Comparison of Residential Diversity Standards & Design Guidelines of Municipalities

USED TO ACHIEVE CREATIVITY, DIVERSITY AND DESIGN INNOVATION AND TO AVOID SAMENESS

	A	B	C	D	E	F	G	H	I	J	K	L
4	**COMPARISON ITEM**	**CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA**	**PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION**	**BUCKEYE**	**CASA GRANDE**	**CHANDLER**	**GILBERT**	**GOODYEAR**	**MESA**	**PEORIA**	**PHOENIX**	**QUEEN CREEK**
5	**IN ZONING CODE OR SEPARATE GUIDELINES OR STANDARDS FROM ZONING CODE**	IN ZONING CODE	GUIDELINES - NOT IN ZONNG CODE	IN ZONING CODE ARTICLE 5	ADDED TO ZONING CODE IN 2003 - IN SEPARATE SECTION CALLED "RESIDENTIAL DESIGN STANDARDS FOR PLANNED AREA DEVELOPMENTS" NO ILLUSTRATIONS PROVIDED.	NOT IN ZONING CODE - IN DEVELOPMENT MANUAL UNDER SECTION 4. PLANNING POLICIES, ITEM 3. "RESIDENTIAL DEVELOPMENT STANDARDS" ALSO REFERRED TO AS GUIDELINES GRAPHICS AND PICTURES ARE PROVIDED TO FURTHER EXPLAIN THE INTENT	NOT IN ZONING CODE - IN RESIDENTIAL DESIGN AND DEVELOPMENT GUIDELINES - GILBERT ALSO HAS GUIDELINES FOR MEDIUM HIGH DENSITY DEVELOPMETN (4-8 UN/AC)	SEPARATE DOCUMENT	IN ZONING CODE & SEPARATE AND DEVELOPED FOR SPECIFIC PLANNING AREAS	NOT IN ZONING CODE - IN DESIGN REVIEW MANUAL - CALLED DESIGN PRINCIPLES AND GUIDELINES (see also attached chapter 1 Administration)	CURRENTLY IN ZONING CODE BUT PHOENIX DEVELOPMENT ADVISORY BOARD IN THE PROCESS OF REMOVING FROM CODE AND CREATING DESIGN REVIEW GUIDELINES	IN ZONING CODE
6	**MANDATORY REQUIREMENTS (YES/NO)**	YES	YES - MINIMUM CRITERIA AND SOME ENCOURAGED . ALTERNATIVE EQUIVELANT MAY BE APPROVED BY ZA	YES	YES - SOME	YES - SOME	YES-SOME	YES - SOME	YES	YES-SOME	YES - THERE ARE MANDATORY AND OPTIONAL CRITERIA. "R" REQUIREMENTS- GUIDELINES THAT ARE NOT DISCRETIONARY AND CONTAIN THE WORDS "MUST" AND "SHALL"	YES
7	**COMBINATION OF REQUIREMENTS & OPTIONAL CRITERIA OR GUIDELINES**	REQUIREMENTS ONLY	HAVE MINIMUM REQUIREMENTS AND OPTIONAL OR ENCOURAGED WITH FLEXIBILITY TO CONSIDER ALTERNATIVE PROPOSALS BY APPLICANT	NO	BOTH	BOTH	REQUIREMENTS AND ENCOURAGED ELEMENTS	BOTH		REQUIREMENTS AND ENCOURAGED ELEMENTS	REQUIREMENTS "R" & "R*" AND PRESUMPTIONS "P" ARE INCLUDED IN THE MANDATORY/REQUIRED SECTION OF THIS MATRIX. CONSIDERATION "C " ARE INCLUDED IN THE OPTIONAL/ENCOURAGED SECTION OF THIS MATRIX.	YES
8	**RESIDENTIAL ARCHITECTURE DIVERSITY STANDARDS OR REQUIREMENTS**											
9	**ELEVATION AND FLOOR PLANS**	**ELEVATIONS** - FOR ARCH .DIVERSITY - PROJECTS WITH 20 OR FEWER LOTS REQUIRE A MIN. OF 3 UNIQUE ELEVATIONS, PROJECTS OF 21 OR MORE LOTS REQUIRE A MIN. OF 4 ELEVATIONS, AT LEAST 50% OF THE HOMES MUST INCLUDE ENTRIES AND PORCHES EXTENDING ALONG A MIN. OF 50% OF THE WIDTH OF THE HOMES' FRONT FACADE, NOT COUNTING GARAGE WIDTH. PORCHES MUST HAVE MIN WIDTH OF 8' & MIN. DEPTH OF 4'. DRIVEWAYS SHALL BE PAIRED & AT LEAST 36' OF UNINTERRUPTED CURB BETWEEN PAIRED DRIVEWAYS. NO MORE THAN 50% OF HOM ES SHALL BE SETBACK THE SAME DISTANCE FROM THE FRONT LOT LINE. ATTRACTIVE OUTDOOR LIGHTING FIXTURES REQUIRED. ALL PEDESTRIAN AREAS TO BE SHADED.	**10-49 LOTS** - MIN 3 ROOF COLORS, MIN. 2 ROOF STYLES, MIN. 2 DIFFERENT ROOF MATERIAL TYPES, MIN. 2 STANDARD FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. **50-99 LOTS** - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 3 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. **100-199 LOTS** - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 4 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. **200 PLUS LOTS** - MIN. 5 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 5 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. FRONT ENTREIS, PORCHES, COURTYARD REQUIREMENTS BELOW	+20 ACRE PROJECTS REQUIRE MIN OF 3 MODELS WITH 3 ELEVATIONS PER MODEL	**FLOOR PLANS & ELEVATIONS** - MIN 5 HOME FLOOR PLANS EACH W/ 3 DISTINCT ELEVATIONS & 5 DISTINCT HOME COLOR SCHEMES W/IN EACH HOUSING PRICE RANGE OR PRODUCT TYPE. SAME HOME ELEVATION OR COLOR SCHEME ON ADJACENT LOTS OR ACROSS THE STREET ARE PROHIBITED. NO MORE THAN 3 CONSECUTIVE SIMILAR REAR HOME ELEVATIONS FOR HOMES BACKING ONTO ARTERIAL AND COLLECTOR STREETS. FRONT ELEVATIONS EMPHASIZED W/ COVERED FRONT ENTRIES, COVERED FRONT PORCHES, BAY WINDOWS OR OTHER FRONT ELEVATION FEATURE. WINDOWS REQUIRE ARCHITECTURAL EMBELLISHMENTS, SUCH AS POP-OUTS, WINDOWSILLS AND RECESSED WINDOWS.	THE NUMBER OF **FLOOR PLANS** FOR A PARTICULAR SUBDIVISION (PARCEL) IS NOT PRESCRIBED AND SHOULD BE DEPENDENT UPON THE EXECUTION OF THE OBJECTIVES OF THE DIVERSITY STANDARDS. 1. PROVIDE FOUR SIDED ARCHITECTURE ON ALL PORTIONS OF THE BUILDING VISIBLE FROM AN ARTERIAL STREET, UNLESS PRECLUDED BY A SPECIFIC ARCH. STYLE 3. ALLOW FRONT DOOR OR COURTYARD ENTRY TO BE VISIBLE FROM STREET SO THAT MAIN ENTRANCE IS NOT HIDDEN. 5. PROVIDE ENHANCED REAR ELEVATIONS ALONG ARTERIAL AND COLLECTOR STREETS AND OPEN SPACES, I.E. VARY ROOFLINES AND AVOID UNBROKEN ROOFLINES BY USING PROJECTIONS OR DIFFERENT ROOF FEATURES. 7. PROVIDE DURABLE EXTERIOR MATERIALS & FINISHES (BRICK, MASONRY, STONE, STUCCO FACADES.	ALL PLANS FOR R1-15 DISTRICTS AND SMALLER SHALL SUBMIT 4 SIDE ELEVATION DRAWINGS FOR EACH STANDARD PLAN W/ COLOR BOARDS, MATERIALS AND FINISH SCHEMES PROPOSED FO ROOF, WALLS, AND ANY OTHER ARCHITECTURAL DETAILS. SINGLE-STORY HOMES SHALL BE ARCHITECTURALLY TREATED ON ALL ELEVATIONS FACING PUBLIC VIEW. ON 2-STORY HOMES PROVIDE ARCHITECTURAL DETAIL ON FRONT ELEVATIONS AS WELL AS SIDE AND REAR. ALL ENTRYWAYS SHALL BE WELL LIT AND SHALL BE VISIBLE FROM THE STREET.	At least three (3) significantly different architectural styles shall be provided for each floor plan. Elevations shall be structurally different with different roof types facing the street.The entry should be the focal point of the home through the use of roof elements, columns, porticos, recesses or pop-outs, and/or other architectural features. Each front door or entryway shall be clearly visible from the front of the lot. Front doors on the side of the house, whether or not visible from the front of the lot, shall not be allowed. (e) The front door of the home shall be clearlyvisible from public view (i.e. from the front portion of the lot).		**10-49 LOTS** - MIN 3 ROOF COLORS, MIN. 2 ROOF STYLES, MIN. 2 DIFFERENT ROOF MATERIAL TYPES, MIN. 2 STANDARD FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. **50-99 LOTS** - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 3 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. **100-199 LOTS** - MIN. 4 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 4 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN. **200 PLUS LOTS** - MIN. 5 ROOF COLORS, MIN. 2 DIFFERENT ROOF STYLES, MIN. 2 ROOF MAT'L TYPES, MIN. 5 FLOOR PLANS & A MIN OF 3 ELEVATIONS IS REQ'D PER FLOOR PLAN.	**ON ALL HOUSES LESS THAN OR EQUAL TO 59 FEET IN WIDTH** PROVIDE AT LEAST 3 STANDARD FLOOR PLANS FOR SUBDIVISIONS W/ 50 OR FEWER LOTS AND 6 FOR THOSE W/ GREATER THAN 50 LOTS. "R*" PROVIDE EXTERIOR DETAILING ON ALL ELEVATIONS VISIBLE FROM PUBLIC STREETS, SUCH AS STUCCO RECESSES, POP-OUTS, ACCENT MATERIALS OR CORBELS. "R*" **HOUSES 50 FEET IN WIDTH OR LESS** PROVIDE - AT LEAST 3 DISTINCT ELEVATIONS FOR EACH FLOOR PLAN W/IN THE SUBDIVISION, PROVIDE AT LEAST 3 BODY COLORS PER SUBDIVISION WITH 50 OR LESS HOMES AND 6 BODY COLORS FOR SUBDIVISIONS WITH MORE THAN 50 HOMES AND PROVIDE 3 ALTERNATIVE ROOF MATERIALS, SHAPES AND/OR COLORS . "R " **HOUSES 59 TO 51 FEET** IN WIDTH PROVIDE AT LEAST 3 DISTINCT ELEVATIONS FOR EACH FLOOR PLAN W/IN THE SUBDIVISION, PROVIDE AT LEAST 3 BODY COLORS PER SUBDIVISION WITH 50 OR LESS HOMES AND 6 BODY COLORS FOR SUBDIVISIONS WITH MORE THAN 50 HOMES. "R"	Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. Repetitive use of standard plans shall be avoided. A minimum of four (4) floor plans, three (3) of which must have two (2) distinct elevations, shall be required for all tract home subdivisions.
10	**GARAGE & DRIVEWAY**	FRONT FACE **GARAGE** CANNOT EXCEED 50% OF WIDTH OF HOUSE. 50% CAN ONLY BE EXCEEDED IF LIVING AREA OR ARCH. FEATURES ARE FORWARD OF GARAGE PLANE. GARAGES TO BE MIN 5' BEHIND PRIMARY WALL FACING THE STREET. GARAGES WITH 3 OR MORE DOORS SHALL HAVE AT LEAST 1 GARAGE FRONT SEPARATED OR OFFSET AT LEAST 2' FROM REMIANING GARAGES. ON 2-STORY HOMES, GARAGE DOOS TO BE RECESSED MIN. OF 3' FROM UPPER STORY OR 6" FROM ADJACENT BUILDING WALL.	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. (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 de-emphasizing techniques approved by the City, that extend out from the front of the garage face. (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	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. Diversity of Garage Location In all zoning districts except for SF-43, a diversity of garage styles is required. Diversity shall be achieved by providing a variety of the following garage locations: (i) Alley-loaded garage; (ii) Side-loaded garage; (iii)Garage recessed a minimum	**GARAGES** - ON 65' & WIDER LOTS AT LEAST ONE FLOOR PLAN PER PARCEL OR PRODUCT TYPE TO HAVE SIDE ENTRANCE GARAGE. FRONT LOAD GARAGES CANNOT EXTEND MORE THAN 10' FORARD OF HOME'S LIVABLE AREA OR FRONT PORCH. ONE FLOOR PLAN PER PARCEL OR PRODUCT TYPE SHALL HAVE LIVABLE AREA OF HOME FORWARD OF THE GARAGE. FRONT LOSDED GARAGE DOORS SHALL NOT EXCEED 50% OF THE HOUSE WIDTH. WHERE FLOOR PLAN HAS MORE THAN A TWO CAR FRONT ENTRY GARAGE, THE ADDT'L GARAGE BAYS TO BE ARCHITECTURALLY DESIGNED TO APPEAR SEPARATE & DISTINCT FROM THE REMAINDER OF THE GARAGE.	2. DE-EMPHASIZE **GARAGE** FRONTS BY INCORPORATING SIDE ACCESS GARAGES, 'IN-LINE' GARAGES, L-SHAPED FLOOR PLANS, ETC. GARAGE FORWARD FACING PLANS SHALL ENCOMPASSA MAX OF 1/3 OF THE STREET FRONT ELEVATION OR NOT EXTEND OUT FROM THE MAIN BODY OF THE HOUSE BY N=MORE THAN 8 FEET OR INCLUDE LOW COURTYARD WALLS THAT EXTEND OUT FROM THE GARAGE FACE OR OTHER DE-EMPHASIZING TECHNIQUES. STRUCTURES LIKE CASITAS AND SIDE LOADED GARAGES MAY EXTEND FURTHER FROM THE MAIN BODY OF THE HOUSE AT A REDUCED BUILDING SETBACK.		v) A minimum of two (2) coach lights should be placed at the front face of the garage or other appropriate location for security. (w) All visible elevations of a side entry garage shall appear as livable area by utilizing windows, wainscot or other design elements compatible with the design of the structure. (x) Garage service doors should be provided as standard features to help break up facades.		DRIVEWAYS FOR 3 CAR GARAGES OR LARGER FORWARD FACING GARAGES SHALL INCORPORATE ATERNATIVE PAVING DESIGN ELEMENTS, SUCH AS ROCK SALT FINISHES, BROOM, FLOAT AND TROWEL FINISHES, STAMPED CONCRETE, CONCRETE COLORED OR STAINS, DRAWED AND GROOVED PATTERNS, AND CONCRETE PAVERS TO SOFTEN THE APPEARANCE. FORWARD FACING ELEVATIONS OF A SIDE GARAGE SHALL APPEAR AS LIVABLE AREA BY UTILIZING WINDOES, WAINSCOT, OF OTHER COMPATIBLE DESIGN ELEMENTS. FRONT-FACING GARAGES SHALL BE OFFSET NO LESS THAN 4 FEET FROM THE PLANE OF A LIVING AREA OR OTHER PRINCIPAL STRUCTURE (PORCHES) AND THE 3RD OR 4TH GARAGE SHALL BE SETBACK A MIN. OF 2 FEET BEHIND THE MAIN GARAGE PLANE. THE INTENET IS TO SOFTEN GARAGE DOMINANCE AND PROVIDE HORIZONTAL ARTICULATION. GROUPED DRIVEWAYS SHALL BE SEPARATED BY NO LESS THAN 12 INCHES. WHEN GROUPED DRIVEWAYS CANNOT BE UTILIZED, CONSIDER THE USE OF ALTERNATIVE GARGAE TYPES SUCH AS, TANDEM, SIDE ENTRY OR REAR LOADED.	THE GOAL OF GARAGE TREATMENT IS TO ENCOURAGE AN IMPROVED STREETSCAPE APPEARANCE WHICH IS NOT DOMINATED BY GARAGE DOORS BY MINIMIZING THE IMPACT OF THE GARAGE. LOTS GREATER THAN 65 FEET IN WIDTH ARE EXEMPT. **ON ALL HOUSES LESS THAN OR EQUAL TO 59 FEET IN WIDTH** PROVIDE ELEVATIONS W/ GARAGE DOORS NOT EXCEEDING 50% OF THE HOUSE WIDTH FOR 2-CAR GARAGES AND 55% OF THE HIOUSE WIDTH FOR 3 OR MORE CAR GARAGES. "R*" **ON HOUSES 50 FEET IN WIDTH TO 40 FEET IN WIDTH** PROVIDE HOUSE DESIGNS WHERE THE FRONT PLANE OF THE GARAGE PROJECTS NO MORE THAN 10 FEET BEYOND THAT OF THE LIVING AREA, COVERED PORCH, OR ARCHITECTURAL STRUCTURE FOR 75% OF THE LOTS.	The front elevation shall feature a pedestrian scaled entry which is clearly visible when standing at the front property line. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted or roof mounted, shall be screened and designed to appear as an integral part of the building.

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11	**TREATMENT**		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. (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	of four feet behind the front façade of the dwelling portion of the structure; (iv)Garage that protrudes no more than five feet in front of the dwelling portion of the structure, if accompanied by a porch that extends to the same plane or further; (v) Garage that is recessed a minimum of two feet beneath a second-floor bay; and (vi)Garage flush with the dwelling portion of the building. Three-Car Garage Orientation The third bay of any three-car garage, except a side-loaded garage, shall not have the same orientation as the first two or shall be offset by two feet when having the same orientation. c. Side-Loading Garages Side-loaded garages shall provide windows or other architectural details that mimic the features of							THOSE LOTS WHERE THE GARAGES PROJECT MORE THAN 10 FEET MUST BE LOCATED ON EITHER CORNER LOTS, NEXT TO OPEN SPACE, OR PAIRED SUCH THAT THE FRONT ENTIRES ARE LOCATED ADJACENT TO A COMMON LOT LINE. (R*) **ON HOUSES 59 TO 51 FEET IN WIDTH** THE GARAGE PROJECTION CRITERIA IS NOT REQUIRED, RATHER IT IS OPTIONAL. **ON HOUSE WIDTHS 41 TO 59 FEET** FOR 3 CAR GARAGES, SEPARATE STALLS SUCH THAT NO MORE THAN 2 STALLSARE IN THE SAME VERTICAL PLANE OR ADJACENT TO EACH OTHER (I.E. PROVIDE A 2-FOOT OFFSET W/ ARCH.TRIM FO AT LEAST 1 SALL OR PROVIDE 1 STALL IN A SIDE-ENTRY OR TANDEM CONFIGURATION). "R*" NOTE 3 CAR GARAGES ON HOUSE WIDTHS 40 FEET OR LESS ARE NOT ALLOWED.	
12	**COMMUNITY SAFETY**		ALL LOTS <55' WIDTH SHALL HAVE ALL FRONT DOORS VIUSIBLE TO FRONT OR STREETSIDE LOT LINE					YES - CPTED			THE GOAL OF COMMUNITY SAFETY IS TO ENCOURAGE AN ENHANCED SENSE OF SAFETY BY CREATING A VISUAL RELATIONSHIP BTWN THE FRONT OF THE HOUSE AND THE PUBLIC STREET. LOTS GREATER THAN 65 FEET IN WIDTH ARE EXEMPT. **ON ALL HOUSES LESS THAN OR EQUAL TO 59 FEET IN WIDTH** PROVIDE FRONT ENTRIES (WHICH MAY INCLUDE SECURITY GATES) THAT ARE VISIBLE FROM THE STREET OR ADJACENT OPEN SPACE FOR A MIN. OF 90% OF THE HOUSES. "R*" PROVIDE AN ARCH. FEATURE WHICH CLEARLY DELINEATES THE FRONT ENTRY OF THE HOME SUCH AS A FRONT PROCH, ENTRY PASTIO, COURTYARD OR ARCHWAY. "R*"	
13	**ADDT'L 2-STORY HOME CRITERIA**	ON 2-STORY HOMES ON CORNER LOTS CAN ONLYHAVE A MAXIMUM 20 FOOT CONTINUOUS WALL PLANE ON 2ND STORY WITHOUT WINDOW, PROJECTION, OFFSET OR RECESS. - KEEP	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.			4. 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. 8. BOX-ON-BOX (2-STORY) HOMES TO INCLUDE A SINGLE-STORY ELEMENT ON REAR ELEVATIONS OR SECOND STORY PLAN CHANGES OR MULTIPLE ROOF DESIGNS. 9. PROVIDE STANDARD COVERED REAR PATIOS ON ALL FLOOR PLANS.		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.				Single story houses build in the R1-6, R1-7, R1-8, R1-9 and R1-12 Single Family Residential Districts will be allowed a five percent (5%) increase in lot coverage to forty-five percent (45%) where front porches are provided that are a minimum of one hundred and twenty (120) square feet and eight (8) feet in depth.Single family houses built in the R1-12 Single Family Residential District will be allowed an increase in lot coverage to forty percent (40%) where front porches are provided that are a minimum of one hundred and twenty (120) square feet and eight (8) feet in depth.
14	**VARIATION OF ELEVATIONS, ROOFLINES& ARCHETECTURAL DETAILS**	REQ'D MIN. ROOF PROJECTION OR RECESS AT BUILDING ENTRANCE OF 5' AND HORIZONTAL AREA OF 50#. - KEEP	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.				ON ADJACENT LOTS NO SIMILAR FRONT OR REAR ELEVATIONS, ROOFLINES AND ARCH. DETAILS WHEN VISIBLE FROM PUBLIC STREETS.	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.		NO MORE THAN 2 CONSECUTIVE LOTS (ADJACENT SIDE LOT LINES) SHALL SHARE THE SAME FLOOR PLAN AND ELEVATION. ELEVATIONS TO INCLUDE FAÇADE ARTICULATION, VARIABLE BUILDING ANGLES, EAVES, PARAPETS, AND THE STRATEGIC PLACEMENT OF WINDOWS AND DOORS. EACH ELEVATION SHALL INTEGRATE ARCHITECTURAL EMBELLISHMENTS INCLUDING, BUT NOT LIMITED TO, RECESSED WINDOWS OR WINDOW PROJECTIONS, ARTSICULATED FACADES AND DECORATIVE MOLDINGS, OR PILATERS FOR THE PURPOSE OF CREATING SHADOW LINES. NOT MORE THAN 60% OD ANY FRONT ELEVASTION SHALL OCCUR ON THE SAME PLANE. PLANS W/ 2 PLANES IN THE FRONT ELEVATION SHALL PROVIDE A MIN. UNDULATION OF 4 FEET BTWN SAID PLANES; PLANS W/ 3 OR MORE PLANES IN THE FRONT ELEVATION SHALL PROVIDE A MIN. UNDULATION OF 2 FEET BTWN SAID PLANES. TO DEMONSTARTE COMPLIANCE W/ THIS SECTION, A FACADE ARTICULATION EXHIBIT SHALL BE SUBMITTED WITH THE DESIGN REVIEW SUBMITTAL.		Monotonous, uniform roof forms shall be avoided. Roof forms shall be varied by incorporating different building heights and/or ridgeline orientation. Also, see above Roof material and colors in new subdivision developments, shall provide a minimum of seven (7) distinct color varieties and materials. There shall not be a predominant singular color.

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15	**COVERED PATIOS**		**PATIO COVERS** - 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.		**PATIO COVERS** - 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.					COVERED PATIOS SHALL BE COMPATIBLE TO THE PRINCIPAL BUILDING IN TERMS OF COLOR AND MATERIALS. ROOFING MATERIALS ARE NOT REQUIRED TO MATCH.		Canopies and awnings may be attached to any home and may be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be considered as part of the home and a permit required, issued by the administrator, before such enclosure can be used for living purposes.
16	**ADDITIONS TO EXISTING HOMES**		ADDITIONS TO PRINCIPAL BUILDINGS SHALL UTILIZE LIKE COLORS, MATERIALS AND ARCH. STYLE.		**ADDITIONS & MODIFICATIONS** - ALL ADDITIONS OF HOMES TO BE CONSTRUCTED OF SAME BUILDING MATERIALS AND COLORS. GARAGES SHALL NOT BE CONVERTED FOR OTHER USES. ACCESSORY BUILDINGS OVER 200# IN AREA SHALL MATCH OR COMPLEMENT THE HOME BUILDING MATERIALS & COLORS.					ADDITIONS TO PRINCIPAL BUILDINGS SHALL UTILIZE LIKE COLORS, MATERIALS AND ARCH. STYLE.		
17	**ADDITIONAL ELEMENTS FOR ARCHITECTURAL DIVERSITY**											
18	**4-SIDED ARCHITECTURE**		All home model designs shall provide a similar level ofarchitectural detailing on all sides.	All home model designs shall provide a similar level of architectural detailing on all sides.		12. PROVIDE 4 SIDED ARCHITECTURE THROUGHOUT SUBDIVISION.	CREATE INTEREST IN BUILDING ELEVATIONS BY STEPPING BUILDING MASSING HORIZONTALLY & VERTICALLY, RECESSINGWINDOWS, PROVIDING POPOUTS AROUND ALL 2-STORY WINDOWS ON HOMES ADJACENT TO A STREET OR OPEN SPACE, VARY ROOF PROFILES, MATERIALS, DISTINCTIVE COLORS BTWN ADJACENT HOMES AND NOT MERELY TONES OF THE SAME COLOR.	Long, unbroken facades are prohibited. Building masses broken up by stepping back from front and rear minimum setbacks, fenestration or by using similar architectural treatments is encouraged.				
19	**VARIATION IN BUILDING MATERIALS**		PROVIDE STANDARD FEATURE STONE, BRICK OR ACCENT FAÇADE MATERIAL ON AT LEAST 1 ELEVATION FOR EACH FLOOR PLAN		1. ON AT LEAST ONE ELEVATION PER FLOOR PLAN INCORPORATE A VARITEY OF MATERIALS & FINISHES, SUCH AS BRICK OR STONE VANEERS OR MASONRY.	3. PROVIDE STANDARD FEATURE STONE, BRICK OR ACCENT FAÇADE MATERIAL ON AT LEAST 1 ELEVATION FOR EACH FLOOR PLAN		The height, mass, and appearance of residential units should include some variation to provide visual interest to the streetscape. (n) Standard feature stone, brick or other significant accent facade material shall be provided as a standard feature (i.e. not as an option) on at least one (1) elevation for each floor plan available.Use materials, color, and other architectural treatments to create visual unity and an identifiable character. Exterior materials and architectural details should complement each other. (b) Acceptable exterior building materials include brick, masonry, stucco, adobe, stone and wood. However, the use of wood as a predominant material is not encouraged. (c) Use of wood as trim or accent material is encouraged. Wood products should be of sufficient quality and should be substantial in proportion and appearance. (d) Acceptable pitched roof materials include clay tile, slate, or flat concrete tile. (e) Roof materials should exhibit muted earth tone colors. The roof material palette should contain more than one color to achieve a multicolored appearance throughout the subdivision. A wide variety of roof materials throughout the neighborhood is encouraged. (f) Exposed gutters and downspouts should			**HOUSES 50 FEET IN WIDTH OR LESS** PROVIDE 1 OF THE FOLLOWING 2 OPTIONS - OFFER AN EXTERIOR OPTION OF ACCENT MATERIALS (BRICK, STONE, MASONRY) -OR- OFFER AN OPTION OF ALTERNATIVE STUCCO TEXTURES (SPANISH LACE, CRISS-CROSS, SANTA FE, ETC.) "R" **HOUSES 59 TO 51 FEET IN WIDTH** PROVIDE 1 OF THE FOLLOWING 3 OPTIONS - PROVIDE 3 ALTERNATIVE ROOF MATERIALS, SHAPES AND/OR COLORS -OR- OFFER AN EXTERIOR OPTION OF ACCENT MATERIALS (BRICK, STONE, MASONRY) -OR- OFFER AN OPTION OF ALTERNATIVE STUCCO TEXTURES (SPANISH LACE, CRISS-CROSS, SANTA FE, ETC.) "R"	The building materials of a project shall be durable and require low maintenance. The use of T1-11 siding (rough sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be avoided. A minimum of three (3) exterior paint colors per elevation shall be required to further promote visual interest. Roof material shall be durable and low maintenance and shall consist of non-reflective material customarily used for conventional dwellings including, but not limited to, the following: a. fiberglass shingles (estate development type only); b. shake shingles (estate development type only); c. asphalt shingles (estate development type only); d. standing seam; or e. clay or concrete tile The dwelling shall be covered by an exterior material of a color, material, and appearance that is compatible with those of existing single-family dwellings including, but not limited to, the following: a. residential horizontal aluminum lap siding;
20	**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.	No home model elevation, including garage elevation, shall be located adjacent to the same home model elevation or garage elevation.		2. PROHIBIT THE SAME FRONT ELEVATION ON ADJOINING HOMES OR ACROSS THE STREET		The same standard plan and elevation shall not be built next door to, or across the street from one another (i.e. Plan 1 Elevation A shall not be built next door to, or across the street from Plan 1 Elevation A). (p) Homes with the same Plan (i.e. Plan 1 Elevation A, and Plan 1 Elevation B or C) that are proposed to be built next door to, or across the street from one another shall utilize a different paint scheme and roof tile style or color.				yes, required
21	**VARIATION IN ARCHITECTURAL STYLE**		PROVIDE AT LEAST 3 SIGNIFICANT ARCHITECTURAL STYLE DIFFERENCES. - CAN ADD TO "ELEVATIONS AND Floor plans" element		2. PROVIDE UNIQUE HOME STYLE FOR ALL PARCELS OF A PAD, SUCH AS CRAFTSMAN, PRAIRIE, TERRITORIAL, RANCH, TUDOE, MISSION OR PUEBLO.	1. PROVIDE AT LEAST 3 SIGNIFICANT ARCHITECTURAL STYLE DIFFERENCES.		NO DISTINCT NECESSARY				yes, required

	A	B	C	D	E	F	G	H	I	J	K	L
4	**COMPARISON ITEM**	**CURRENTLY PROPOSED BY CONSULTANT FOR MARICOPA**	**PROPOSED GUIDELINES FOR MARICOPA FOR TASK FORCE CONSIDERATION**	**BUCKEYE**	**CASA GRANDE**	**CHANDLER**	**GILBERT**	**GOODYEAR**	**MESA**	**PEORIA**	**PHOENIX**	**QUEEN CREEK**
22	**ARCHITECTURAL FEATURES (PORCHES, ENTRYWAYS, COURTYARDS, BAY WINDOWS, DISTINCT DOORS)**	Orientation of Dwellings to the Street Each residence shall have at least one primary pedestrian doorway for access to the dwelling located on the elevation of the dwelling facing the front lot line of the property, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, such pedestrian doorway may be located facing any adjacent street.	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.	New development shall be constructed to be generally compatible in appearance with other existing structures on the block that comply with this Development Code. This provision shall be satisfied by constructingthe proposed building so that at least three of the following features are substantially similar to the majority of other buildings on the same and facing block: a. Roof material; b. Roof overhang; c. Exterior building material; d. Shape, size, and alignment of windows and doors; e. Front porches or porticos; f. Exterior building color; or g. Location and style of garage/carport.	3. PROVIDE SIGNIFICANT ARCHITECTURAL FEATURE SUCH AS COVERED FRONT ENTRIES, LARGE COVERED FRONT PORCHES, BAY WINDOWS AND/OR DORMERS AS STNDARD FEATURE ON ALL HOMES.	4. PROVIDE DISTINCT ARCH. DETAILS ON ALL ELEVATIONS; COVERED FRONT PORCHES, COVERED FRONT ENTRIES, DOOR & WINDOW DETAILS, ROOF FEATURES, ETC. 6. PROVIDE STANDARD FRONT PORCHES, DEFINED COURTYARDS, OE OTHER DEFINED FRONT YARD OUTDOOR LIVING SACES ON AT LEAST ONE ELEVATION FOR EACH FLOOR PLAN.	EMPHASIZE FRONT ENTRYWAYS, NOT GARAGE DOORS BY VARYING GARAGE DOOR DESIGNS ON EACH ELEVATION, ENCOURAGE THE USE OF SIDE ENTRANCE GARAGES W/ 25% OF FRONT FACING WALL AREAS ARCHITECTURALLY DETAILED. ANGLE THE GARAGE AND PLACE IT FURTHER BACK ON THE LOT, RECESS GRAGE DOORS 12 TO 18 INCHES, LIMIT THE AREA OF THE FRONT ELEVATION USED AS A GARAGE TO 40% OF THE FRONT ELEVATION PLANE & RECESS 3RD GARAGE PLANE & PROVIDE ARCH DETAIL AROUND GARAGE OPENINGS. ENHANCE DRIVEWAYS BY USING COLORED, STAMPED OR TEXTURED PAVING. CONSDIER ATTACHED / DETACHED GARAGES TO REAR OF HOUSE.	Useable front porches are highly encouraged. Front porches should match the scale and architectural detail of the home.Deep-set or pop-out windows and doors along with other architectural projections and recesses shall be used to provide individuality of units.Courtyard walls a maximum of three feet (3') in height in the front yard (or side yards) adjacent to the driveways areas are encouraged to create useable gathering areas.				At least forty percent (40%) of front elevations shall incorporate a porch, courtyard or combination thereof with a minimum area of 120 square feet, a depth of eight (8) feet and a width equal to or greater than the depth. **This requirement does not apply to R1-18 Zoning Districts
23	**GARAGE TREATMENT**	see Module 3	see garage variation above		4. REDUCE NUMBER OF STANDARD FRONT LOAD GARAGES, BY PROVIDING AT LEAST ONE FLOOR PLAN PER PARCEL OR PRODUCT TYPE W/ GARAGE LOCATED TOWARDS REAR OF HOME AND INCREASE NUMBER OF FLOOR PLANS W/SIDE-LOADED GARAGES.			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. (b) Regarding forward facing garage plans, the garage portion of the house shall not extend out from the porch or 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 de-emphasizing techniques approved by the City, that extend out from the front of the garage face. (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. (e) Single-family residential developments shall have a minimum of two enclosed off-street parking spaces per dwelling unit. (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.			**ON HOUSE WIDTHS 40 FEET OR LESS** PROVIDE 1 OF THE FOLLOWING 3 OPTIONS AND **ON HOUSE WIDTHS 41 TO 59 FEET** PROVIDE 2 OF THE 3 FOLLOWING OPTIONS- PROVIDE ALTERNATIVE GARAGE LOCATIONS (REAR OR SDE ENTRY, OFF A PRIVATE LANE, ETC) FOR 10% OF THE HOUSES -OR- PROVIDE3 GARAGE DOORS W/ WINDOWS, RAISED OR RECESSED PANELS, ARCH. TRIM, AND/OR SINGLE GARGAE DOORS -OR- PROVIDE AN ARCH. TREATMENT ABOVE THE GARAGE DOOR, SUCH AS WINDOWS OR BALCONIES, TO CREATE VISUAL INTEREST. "R"	Required , The dwelling unit shall have a garage with roofing and siding identical to the primary structure. The Administrator may require an attached garage where such is consistent with the predominant construction of immediately surrounding dwellings. Front loaded garages shall be recessed a minimum of five (5) feet from the front plane of the living area to provide interest and relief from the street. The width of front loaded garages (from outside of return to outside of return) shall not exceed forty percent (40%) of the width of the front façade of the house.Provide a minimum of three (3) distinctly different garage door designs as a standard feature for all homes
24	**2-STORY RESTRICTIONS**		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 EXISITNG state routes			7. LIMIT THE AMT. OF 2-STORY HOMES ALONG ARTERIAL AND COLLECTOR STREETS TO NO MORE THAN EVERY THIRD LOT, NO 2-STORY LOTS BACKING ONTO EXISITNG FREEWAYS.						
25	**VARYING WINDOW SHAPES & SIZES**		PLACE ADDITIONAL EMPHASIS ON WINDOWS BY PROVIDING VARIETY OF WINDOW SHAPES, SIZES & ARRANGEMENTS		6. PLACE ADDITIONAL EMPHASIS ON WINDOWS BY PROVIDING VARIETY OF WINDOW SHAPES, SIZES & ARRANGEMENTS							Provide window detailing that replicates traditional construction methods, such as wood trim and sills or recessed windows, rather than false pop-outs or other artificial applications.