the requirements for the City of Surprise; Option A & B. Each possesses a unique base requirement as well as required additional features listed under Point Options Lists.

The following lists, Option A & B, establish the minimum requirements for all Product Lines submitted to the City of Surprise. In addition to the minimum requirements, 100 points must be accumulated from the Point Options List.

Option A

Minimum Requirements

- 75% of plans submitted must be Non-Garage Dominant Architecture;
- At minimum, three (3) distinctly different elevations;

It is the City's desire to establish the above requirement such that the distinction between each elevation shall not be cost related. It is understood that certain elements that create character differences share difference in cost (i.e. Gable roofs vs. Hip roofs). However, elevations establishing specific architectural themes should comprise substantial articulation for each theme such that "elevation 'A' does not cost less than 'B', which costs less than elevation 'C', etc., etc.

- Multiple roof truss configurations for each plan with each elevation to include: Gable, Hip, Clipped-Hip, Shed, Flat, or a combination thereof, etc;
- Multiple roofing material styles: Flat tile, Barrel (S) tile; etc;
- Four-sided Architecture: Door and Window-casing treatments (pop-outs) located on front elevations must be continued to all subsequent elevations for all plans;
- Horizontal Bands, Wainscots, columns and/or Pilasters, or any other architectural element and decorative materials applied to any front building elevation must wrap around (corners) onto adjoining walls of the structure to a visually appropriate terminating point (all horizontal elements will be assessed at the time of submittal and type of architecture as to what the recommended termination point must be);
- Rear covered patio that integrates architecturally with the home;
- One (1) Elevation per plan must include a Front Porch or Covered Entry-Way as standard. Required Front Porches and Covered Entry-Ways must be at minimum 5' X 8' clear of obstructions;