CITY OF MARICOPA

PROUD HISTORY • PROSPEROUS FUTURE

SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

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Single Family Residential Design Guidelines

A. Introduction

1. In accordance to City of Maricopa General Plan, goals and objectives, this document is intended to provide direction to homebuilder's developers, contractors, designers, city staff and city decision makers. Design guidelines are adopted policies intended to provide the basis for design review and approval and are subject to interpretation by staff and the Planning Commission. When a valid demonstration can be made for deviating from a design guideline in order to achieve a better overall design, such a request will be given consideration.

2. Diversity of quality residential architectural design is encouraged throughout the City; with the design of projects reflecting a general continuity and harmony consistent with the character of the community while at the same time providing new, creating, forward-looking and dynamic approaches to design.

3. The exhibits contained within this document illustrate a variety of architectural detailing, plans and elevations in order to convey a diversity of product and universal design principles and emphasize Non-Garage dominant architecture. The Single Family Residential Design Guidelines are adopted and amended by the City Council.

B. Applicability

1. These guidelines shall apply to all new single-family standard home plans, and additions to existing standard home plans shall be reviewed for compliance with the City of Maricopa Single Family Residential Design Guidelines prior to issuance of a building permit.

C. General Design Guideline Principles

1. ~~Two-Story Dwellings.~~ Building Form

a. Two-story houses shall 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 requirement for the first story element may be waived by the Zoning Administrator. 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.

b. Corner lots may have a mix of single-story and one- and two-story homes provided the two-story portions of the home do not encompass more than 75 percent of the building footprint, and the two-story portion of the dwelling generally is oriented away from the street.

c. Two-story dwellings located on corner lots shall include windows on the facade facing the side street. No second-story street-facing wall should run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.

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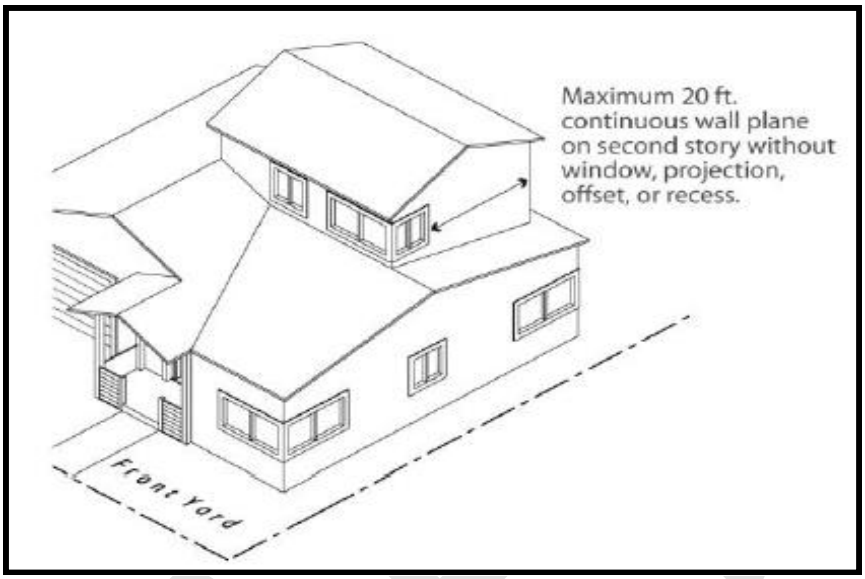

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~~Figure 202.03.C: Two-Story Dwelling on Corner~~

d. High quality "stylized" or "theme" architecture that is characteristic of an agricultural and western character or forward-looking architectural trend is encouraged or designed per an approved design criteria for a Planned Area or Master Planned Development.

e. Orientation of homes should consider solar access, as well as climatic and other environmental conditions.

f. Monotonous look-a-like structures (sameness) are discouraged. Effort should be made to create visually interesting homes by varying building form, volume, massing, heights, roof styles and color and materials.

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g. ~~**Front Yard Staggered Setbacks.** On lots with widths less than or equal to 69 feet, the subdivision plan shall vary the relationship of dwellings to the street by staggering front setbacks a minimum of five feet for 25 percent of block face or by providing curvilinear or angled street. Lots greater than 69 feet in width are exempt from this requirement.~~ ***Staff recommends that this requirement is taken out of the guidelines and added to Zoning Code Table 202.03 footnote #3***

h. ~~**Reduced Street Side Setback**. Along local streets only, the street side setback may be reduced to five feet from the lot line if a landscaped tract or easement of 10 feet is provided.~~ ***Staff recommends that this requirement is taken out of the guidelines and added to Zoning Code Section 202.03.*

2. ***Garages and Driveways.***

a. Garages shall 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 to deemphasize garage dominance.

b. On lots with forward-facing garage plans, the garage portion of the dwelling shall not extend forward of the livable portion(s) of the dwelling by more than six feet. If a front-facing garage projects out from the porch or livable areas of the dwelling, the applicant shall provide portals, low courtyard walls with pilasters, or other de-emphasizing techniques for approval by the City, that extend forward of the garage face.

c. ~~All plans should incorporate coach lights on the street side elevation.~~ **A minimum of two (2) coach lights should be placed at the front face of the garage or other appropriate location for security.**

d. Dwellings with three-car garages shall be designed so that the third car garage is architecturally separated and offset a minimum of two feet farther from the other garage door. The intent of this standard is to soften the garage dominance and provide for horizontal articulation.

e. Driveways for three or more cars serving 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.

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Example of a three-car garage with alternative paving design.

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f. ~~A minimum distance of 18 feet between the garage door and the sidewalk shall be provided to accommodate adequate off-street parking.~~ ***Staff recommends that this requirement is taken out of the guidelines and added to Zoning Code Section 202.03***

g. Utilizing "Carriage-style" and other non-conventional sectional garage door style is recommended ~~will be approved~~ to provide additional diversity and to better enhance the architectural themes.

h. 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 street.

***Example of a home with a side-entry garage that appears livable* from street view.**

i. No more than 60 percent of dwellings on a block face shall have a garage forward of livable or covered porch.

j. Garage doors attached to a primary residence and facing the front of the lot shall not exceed 40 percent of the aggregate width of those elevations of the building that face the front of the lot.

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k. ~~Detached garages shall be located in the rear half of the lot. The Zoning Administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the District where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.~~ ***Staff recommends that this requirement is taken out of the guidelines and added to Zoning Code Section 202.03***

3. **Covered Patios and Porches**

a. Covered patios and porches shall be incorporated into home architecture. Patio and porches columns and roofs must be constructed of same materials as the rest of the home, including the type of tile and roof slope. ~~Rear outdoor shaded living areas are encouraged. In the event a rear patio cover is not provided, the homebuilder should position the home on the lot in a manner that could allow a minimum eight-foot deep patio cover for a future addition.~~

b. 30% of the building frontage shall incorporate a usable front patio with a minimum width of eight feet and a minimum depth of four feet.

c. Minimum 35 percent of the dwellings on a block face shall have a useable front porch, courtyard or a combination of front/streetside/interior side yard outdoor living space, which may include lot lines abutting open space tracts of land.

d. The design of front porches and building additions must match the scale and architectural detail of the dwelling.

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e. Courtyard walls shall not exceed three and a half feet in height in the front or street side yard adjacent to the driveways to create useable gathering areas.

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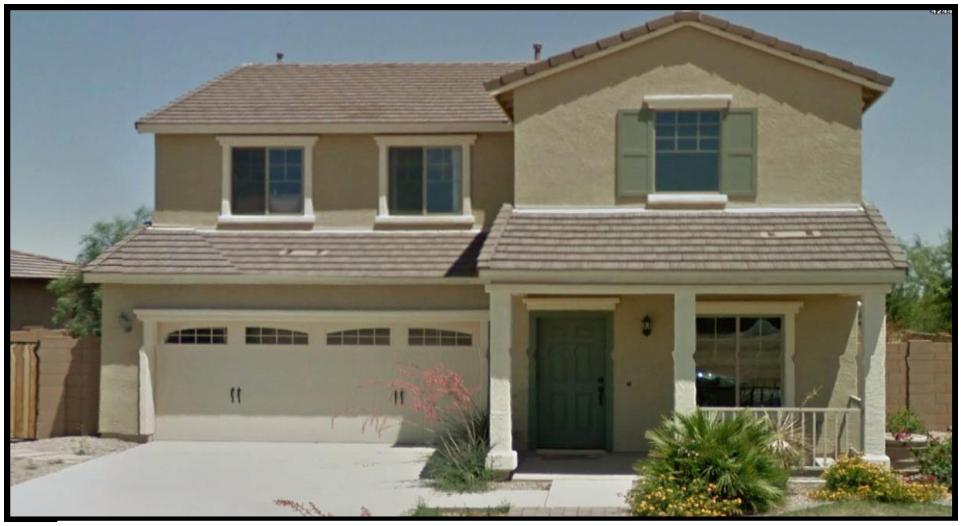

30% of the building frontage incorporates a usable front patio

f. A useable, covered outdoor patio should be provided on the rear side of each home. Covered patio dimensions should be at least 100 square feet, with a minimum interior dimension of ten feet (10').

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----------**Subsection C4a-e was moved to subsection C11**----------

4. ~~**Residential Diversity.**~~

a. ~~***Variation in Building Elevations, Roof Plans and Floor Plans.*** New residential development shall provide a variety of building and roof forms and ridgelines. Elevations shall be structurally different, with different roof types facing the street. The specific design submittal requirements vary by subdivision size as follows:~~

b. ~~*10-49 lots.* The minimum requirements are two different roof styles, with two different roof materials and three roof colors, two standard floor plans, and three different elevations per floor plan.~~

c. ~~*50-99 lots.* The minimum requirements are two different roof styles with two different roof materials and four roof colors, three standard floor plans, and three elevations per floor plan.~~

d. ~~*100-199 lots.* The minimum requirements are two different roof styles, with different roof materials and four roof colors, four standard floor plans, and a minimum of three elevations per floor plan.~~

e. ~~*200 or more lots.* The minimum requirements are two different roof styles, with two different roof materials and five roof colors, five standard floor plans, and a minimum of three elevations per floor plan.~~

----------**Subsection C4a-e was moved to subsection C11**----------
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f. ~~*Adjacent Lots Varying Elevations.* The same front elevation cannot be used on adjoining dwellings or dwellings that face each other or across the street; no more than three single-story plans shall be built in a row, and no more than three two-story plans shall be built in a row. No more than 25 percent of lots backing onto an arterial road should be built with two-story homes. If proposed, the two-story dwellings should provide additional articulation and staggered setbacks to create visual interest from the roadway. Two-story homes backing on State Routes should be avoided.~~ **Section C, subsection 4f was moved to Subsection 5**

g. ~~***Variation in Building Materials.*** As a standard feature, stone, brick, or accent facade material shall be provided on at least one elevation for each floor plan.~~ **Section C, subsection 4g was moved to Section 7**

h. ~~***Visibility of Front Doors.*** On all lots 55 feet or less in width, the front doors shall be visible from the front or street side lot line.~~ **Section C, subsection 4h was moved to Section 6**

i. ~~***Architectural Features. All home model designs shall provide a similar level of architectural detailing on all sides.***~~ **Section C, subsection 4i was moved to Section C, Subsection 9**

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j. ~~Minimum 35 percent of the dwellings on a block face shall have a useable front porch, courtyard or a combination of front/streetside/interior side yard outdoor living space, which may include lot lines abutting open space tracts of land.~~ **Section C, subsection 4j was moved to Section C, Subsection 3**

k. ~~The design of front porches and building additions must match the scale and architectural detail of the dwelling.~~ **Section C, subsection 4k was moved to Section C, Subsection 3**

l. ~~Courtyard walls shall not exceed three and a half feet in height in the front or street side yard adjacent to the driveways to create useable gathering areas.~~ **Section C, subsection 4l was moved to Section C, Subsection 9**

m. ~~Deep-set, pop-out, or distinct windows and doors along with other architectural projections and recesses shall be used to provide individuality of units.~~ **Section C, subsection 4m was moved to Section C, Subsection 6**

n. ~~Front porch covers may encroach up to 25 percent of the front yard or street-side setback line.~~ **Section C, subsection 4n was moved to Section C, Subsection 9**

5. **Location**

a. ~~*Adjacent Lots Varying Elevations.*~~ No more than 25 percent of lots backing onto an arterial road should be built with two-story homes. If proposed, the two-story dwellings should provide additional articulation and staggered setbacks to create visual interest from the roadway.

b. Two-story homes backing on State Routes should be avoided.

c. The same front elevation cannot be used on adjoining dwellings or dwellings that face each other or across the street;

d. No more than three single-story plans shall be built in a row, and no more than three two-story plans shall be built in a row.

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6. **Windows and Doors.**

a. Deep-set, pop-out, or distinct architectural treatment around windows and doors along with other architectural projections and recesses shall be required on all fours sides of the building ~~to provide individuality of units.~~

No architectural treatment around windows.

Architectural treatment around windows provided.

b. ~~***Visibility of Front Doors.***~~ On all lots 55 feet or less in width, the front doors shall be visible from the front or street side lot line.

c. **Windows and doors should be aligned and sized to bring order to the building façade.**

d. **Windows and doors should be sufficiently recessed to create façade patterns that add variety interest to the design of the home.**

e. **Homes with side entrances are strongly discouraged and will be considered on a case by case basis.**

f. **The front elevation shall feature a pedestrian scaled entry**.

7. **Colors and Materials**

a. ***~~Variation in Building Materials.~~*** As a standard feature, stone, brick, or accent facade material shall be provided on at least one elevation for each floor plan.

b. **Architectural details related to color, type and application of materials and building form should be coordinated for all elevations of a home to achieve harmony and continuity of design.**

c. **A change in building material on a structure should reflect a change in the plane of the structure.**

d. **Materials applied to any building elevation should wrap around onto adjoining walls of the structure to a visually appropriate terminating point so as to provide design continuity and a finished appearance.**

e. **A variation of colors in roof and façade treatment in residential development is encouraged, provided the color variations maintain harmony and consistency with the overall continuity.**

f. **The use of bright or intense primary colors should be moderated, and permitted only in areas where their use would not overwhelm surrounding development or create and uncoordinated or cluttered looking development.**

g. **Color should be used to accent entry-ways and special architectural features of a home.**

8. **Roof Architecture**

a. ~~***Variation in Building Elevations, Roof Plans and Floor Plans.***~~ New residential development shall provide a variety of building and roof forms and ridgelines. Elevations shall be structurally different, with different roof types facing the street.

b. **When appropriate to the style of a home, a variety of simple roof forms, including gable, shed and hip, used alone or in combination, are encouraged for all new development in order to add visual interest and diversity to the City's "roof horizon" and to avoid the repetitive roof styles.**

c. **Chimneys, roof flashings, rain gutters, downspouts and other roof protrusions should be painted and finished to match the color of the roof surfaces, unless being used expressly as a trim or accent element.**

d. **Solar panels on rooftops should be consistent with roof pitch and to appear as an integral part of overall roof design.**

e. **Distinct roofing materials shall be provided for each standard plan and elevation.**

f. **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.**

9. ***Architectural Features.***

a. All home model designs shall provide a similar level of architectural detailing on all sides~~.~~

b. Minimum 35 percent of the dwellings on a block face shall have a useable front porch, courtyard or a combination of front/streetside/interior side yard outdoor living space, which may include lot lines abutting open space tracts of land.

c. The design of front porches and building additions must match the scale and architectural detail of the dwelling.

d. Courtyard walls shall not exceed three and a half feet in height in the front or street side yard adjacent to the driveways to create useable gathering areas.

e. ~~Front porch covers may encroach up to 25 percent of the front yard or street-side setback line.~~ **Staff recommends that this requirement is moved to the Zoning Code Article 202 Residential Districts**

10. Crime Prevention through Environmental Design (CPTED)

a. Front building entrances should accentuated by architectural elements, lighting and/or landscaping. All front doors that open to the outside should be well lit and visible from the street, parking area or neighboring units.

b. Buildings should be sited so that the windows and doors of one unit are visible from another. All four facades should have windows.

11. ~~**Residential Diversity.**~~ **Standard Plan Submittal Requirements.** Home Builders shall be required to submit the following as part of an Administrative Design Review application. The following list, establish the minimum requirements for all standard plans submitted to the City of Maricopa. Fees shall be determined by the adopted fee schedule.

a. ~~***Variation in Building Elevations, Roof Plans and Floor Plans.*** New residential development shall provide a variety of building and roof forms and ridgelines. Elevations shall be structurally different, with different roof types facing the street. The specific design submittal requirements vary by subdivision size as follows:~~ ***Portion of this statement was moved to Section C, subsection 8 Roof Architecture***

b. *10-49 lots.* The minimum requirements are two different roof styles, with two different roof materials and three roof colors, two standard floor plans, three color scheme combinations, and three different elevations per floor plan.

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c. *50-99 lots.* The minimum requirements are two different roof styles with two different roof materials and four roof colors, three standard floor plans, three color scheme combinations and three elevations per floor plan.

d. *100-199 lots.* The minimum requirements are two different roof styles, with different roof materials and four roof colors, four standard floor plans, three color scheme combinations and a minimum of three elevations per floor plan.

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