



Single-Family Detached - Front Load

Note: The architectural character imagery provided here serve as examples to illustrate the style, level of quality, and finish for architectural design. These images are not exact representations of color, embellishments, materials, fixtures, massing, articulation, and floor plan configurations. Final architectural design may vary from what is shown.



Single-Family Detached - Rear Load



Single-Family Detached - Cluster



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Single- Family Attached - Front Load



Single-Family Attached - Townhome Front Load



Single-Family Attached - Townhome Rear Load

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Single-Family Attached - Cluster



Single-Family Attached - Duplex



Single-Family Attached - Triplex

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MARICOPA TOWNE CENTER
Architectural Character

Date: 04-14-2025
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Vertical Multi-Family



Horizontal Multi-Family

Note: The architectural character imagery provided here serve as examples to illustrate the style, level of quality, and finish for architectural design. These images are not exact representations of color, embellishments, materials, fixtures, massing, articulation, and floor plan configurations. Final architectural design may vary from what is shown.



MARICOPA TOWNE CENTER

Architectural Character

Date: 04-14-2025
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Non-Residential

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Mixed-Use

Note: The architectural character imagery provided here serve as examples to illustrate the style, level of quality, and finish for architectural design. These images are not exact representations of color, embellishments, materials, fixtures, massing, articulation, and floor plan configurations. Final architectural design may vary from what is shown.



Residential Landscape



Non-Residential Landscape



Residential Street View

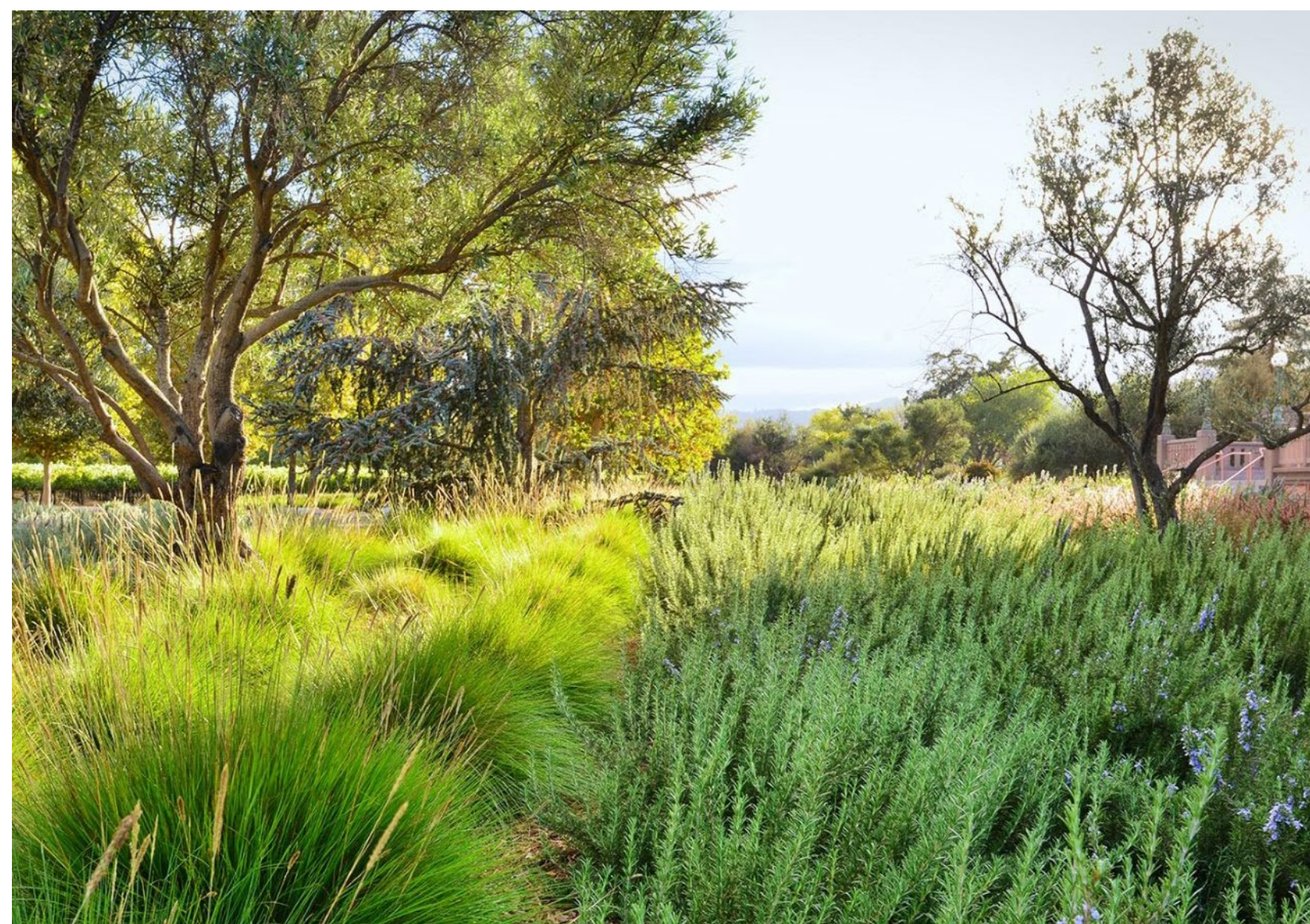
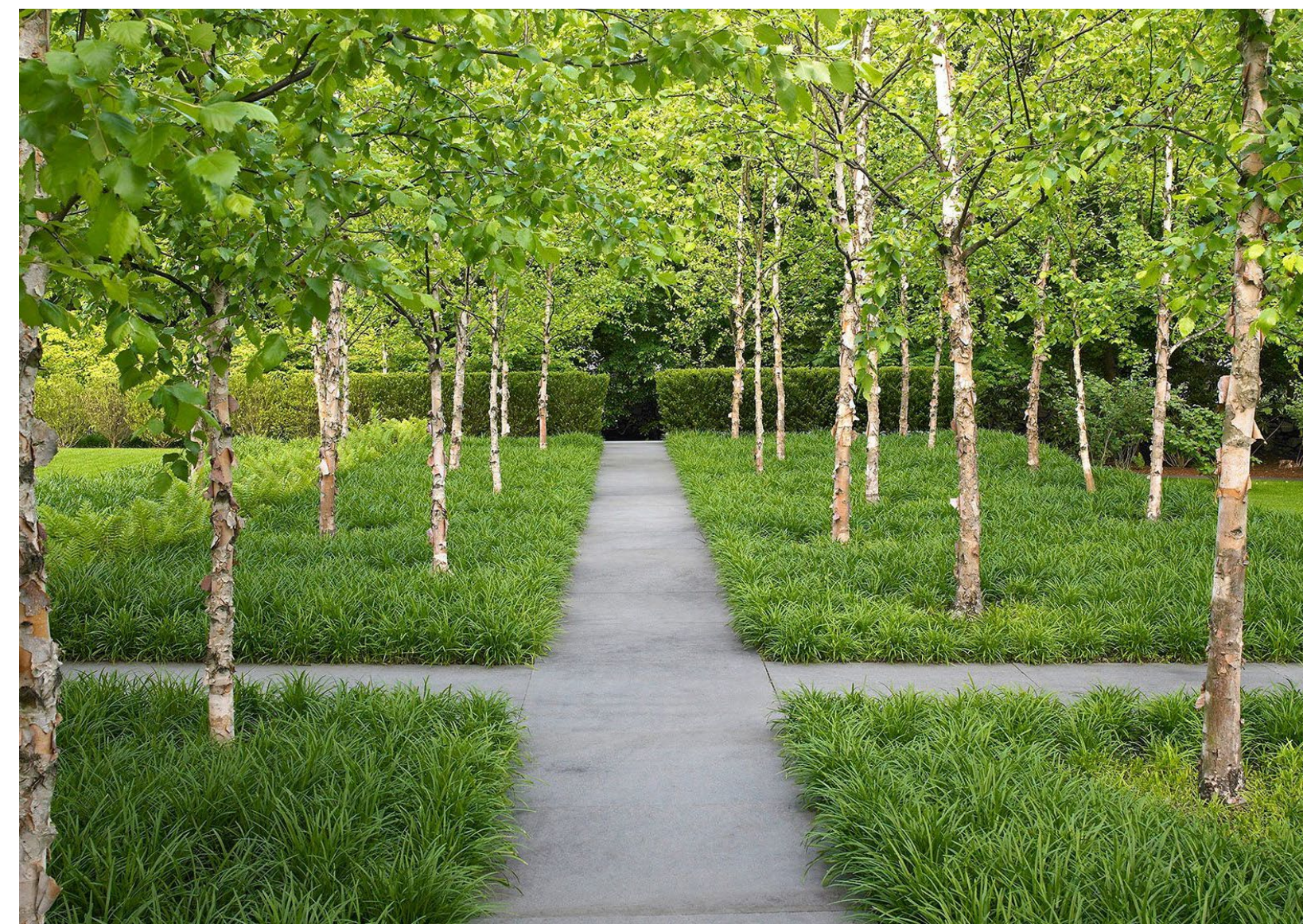
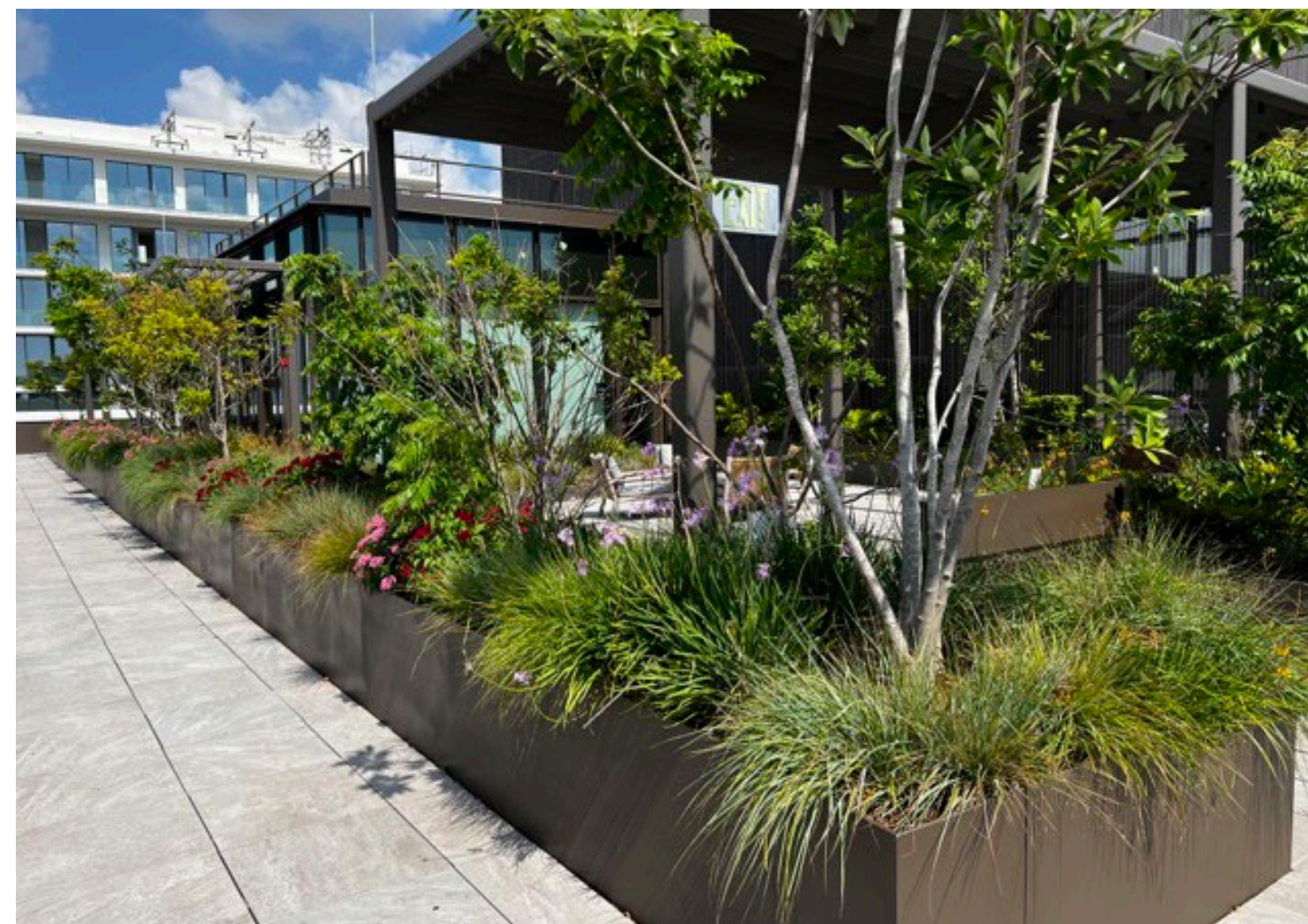
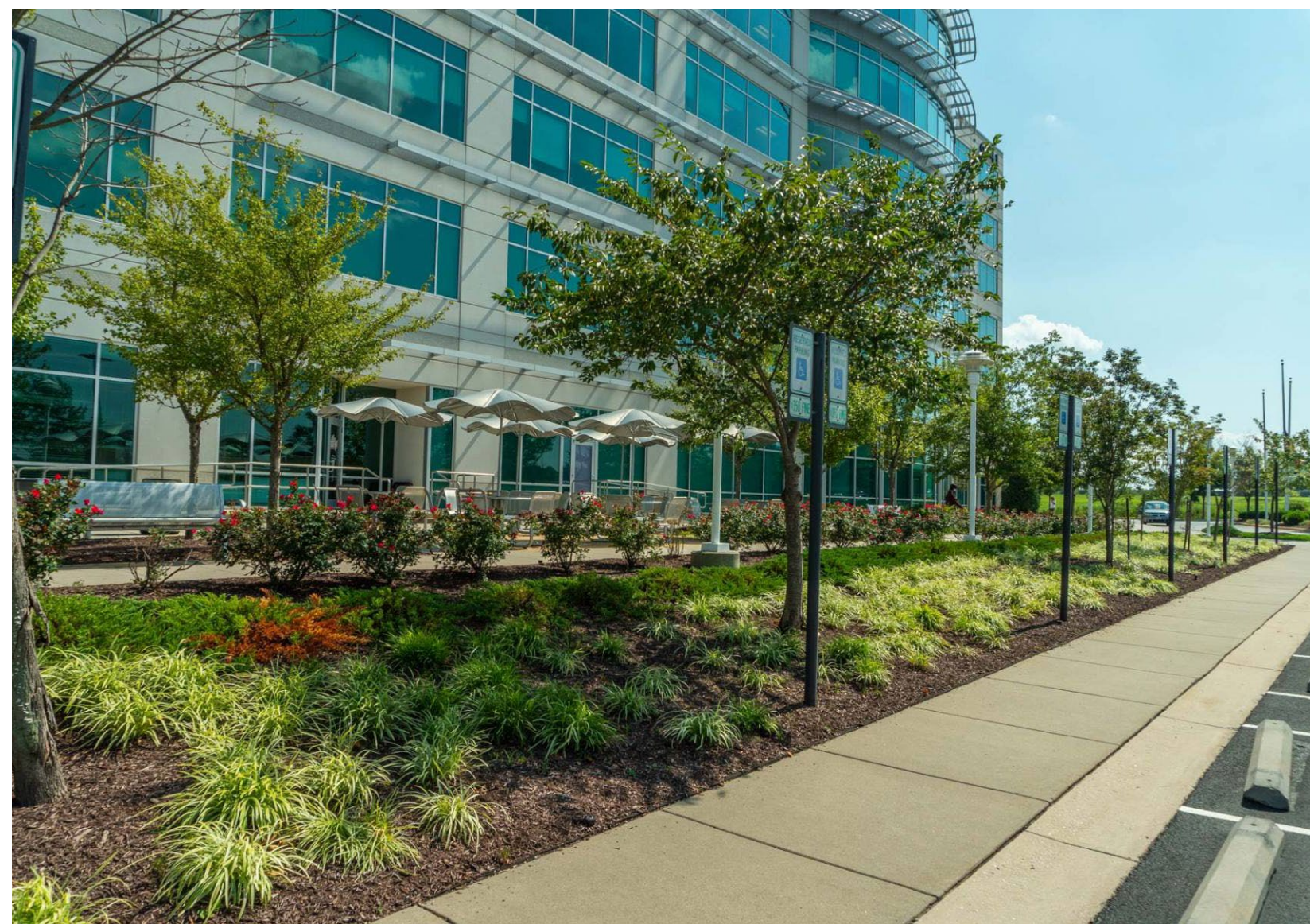
Note: The architectural character imagery provided here serve as examples to illustrate the style, level of quality, and finish for architectural design. These images are not exact representations of color, embellishments, materials, fixtures, massing, articulation, and floor plan configurations. Final architectural design may vary from what is shown.



MARICOPA TOWNE CENTER
Landscape Character & Street View

Date: 04-14-2025
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Open Space Character

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Trail Character

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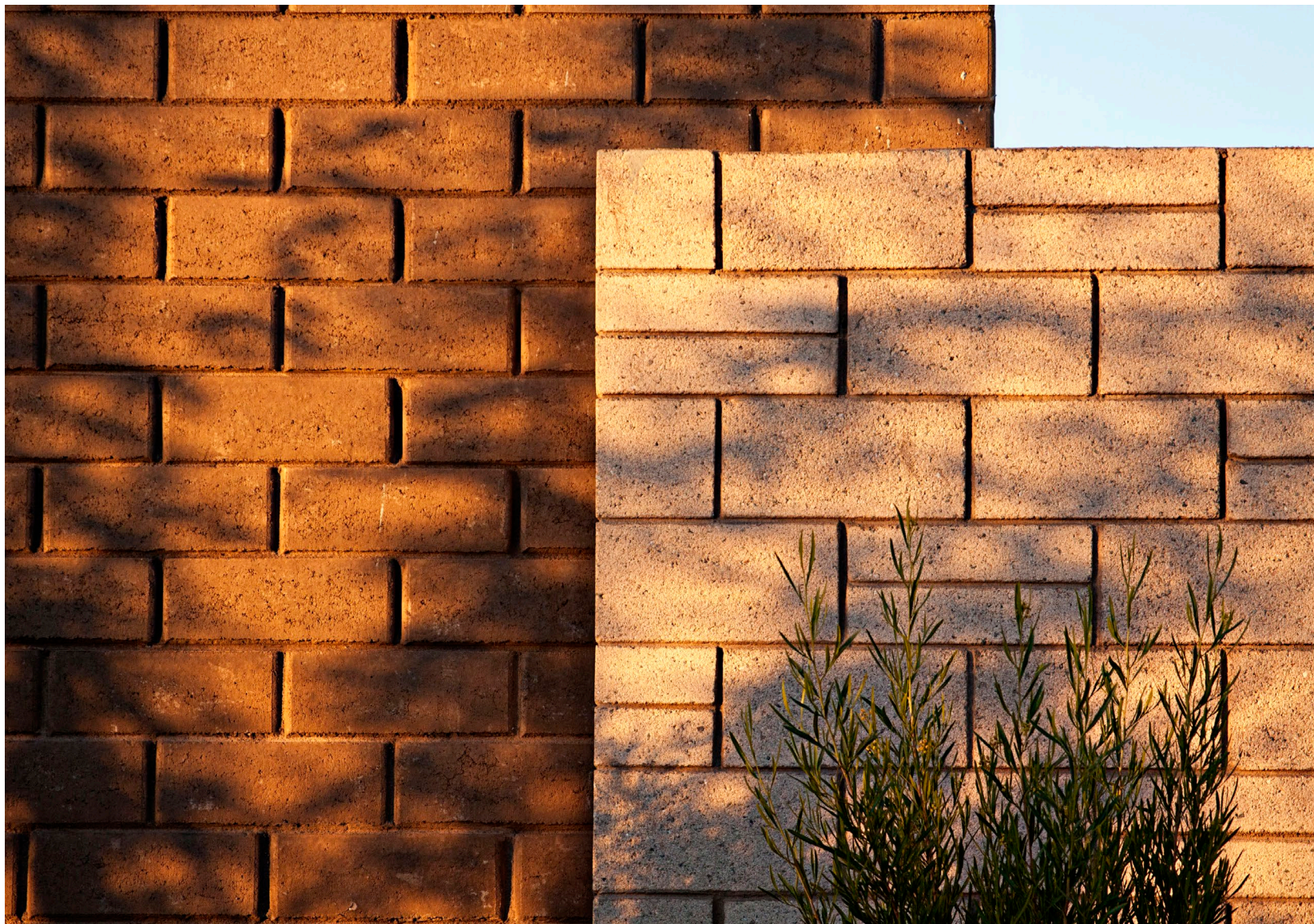


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Amenity Character

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Walls Character

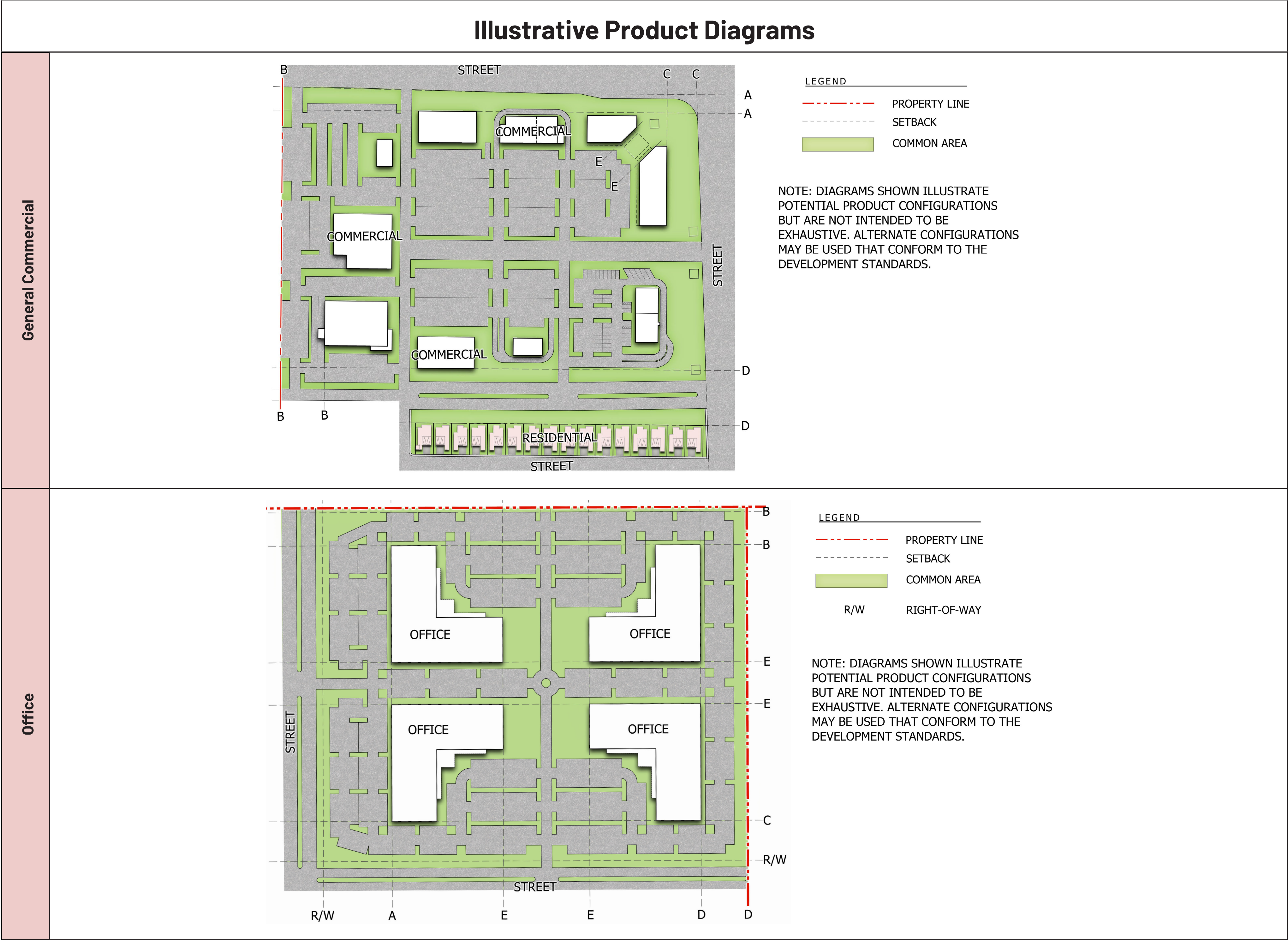
Date:04-14-2025
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Commercial/ Office		
Development Type ¹ :	General Commercial	Office
Minimum Lot Area:	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks
Maximum Lot Coverage:	Maximum lot coverage may be built up to each setback requirement	80%
Minimum Lot Width:	100'	100'
Maximum Building Height ² :	60', 110' for hotel	60'
Minimum Building Setback from AZ-347/John Wayne Parkway, Sonoran Parkway, and Farrel Road:	20'	20'
Minimum Building Setbacks		
A. Front Setback ³ :		
From Property Line	10'	10'
To Residential	20'	10'
B. Side Setback ³ :	15'	10'
C. Street Side Setbacks:		
From Property Line	15'	10'
To Residential	20'	10'
D. Rear Setbacks ³ :		
From Property Line	10'	10'
To Residential	20'	20'
E. Building Separation:	20'	20'
Open Space Requirements		
Common Open Space	10%	10%

1. Refer to exhibits on this page for illustrative diagram.
2. Refer to Building Height Stepback Requirement Exhibit for more information.
3. Setbacks are measured from the property line unless otherwise noted.



MARICOPA TOWNE CENTER

DEVELOPMENT STANDARDS - COMMERCIAL/ OFFICE

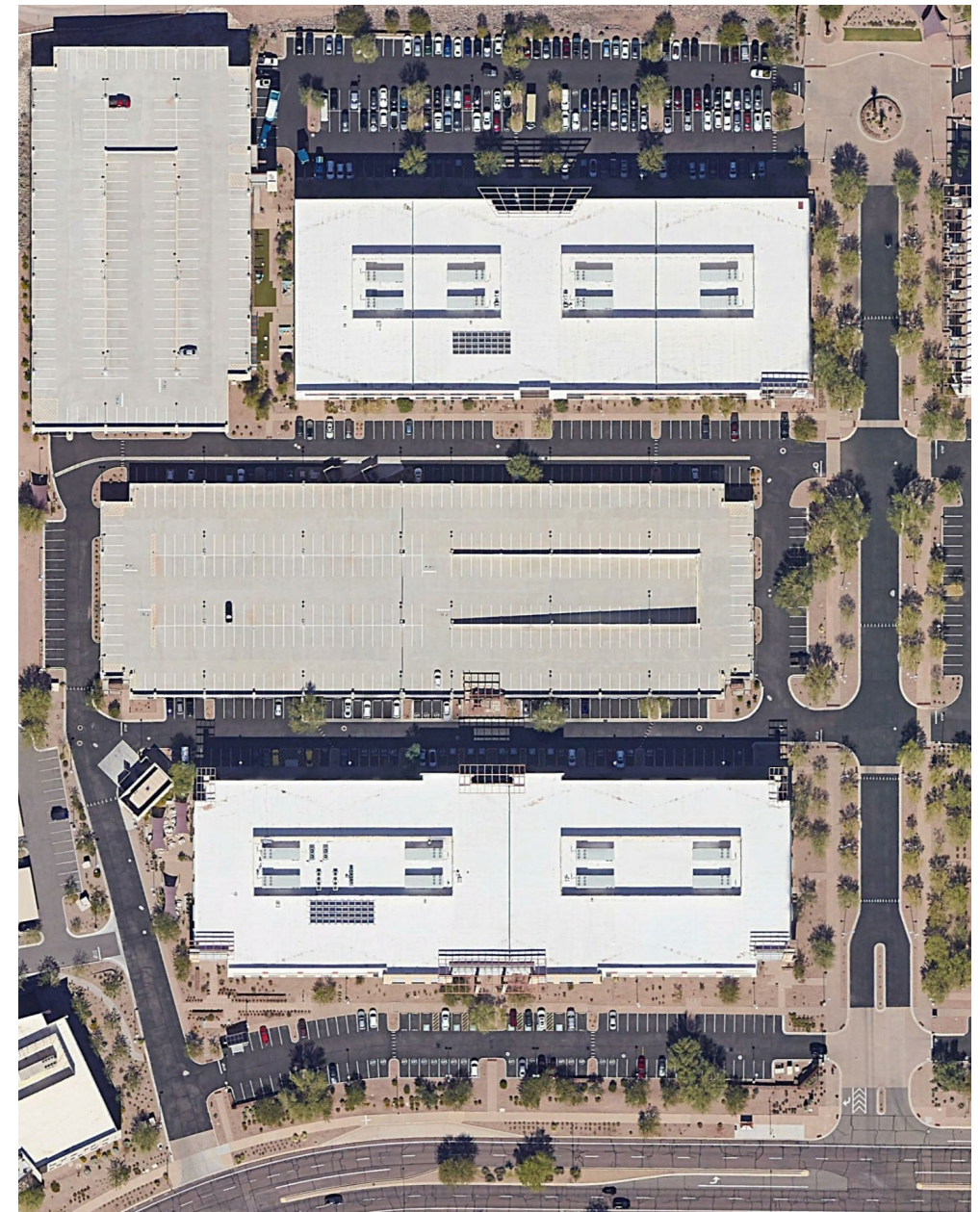
Date: 04-14-2025
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General Commercial



Office



Mixed-Use	
Development Type:	Mixed-Use Medium
Minimum Lot Area:	Per building area, parking requirements, and required setbacks
Minimum Lot Width:	60'
Maximum Building Height ¹ :	110' ²
Maximum Lot Coverage:	Not limited
Minimum Building Setback from AZ-347/ John Wayne Parkway, Sonoran Parkway, and Farrel Road:	20'
Minimum Building Setbacks	
A. Front Setback:	20'
B. Side Setback:	15'
C. Street Side Setbacks:	15'
D. Rear Setbacks:	20'
E. Building Separation:	
Primary	20'
Accessory	15'
Open Space Requirements	
Common Open Space	20%
Residential Private Open Space	50 SF

1. Refer to Building Height Stepback Requirement Exhibit for more information.

2. Mixed-use building height up to 110' is permitted so long as the non-residential uses are limited to the first three floors.



MARICOPA TOWNE CENTER

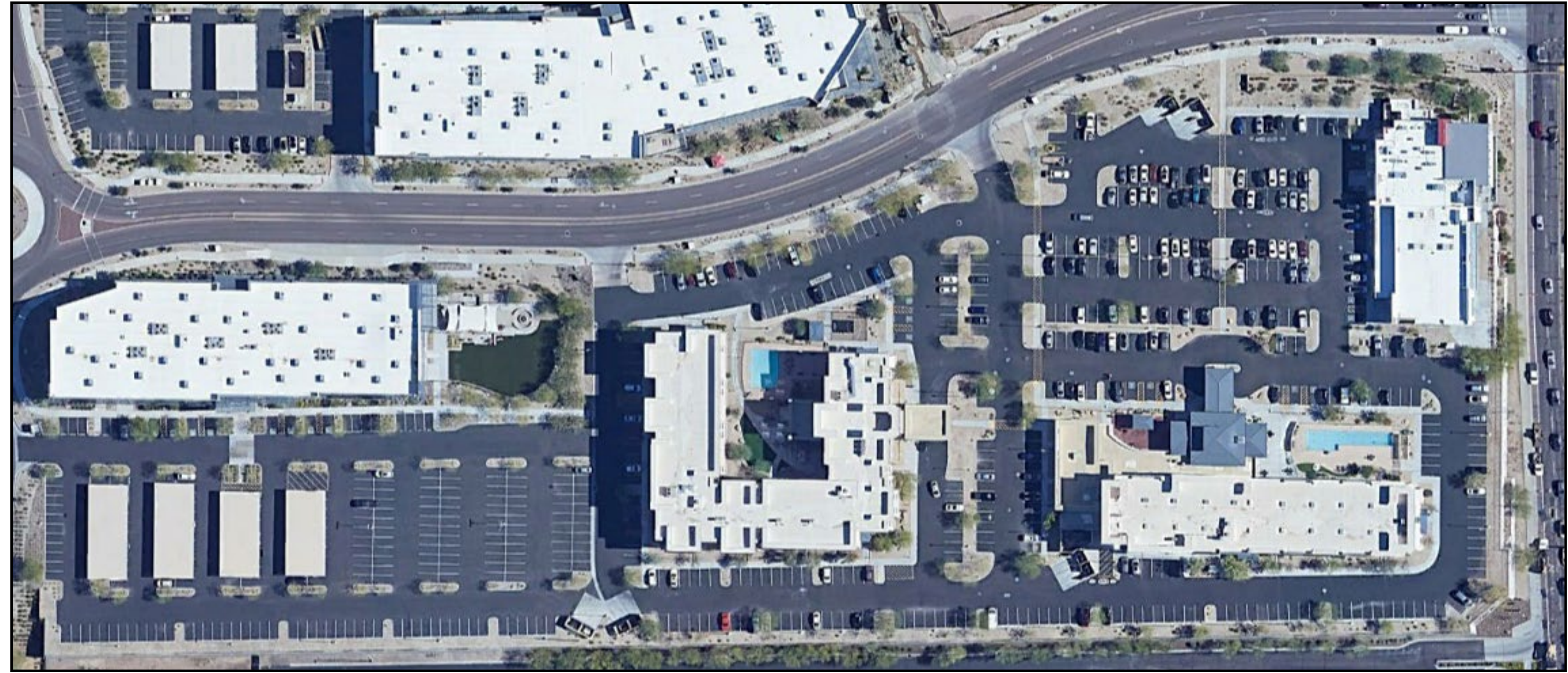
DEVELOPMENT STANDARDS - MIXED-USE

Date: 04-14-2025

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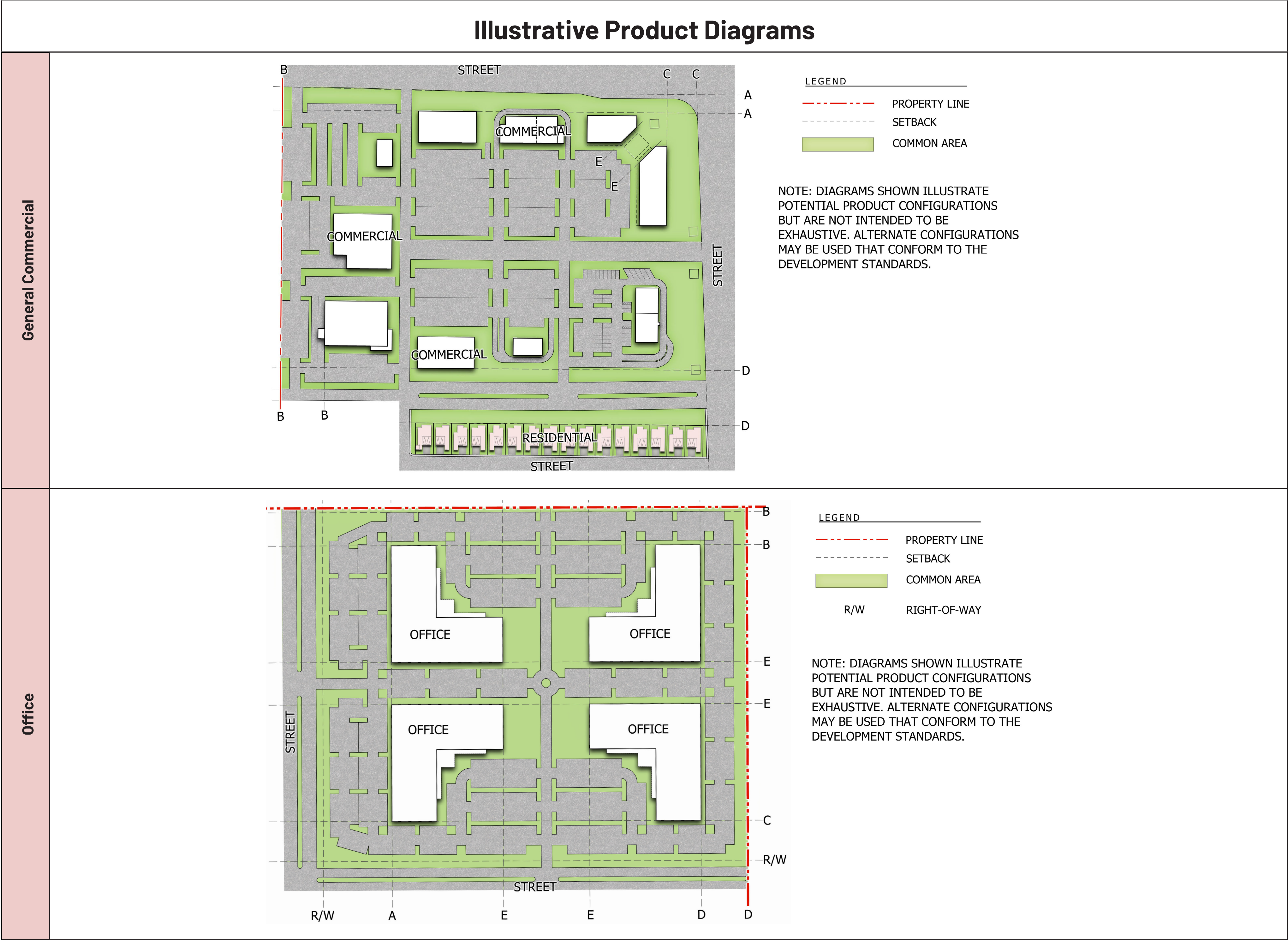


MIXED-USE



Commercial/ Office		
Development Type ¹ :	General Commercial	Office
Minimum Lot Area:	Per building area, parking requirements, and required setbacks	Per building area, parking requirements, and required setbacks
Maximum Lot Coverage:	Maximum lot coverage may be built up to each setback requirement	80%
Minimum Lot Width:	100'	100'
Maximum Building Height ² :	60', 110' for hotel	60'
Minimum Building Setback from AZ-347/John Wayne Parkway, Sonoran Parkway, and Farrel Road:	20'	20'
Minimum Building Setbacks		
A. Front Setback ³ :		
From Property Line	10'	10'
To Residential	20'	10'
B. Side Setback ³ :	15'	10'
C. Street Side Setbacks:		
From Property Line	15'	10'
To Residential	20'	10'
D. Rear Setbacks ³ :		
From Property Line	10'	10'
To Residential	20'	20'
E. Building Separation:	20'	20'
Open Space Requirements		
Common Open Space	10%	10%

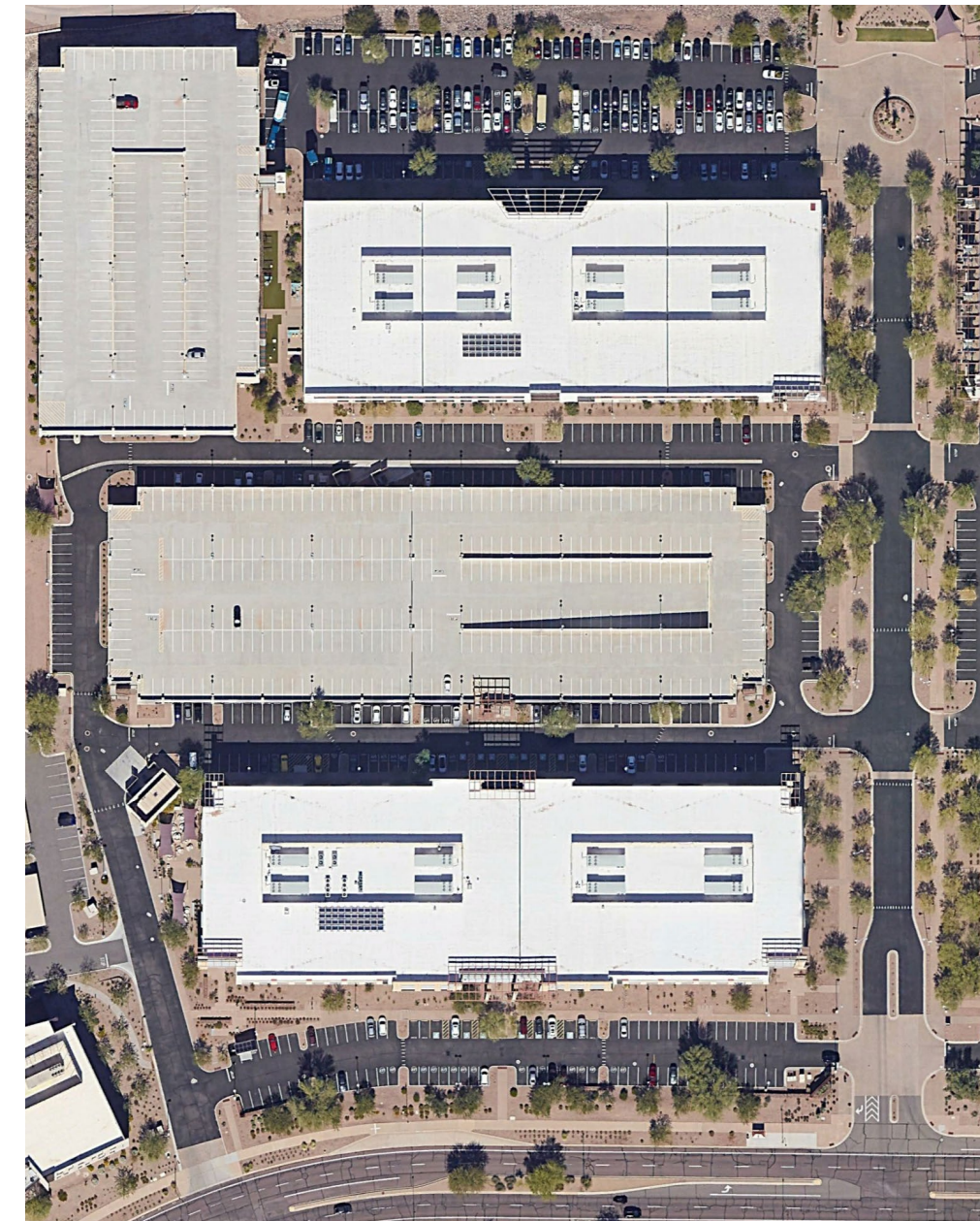
1. Refer to exhibits on this page for illustrative diagram.
2. Refer to Building Height Stepback Requirement Exhibit for more information.
3. Setbacks are measured from the property line unless otherwise noted.



General Commercial



Office



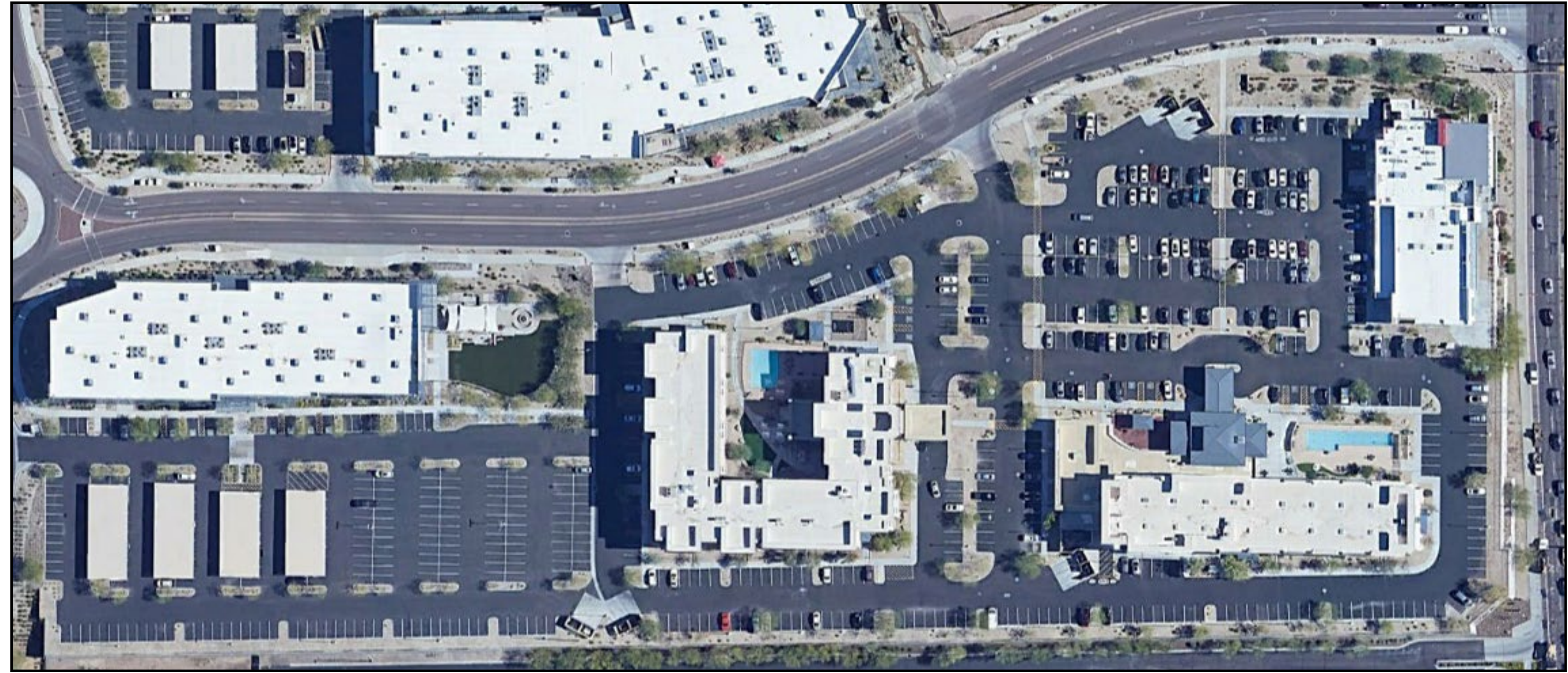
Mixed-Use	
Development Type:	Mixed-Use Medium
Minimum Lot Area:	Per building area, parking requirements, and required setbacks
Minimum Lot Width:	60'
Maximum Building Height ¹ :	110' ²
Maximum Lot Coverage:	Not limited
Minimum Building Setback from AZ-347/ John Wayne Parkway, Sonoran Parkway, and Farrel Road:	20'
Minimum Building Setbacks	
A. Front Setback:	20'
B. Side Setback:	15'
C. Street Side Setbacks:	15'
D. Rear Setbacks:	20'
E. Building Separation:	
Primary	20'
Accessory	15'
Open Space Requirements	
Common Open Space	20%
Residential Private Open Space	50 SF

1. Refer to Building Height Stepback Requirement Exhibit for more information.

2. Mixed-use building height up to 110' is permitted so long as the non-residential uses are limited to the first three floors.



MIXED-USE



Single-Family Detached				
Development Type ¹ :	Up to 2,499 SF	2,500-6,999 SF	7,000-9,799 SF	9,800 and Larger
Lot Area:	Up to 2,499 SF	2,500-6,999 SF	7,000-9,799 SF	9,800 and Larger
Minimum Lot Width:	24'	35'	55'	75'
Corner Lots ⁴	29'	40'	60'	80'
Maximum Building Height:	30'	30'	30'	38'
Minimum Building Spacing ² :	10'	10'	10'	15'
Maximum Building Setback Adjacent to Public Roadway:	None	None	None	None
Minimum Building Setbacks				
A. Front Setbacks (Front Loaded) ³ :				
From living space	10'	10'	10'	10'
B. Front Setbacks (Rear Loaded):				
From property line adjacent to common tracts	5'	5'	N/A	N/A
From street tract or right-of-way	10'	10'	N/A	N/A
C. Garage Setbacks ³ :				
Front facing garage with parking on driveway	20'	20'	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.	N/A	N/A
Side entry garage	N/A	10'	10'	10'
D. Rear Setbacks - Front Loaded ³ :				
Lots 110' in depth or less	5'	10'	N/A	N/A
Lots greater than 110' in depth	5'	15'	20'	25'
E. Rear Setbacks - Rear Loaded ³ :				
5'	5'	N/A	N/A	
F. Interior Side Setbacks ³ :				
5'	5'	5'	5'	5'
G. Street Side Setback:				
From living to end tract	5'	5'	5'	10'
From porch to end tract	0'	0'	0'	0'
From living to property line if no end tract ⁴	10'	10'	10'	10'
From porch to property line if no end tract ⁴	5'	5'	5'	5'
From PUE	2'	2'	2'	2'
Accessory Structures ³ :				
Maximum building height	20'	20'	20'	20'
RV Garage building height	N/A	N/A	25'	25'
From principal structure	6'	6'	7'	6'
From front lot line	60'	60'	60'	60'
Minimum distance to side and rear lot lines	4'	4'	4'	4'
Open Space Requirements				
Common Open Space:	20%	20%	20%	20%
Residential Private Open Space:	50 SF	50 SF	50 SF	50 SF

1. Refer to exhibits on this page for illustrative diagram.
2. Measured from principle building to principle building.
3. Setbacks are measured from the property line unless otherwise noted.
4. End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.

Up to 2,499 SF

FRONT LOAD

REAR LOAD FACING OPEN SPACE

REAR LOAD FACING STREET

LEGEND

PROPERTY LINE

SETBACK

GARAGE

COMMON OPEN SPACE

LOT

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATION MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

*10'-0" END TRACT OR LANDSCAPE AREA

2,5000 - 6,999 SF

FRONT LOAD

REAR LOAD FACING OPEN SPACE

REAR LOAD FACING STREET

LEGEND

PROPERTY LINE

SETBACK

GARAGE

COMMON OPEN SPACE

LOT

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATION MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

*10'-0" END TRACT OR LANDSCAPE AREA

7,000 - 9,799 SF

FRONT LOAD

LEGEND

PROPERTY LINE

SETBACK

GARAGE

COMMON OPEN SPACE

LOT

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

*10'-0" END TRACT OR LANDSCAPE AREA

9,800 SF and Larger

FRONT LOAD

LEGEND

PROPERTY LINE

SETBACK

GARAGE

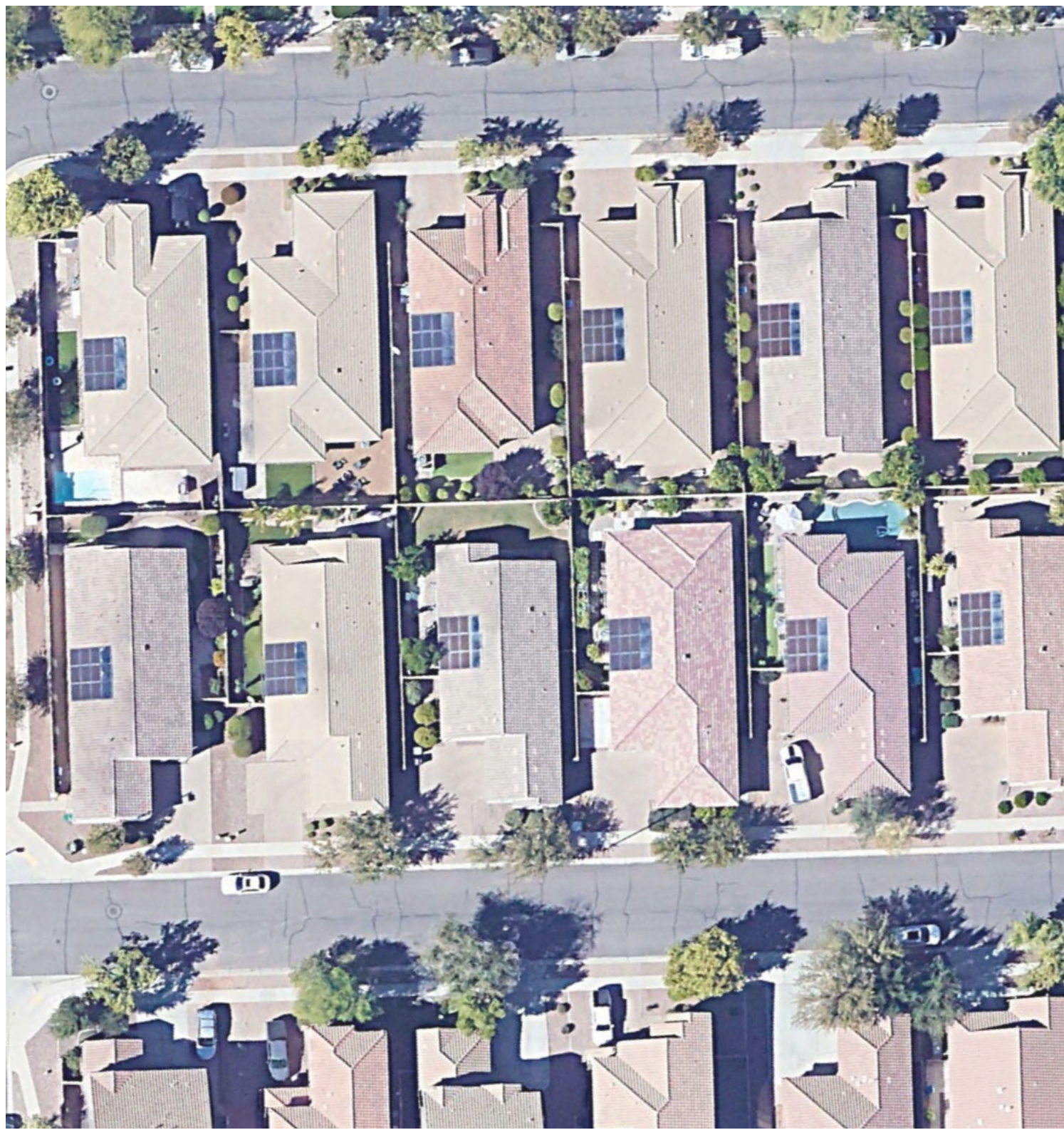
COMMON OPEN SPACE

LOT

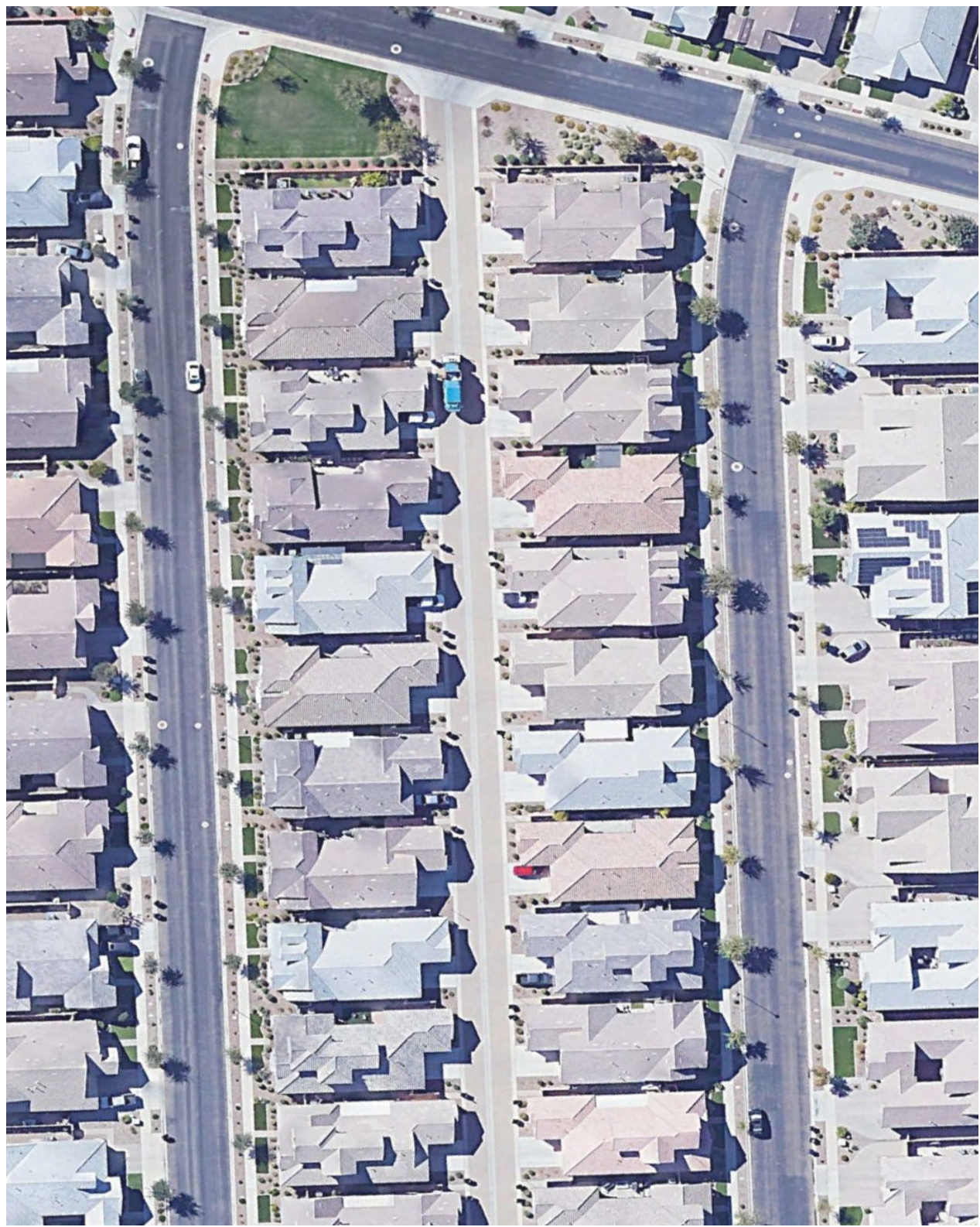
NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

*10'-0" END TRACT OR LANDSCAPE AREA

Up to 2,499 SF



DETACHED FRONT LOAD

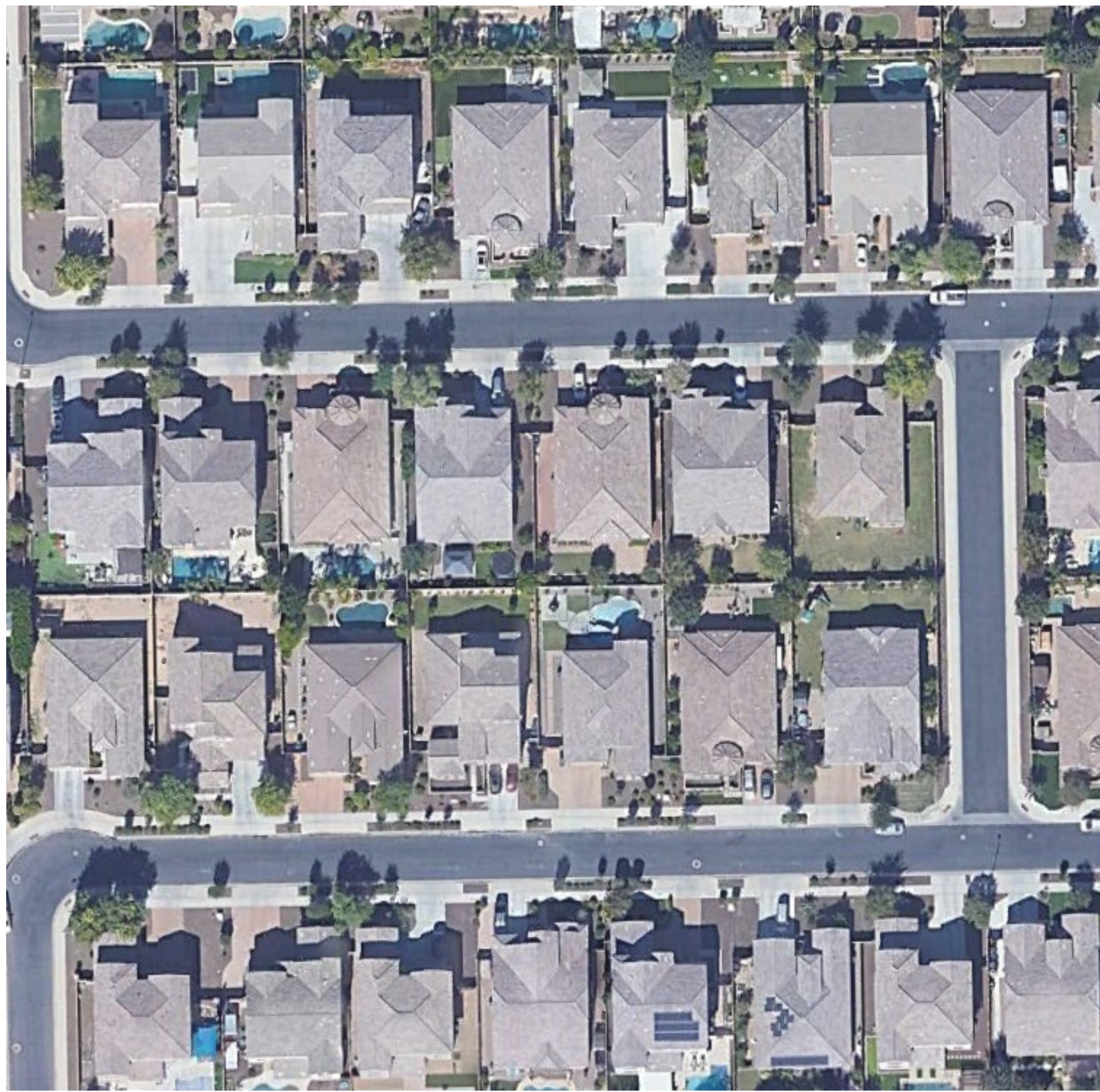


DETACHED REAR LOAD FACING STREET



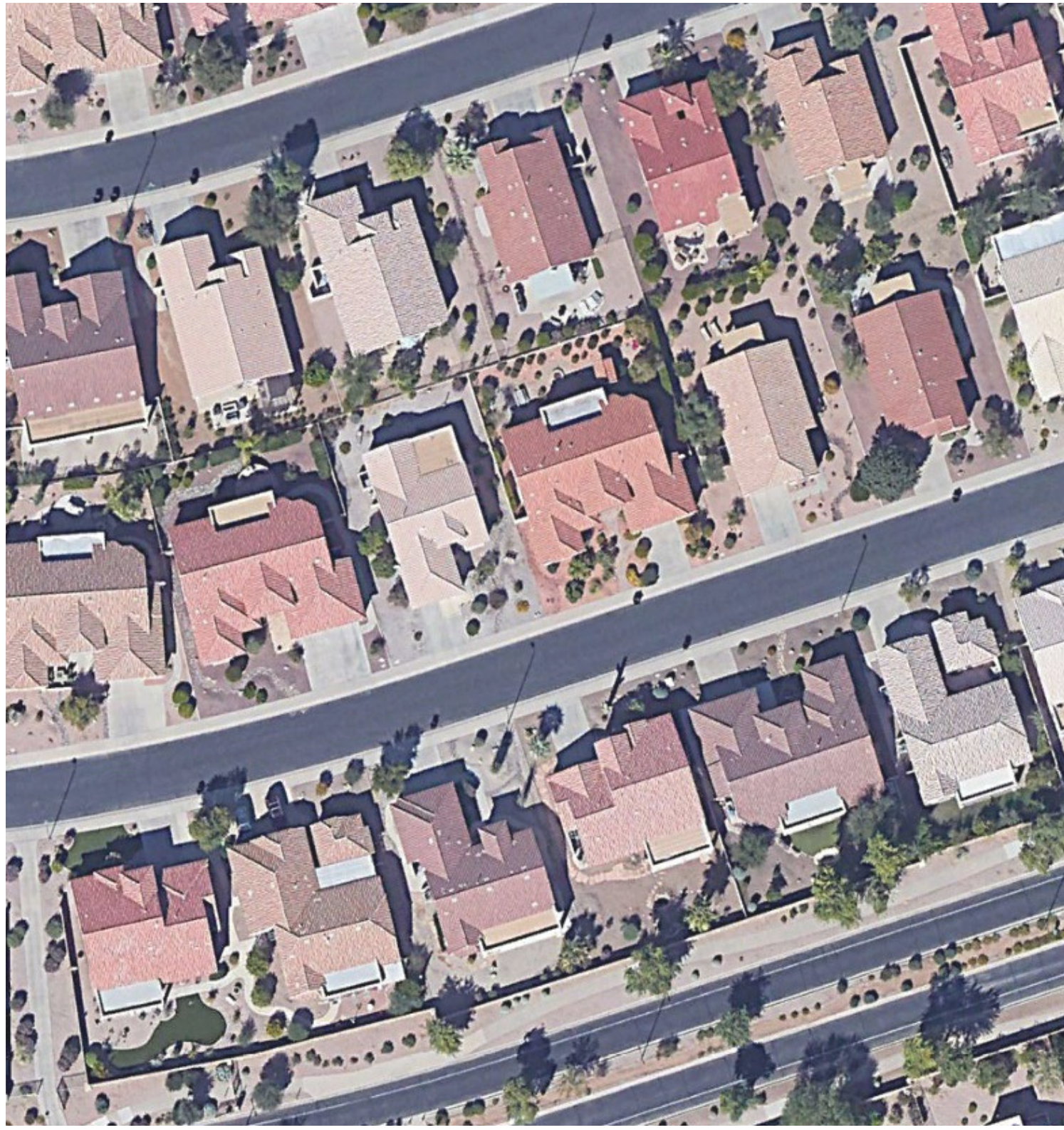
DETACHED REAR LOAD FACING OPEN SPACE

7,000 - 9,799 SF

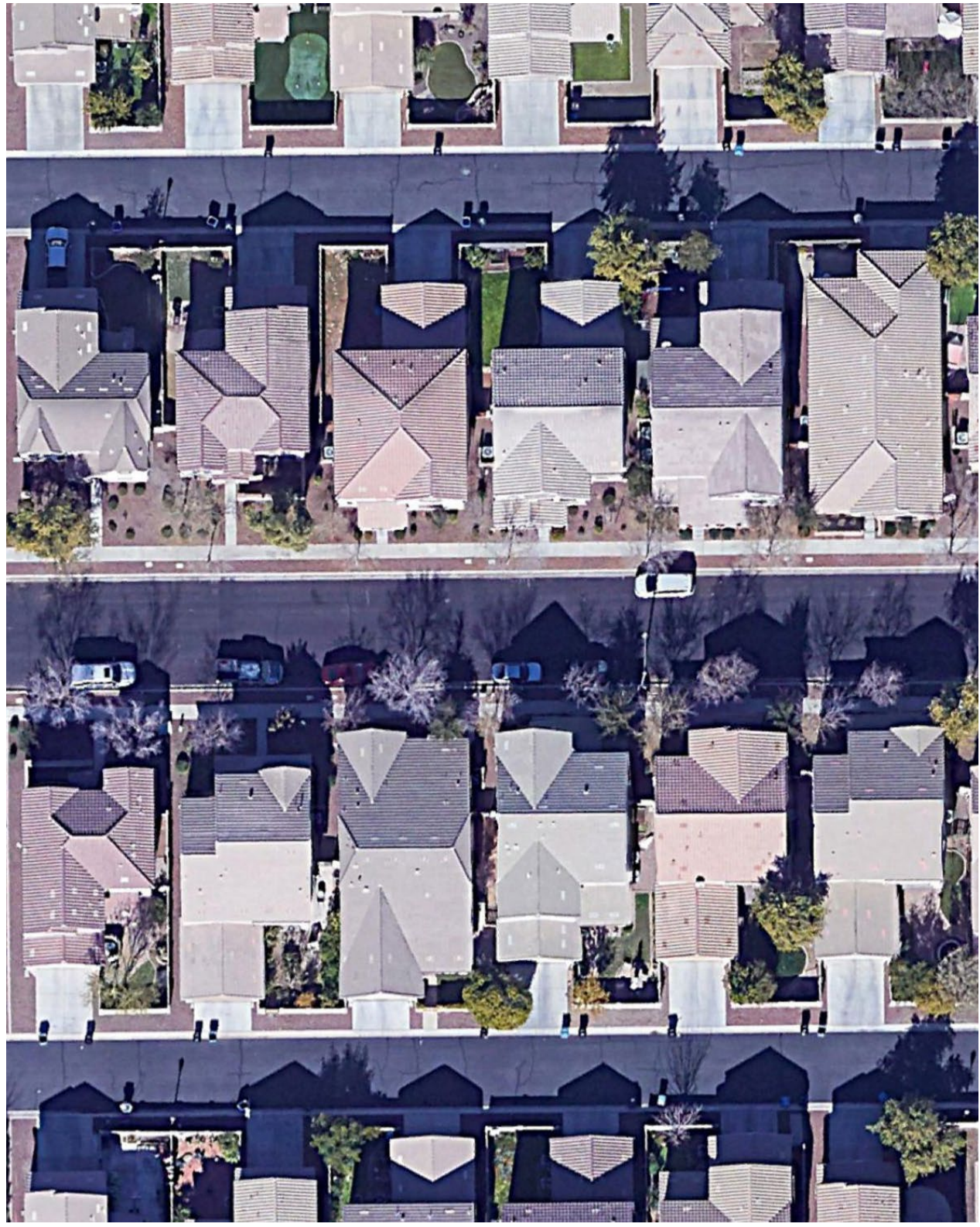


FRONT LOAD

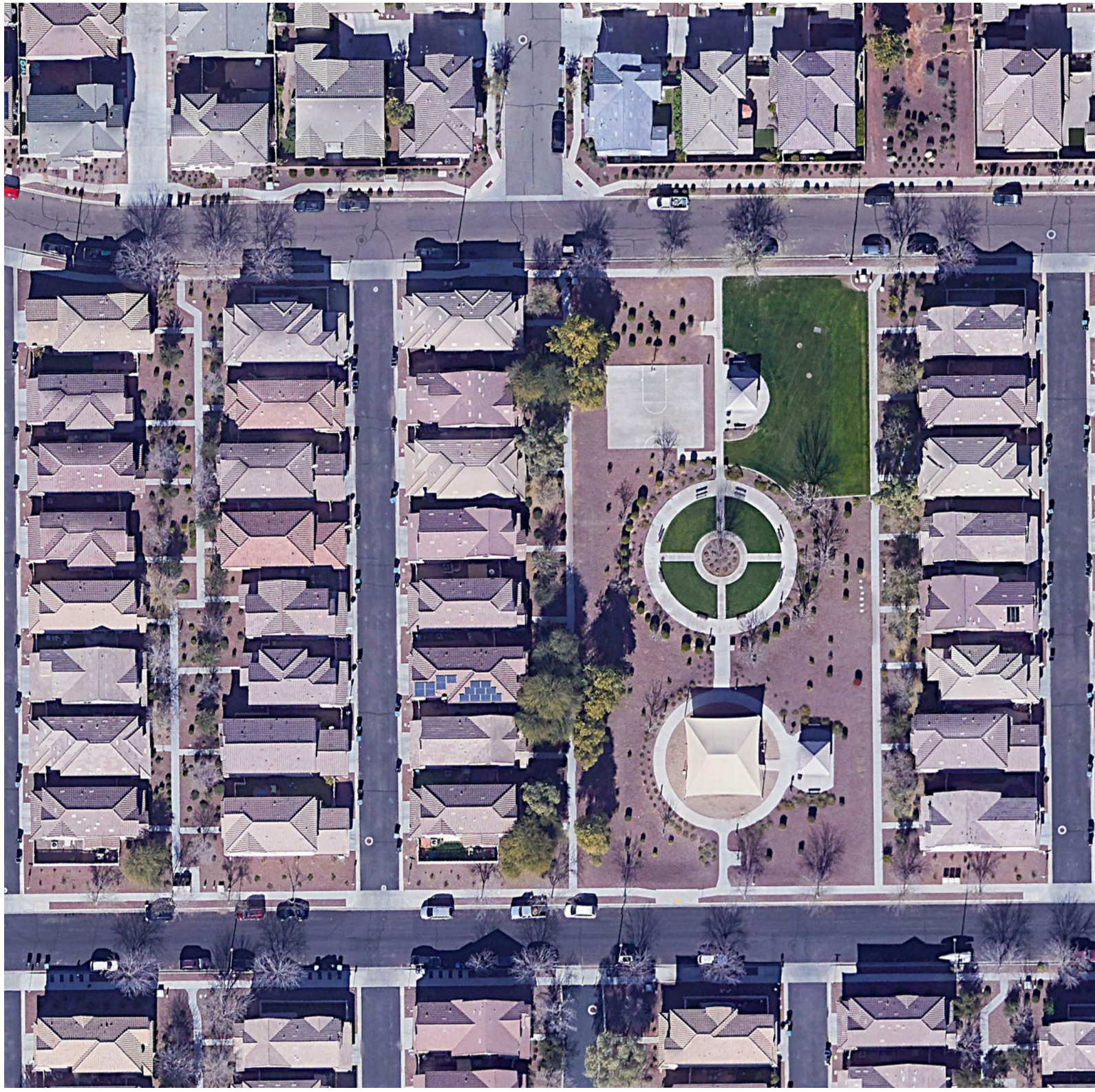
2,500 - 6,999 SF



DETACHED FRONT LOAD



DETACHED REAR LOAD FACING STREET



DETACHED REAR LOAD FACING OPEN SPACE

9,800 SF and Larger



FRONT LOAD



MARICOPA TOWNE CENTER

EXAMPLES - SINGLE FAMILY DETACHED

Date: 04-14-2025
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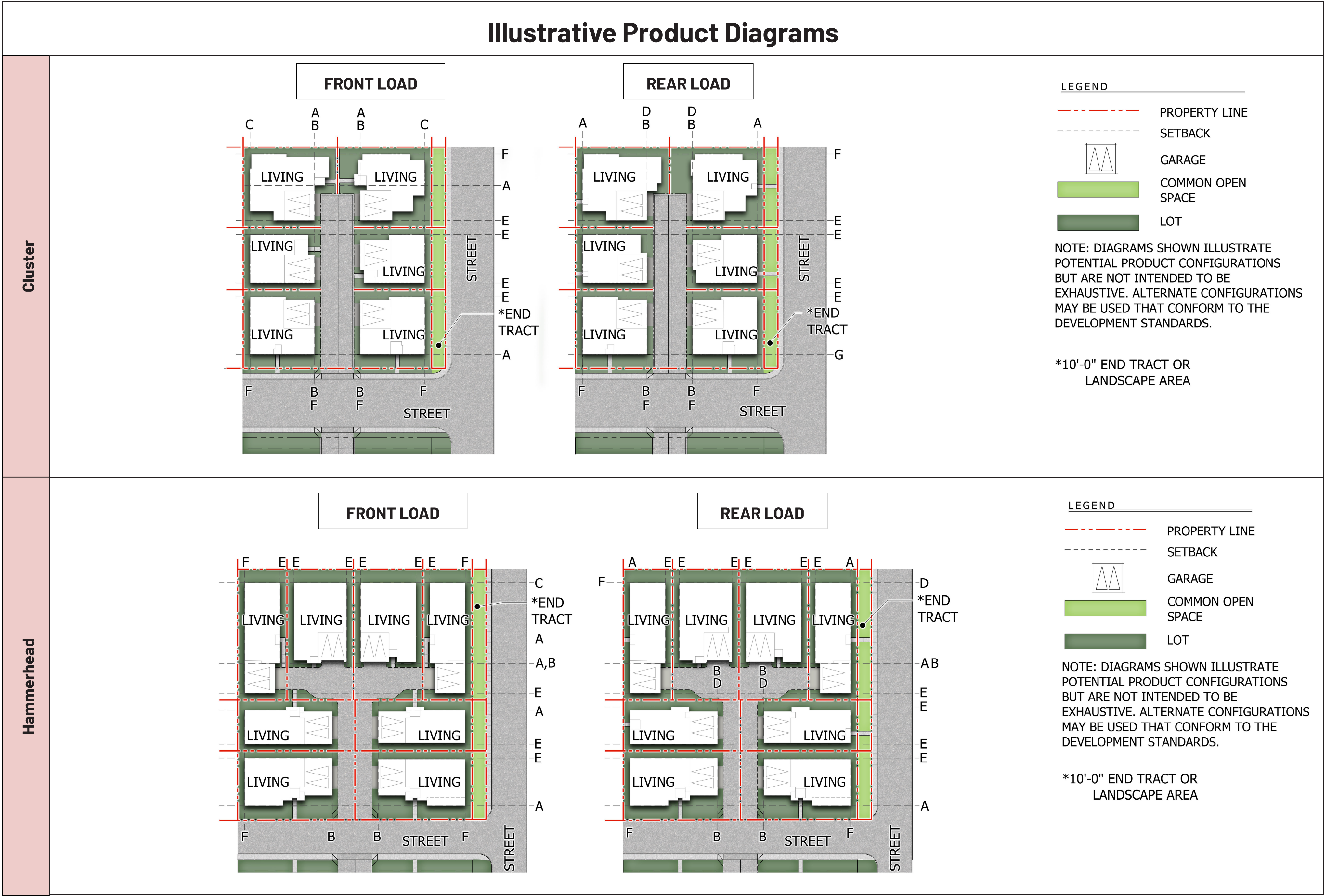
Single-Family Detached - Cluster and Hammerhead		
Development Type ¹ :	Cluster	Hammerhead
Minimum Lot Area:	2,000 SF	2,000 SF
Minimum Lot Width:	30'	30'
Maximum Building Height:	38'	38'
Minimum Building Spacing ² :	10'	10'
Minimum Private Outdoor Living Area Per Unit	80 SF	80 SF
Maximum Building Setback Adjacent to Public Roadway:	None	None
Minimum Building Setbacks		
A. Front Setbacks ³ :		
Front Living Setback from back of curb or sidewalk adjacent to roadway	10'	10'
Front Porch Setback From back of curb or Sidewalk Adjacent to Roadway :	2'	2'
B. Garage Setbacks ³ :		
Side Entry Garage	10'	10'
Front facing garage with parking on driveway setback from sidewalk or back of curb where no sidewalk occurs	20'	20'
Front facing garage with no driveway parking setback from back of curb	5' max.	5' max.
C. Rear Setback (Front Loaded) ³ :	10'	10'
D. Rear Setback (Rear Loaded) from Back of Curb ³ :	4'	4'
E. Interior Side Setback:	5'	5'
F. Street Side Setback:		
From living to end tract	0'	0'
From porch to end tract	0'	0'
From living to property line if no end tract ⁴	10'	10'
From porch to property line if no end tract ⁴	5'	5'
From PUE	2'	2'
Open Space Requirements		
Common Open Space	20%	20%
Residential Private Open Space	50 SF	50 SF

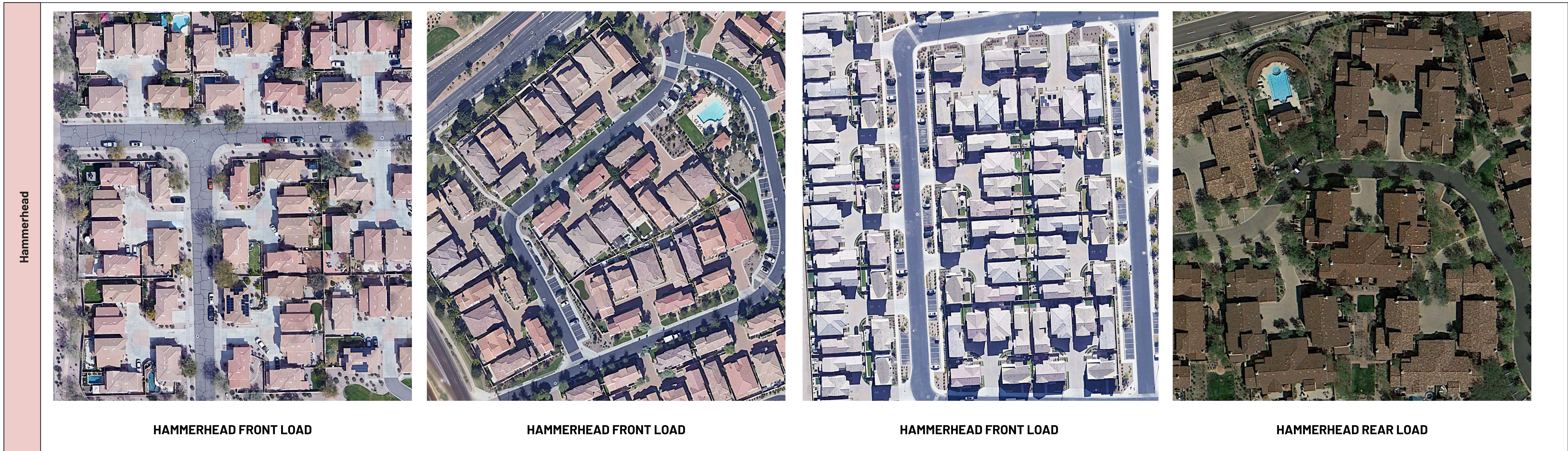
1. Refer to exhibits on this page for illustrative diagram.

2. Measured from principle building to principle building.

3. Setbacks are measured from the property line unless otherwise noted.

4. End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.





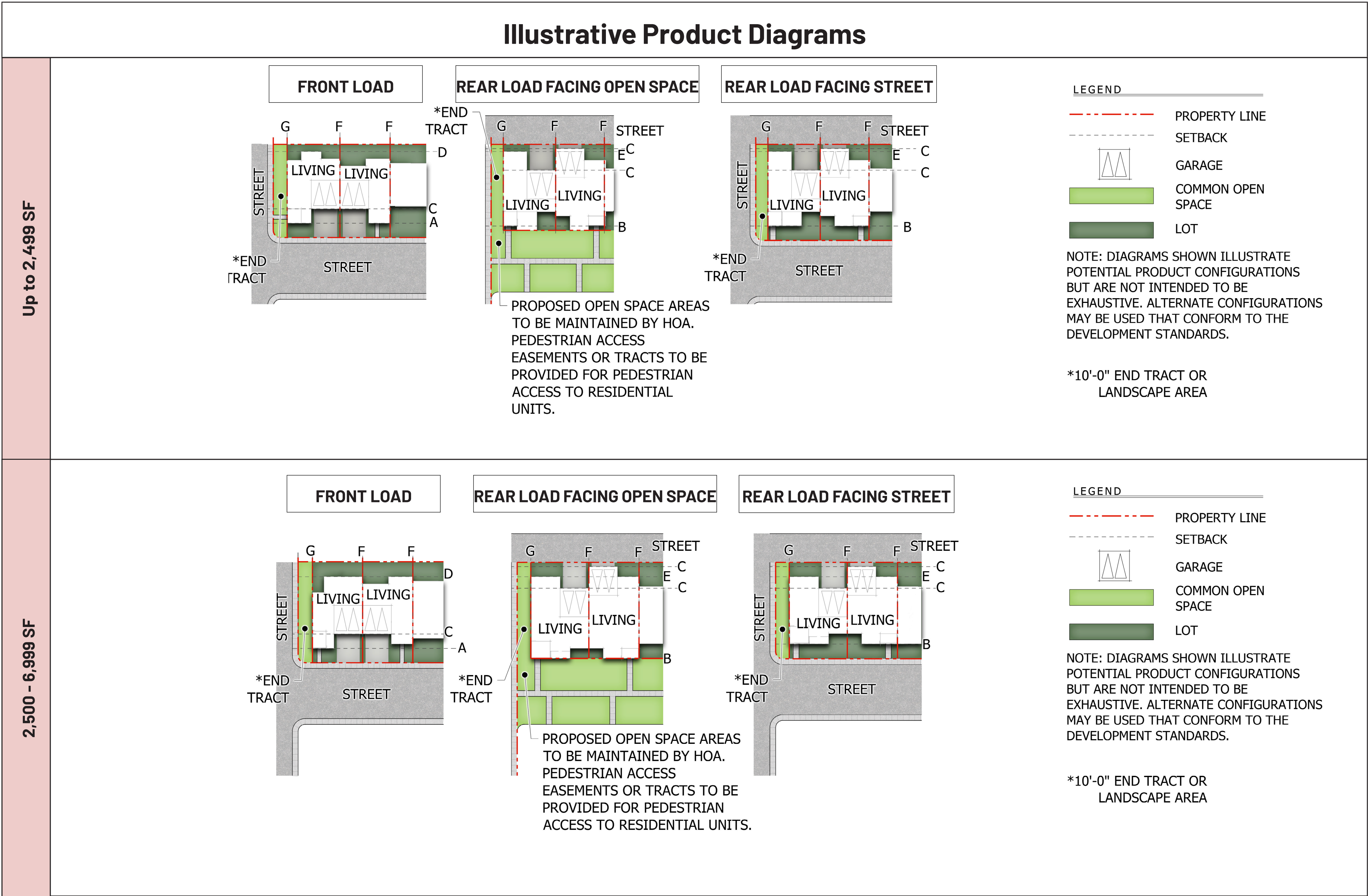
Single-Family Attached		
Development Type ¹ :	Up to 2,499 SF	2,500-6,999 SF
Lot Area:	Up to 2,499 SF	2,500-6,999 SF
Minimum Lot Width:	20'	30'
Corner Lots ⁴	24'	35'
Maximum Building Height:	38'	38'
Minimum Building Spacing ² :	10'	10'
Maximum Building Setback Adjacent to Public Roadway:	None	None
Minimum Building Setbacks		
A. Front Setbacks (Front Loaded) ³ :		
From living space	10'	10'
B. Front Setbacks (Rear Loaded):		
From property line adjacent to common tracts	0'	0'
From street tract or right-of-way	10'	10'
C. Garage Setbacks ³ :		
Front facing garage with parking on driveway	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.
D. Rear Setbacks - Front Loaded ³ :		
To living for lots 110' in depth or less	5'	10'
To living for lots greater than 110' in depth	5'	15'
E. Rear Setbacks - Rear Loaded ³ :		
5'	5'	5'
F. Interior Side Setbacks ³ :		
0'	0'	0'
G. Street Side Setback:		
From living to end tract	0'	0'
From porch to end tract	0'	0'
From living to property line if no end tract ⁴	10'	10'
From porch to property line if no end tract ⁴	5'	5'
From PUE	2'	2'
Accessory Structures ³ :		
Maximum building height	N/A	32'
From principal structure	N/A	6'
From property line	N/A	5'
Open Space Requirements		
Common Open Space:	20%	20%
Residential Private Open Space:	50 SF	50 SF

1. Refer to exhibits on this page for illustrative diagram.

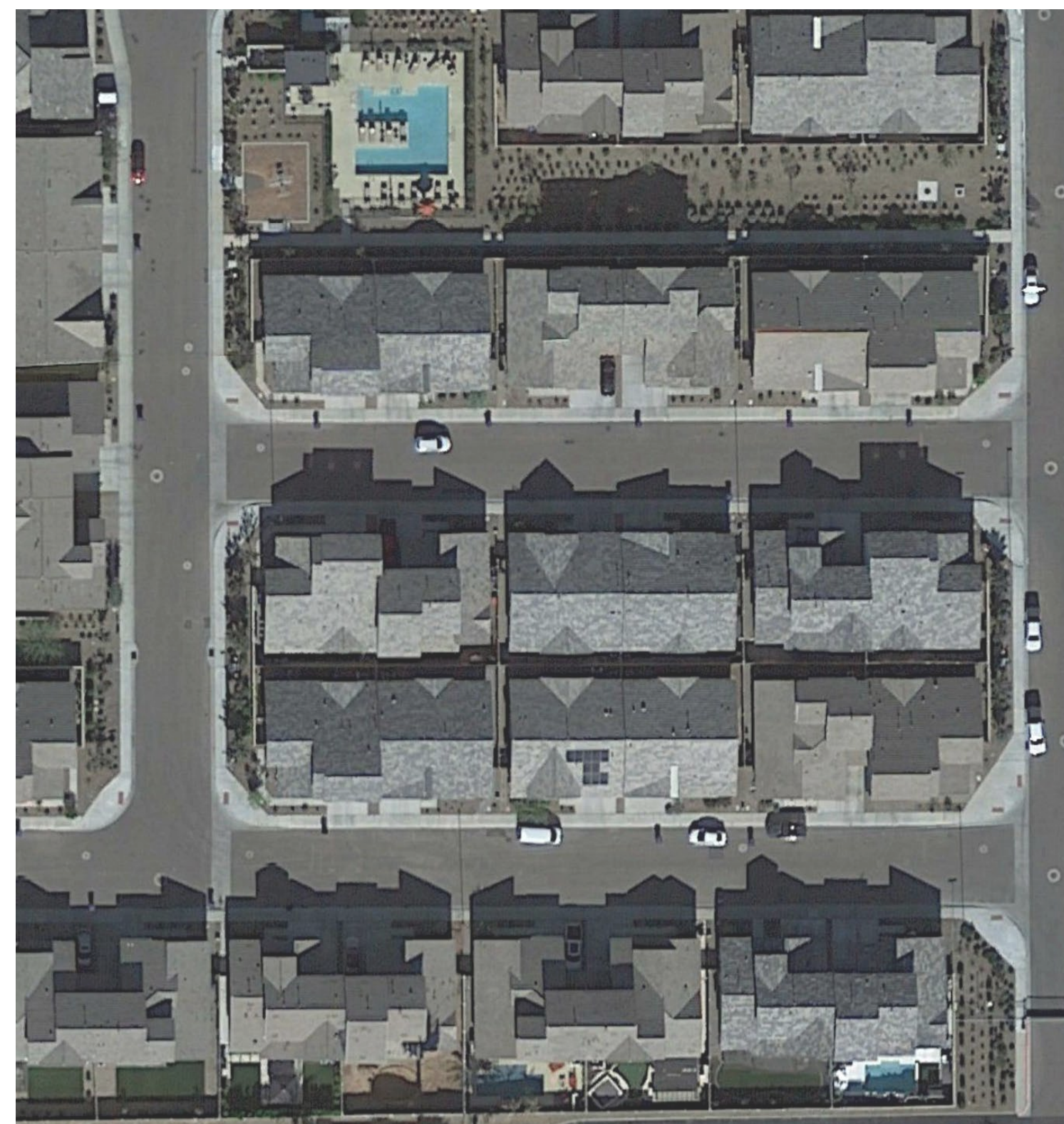
2. Measured from principle building to principle building.

3. Setbacks are measured from the property line unless otherwise noted.

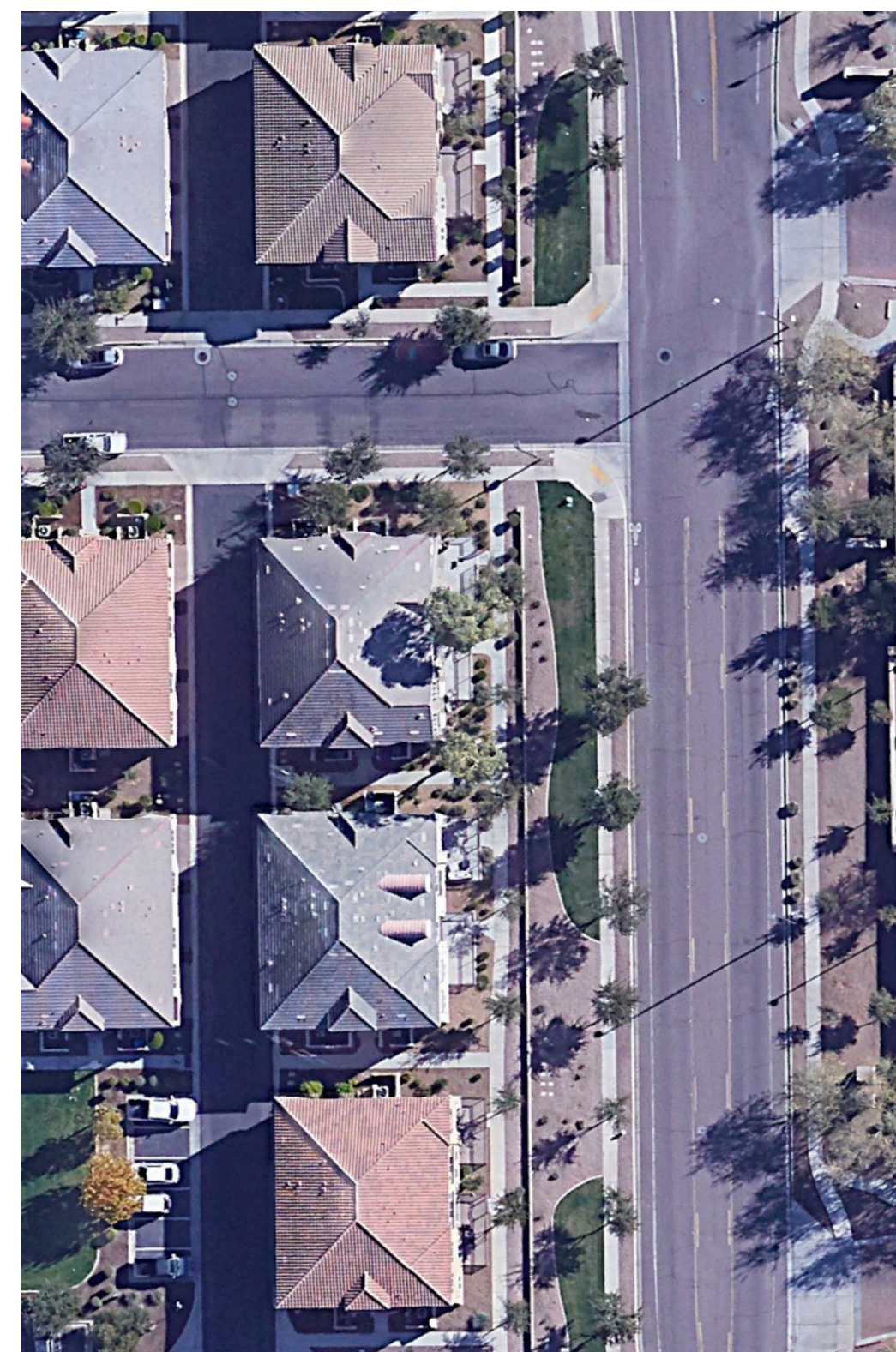
4. End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.



2,5000 - 6,999 SF Attached



ATTACHED FRONT LOAD

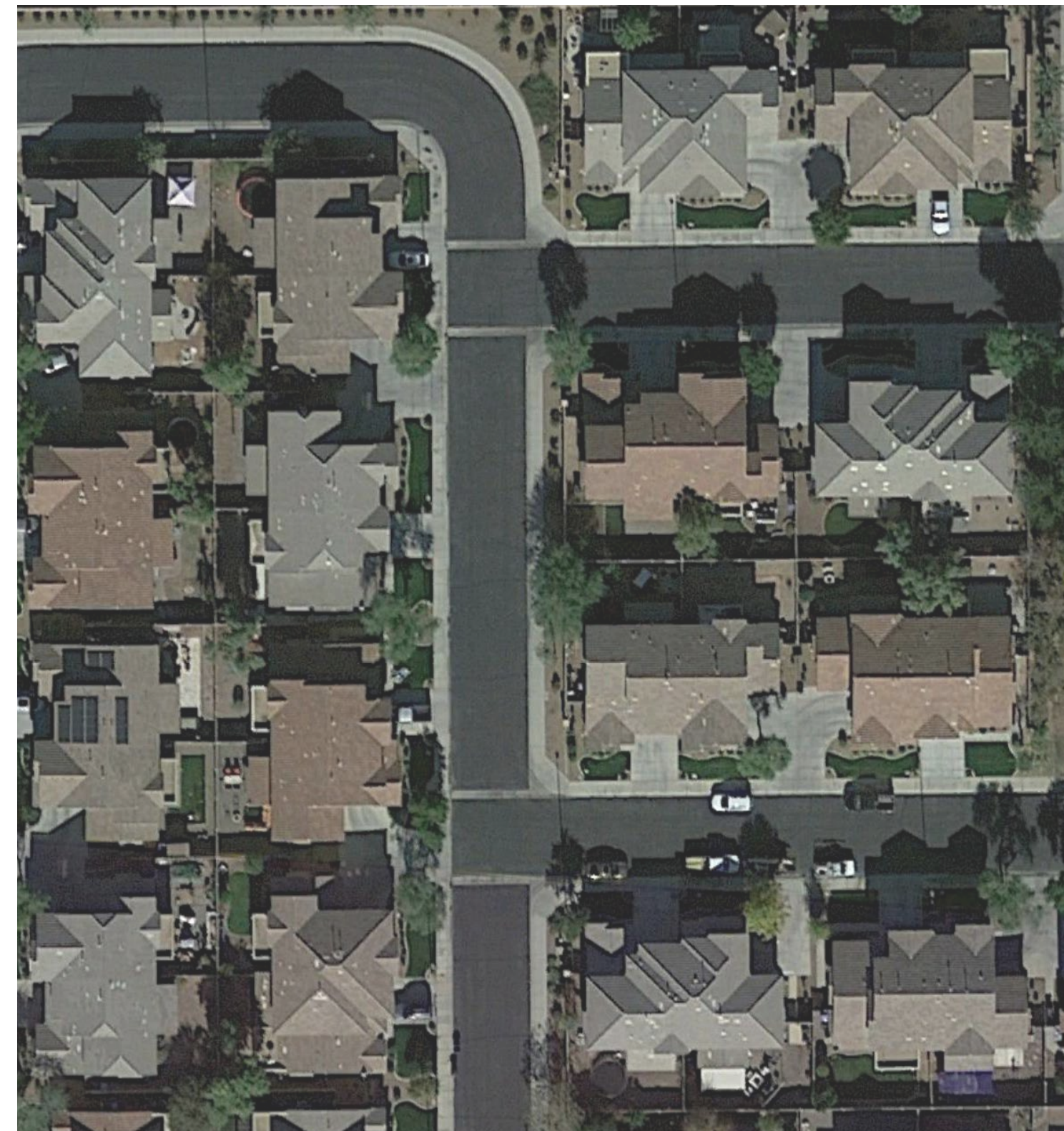


ATTACHED REAR LOAD FACING STREET

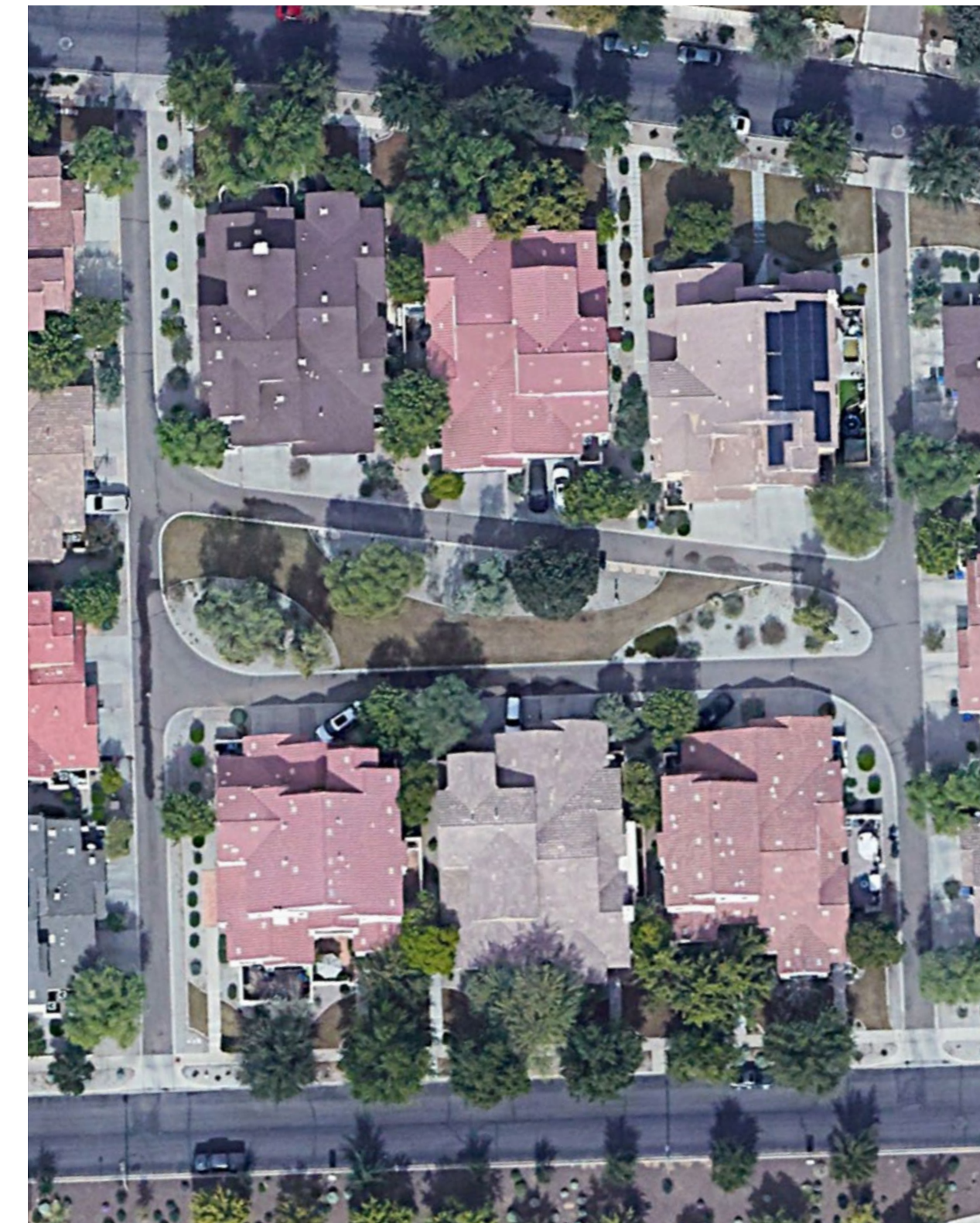


ATTACHED REAR LOAD FACING OPEN SPACE

Up to 2,499 SF Attached



ATTACHED FRONT LOAD



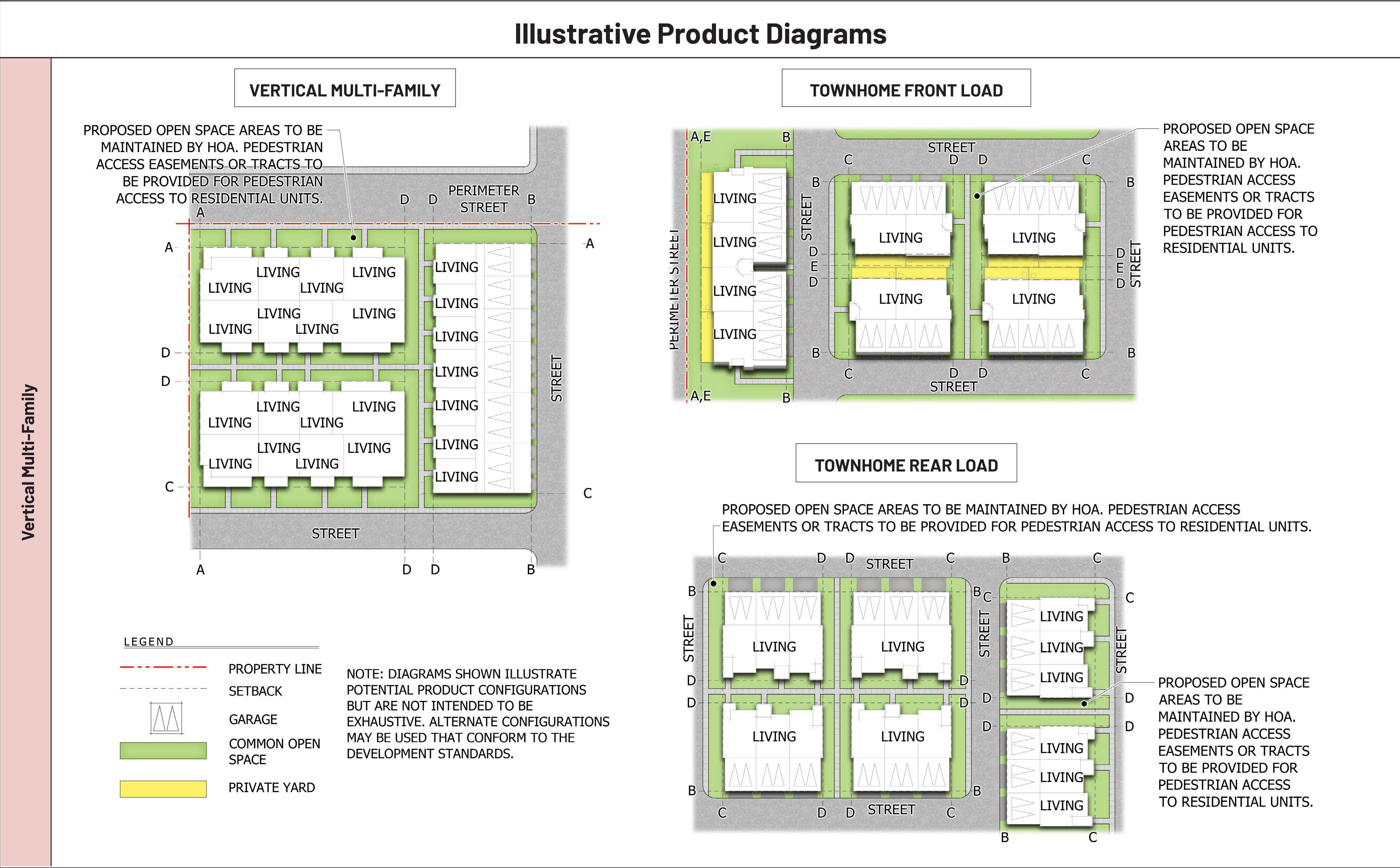
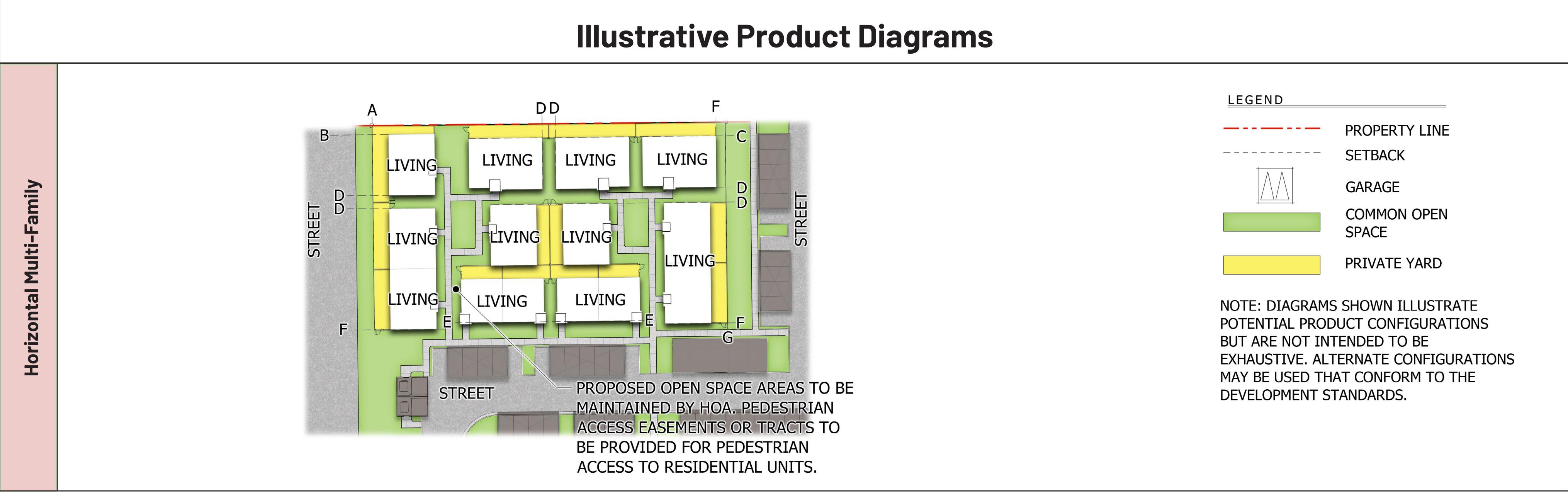
ATTACHED REAR LOAD FACING STREET

Horizontal Multi-Family	
Development Type ¹ :	Horizontal Multi-Family
Minimum Lot Area:	43,560 SF
Maximum Building Height:	38'
Maximum Building Setback Adjacent to Public Roadway:	None
Minimum Building Setbacks	
A. Perimeter Street Landscape Setback:	
Local	10'
Collector	15'
Arterial	20'
B. Perimeter Side Setback:	5'
C. Perimeter Rear Setback:	8'
D. Minimum Building Space:	8'
Attached walls	0'
Minimum Parking Setbacks	
E. Front Setback to Parking ² :	13'
F. Side Setback to Parking ² :	13'
G. Rear Setback to Parking ³ :	15'
Open Space Requirements	
Common Open Space	20%
Residential Private Open Space	50 SF

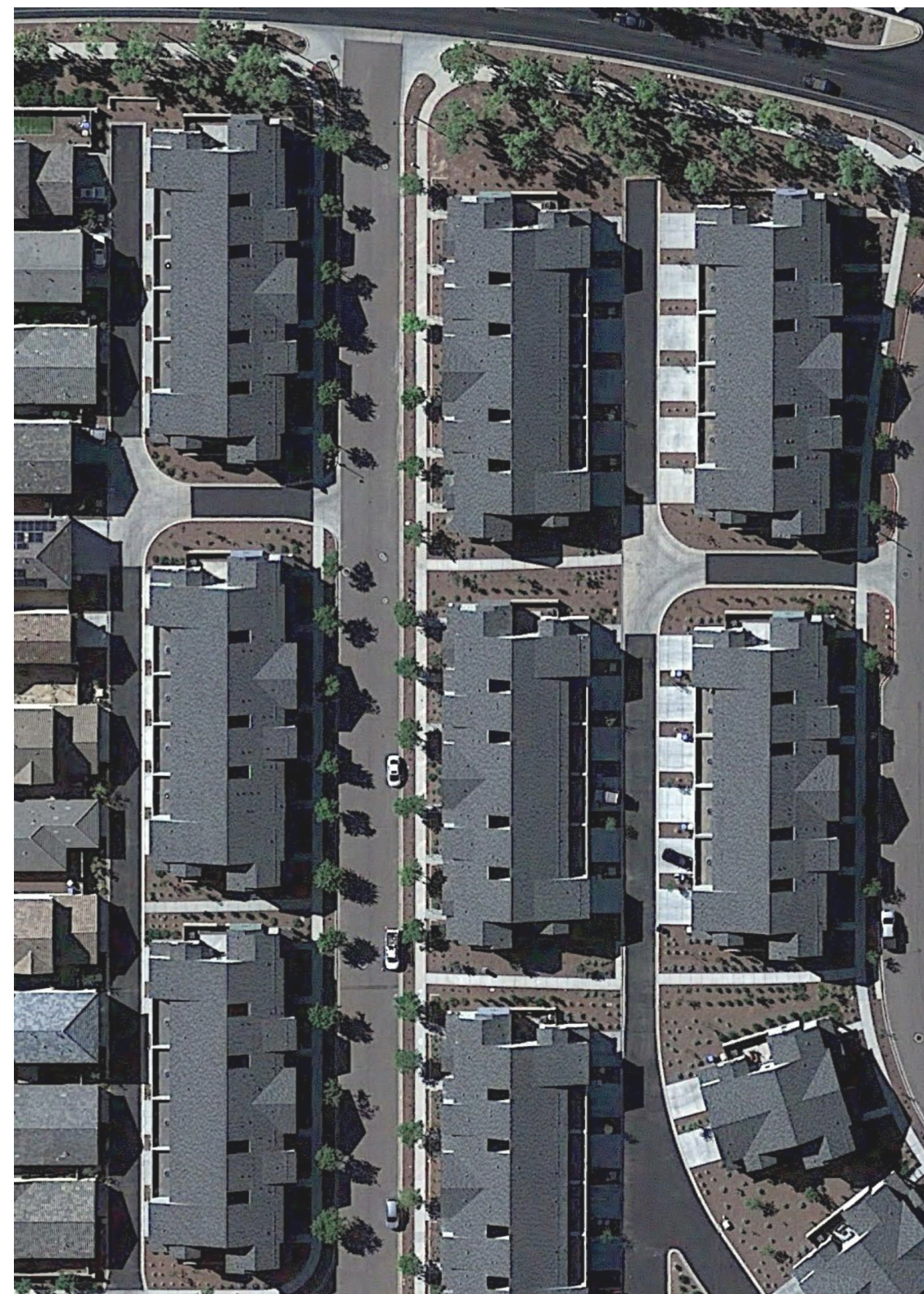
1. Refer to exhibits on this page for illustrative diagram.
2. Setbacks are measured from the back of curb.
3. Setbacks are measured from back of curb to wall.

Vertical Multi-Family	
Development Type ¹ :	Vertical Multi-Family, Townhome, Condo, or Other Similar Product
Minimum Lot Area:	43,560 SF
Maximum Building Height:	60'
Maximum Building Setback Adjacent to Public Roadway:	None
Minimum Building Setbacks	
A. Perimeter Setbacks ² :	
Up to 2 stories	15'
Greater than 2 stories ³	20'
Townhomes	8'
Internal Setbacks:	
B. Garage Setbacks from Back of Curb or Sidewalk Adjacent to Street	
Garage with Parking on Driveway	20'
Garage with No Driveway Parking	5' max.
C. Building Setback From Back of Curb or Sidewalk Adjacent to Parking Stall or Street	10'
D. Minimum Building Spacing	20'
E. Minimum Rear Yard Depth	5'
Open Space Requirements	
Common Open Space	20%
Residential Private Open Space	50 SF

1. Refer to exhibits on this page for illustrative diagram.
2. Setback applies to front, rear, and sides unless otherwise noted.
3. Building step-back of 1' for every foot of building height above 2 stories or 30'.



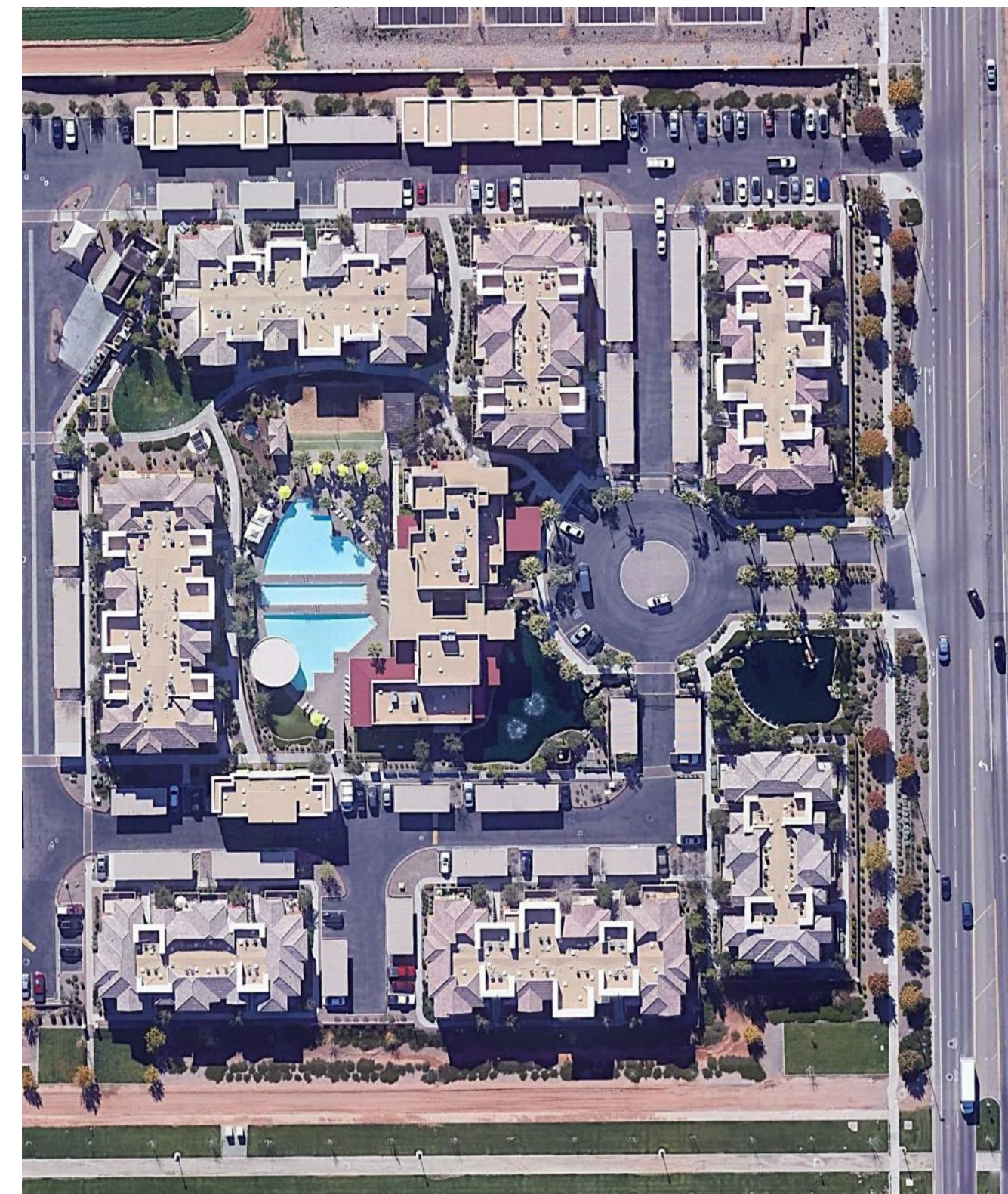
Vertical Multi-Family



TOWNHOME



DUPLEX, TRIPLEX, OR 5-PLEX



CONDO

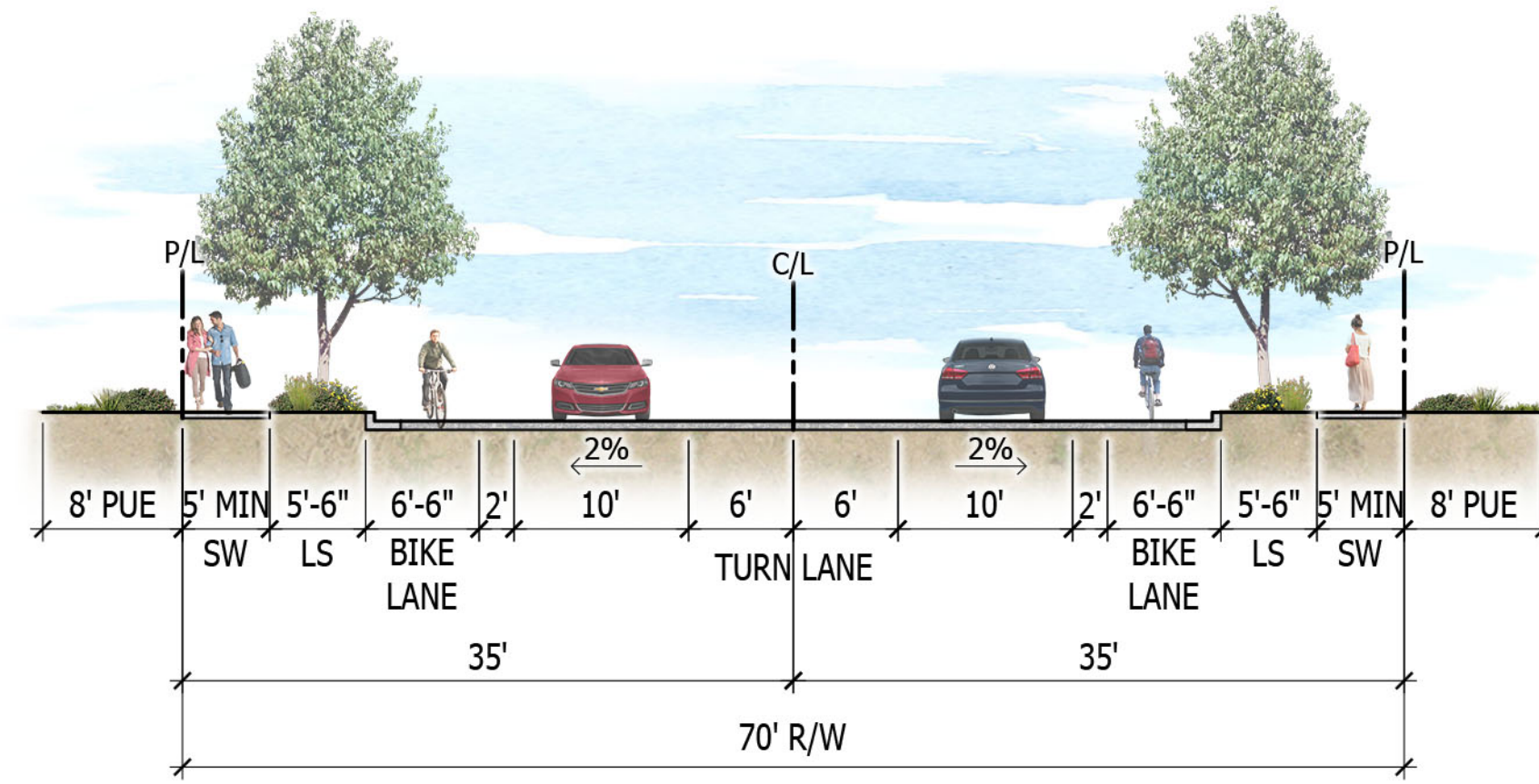


GARDEN STYLE APARTMENT

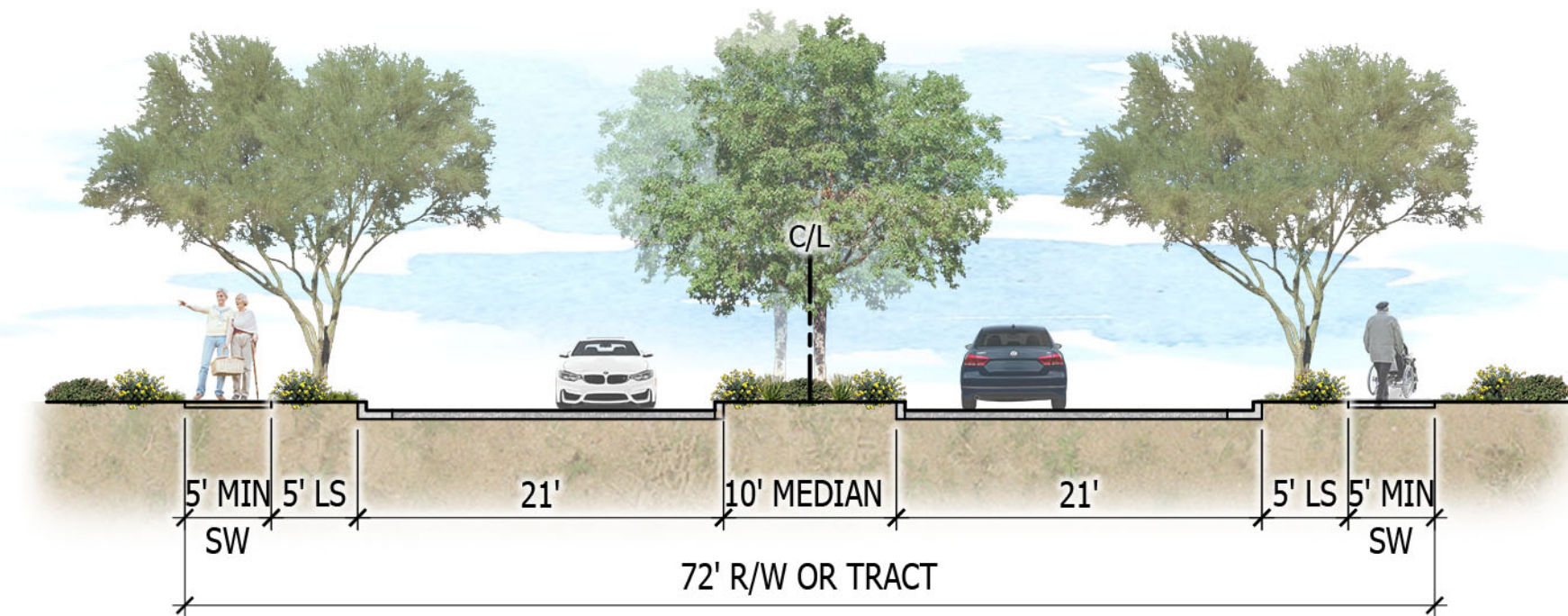
Horizontal Multi-Family



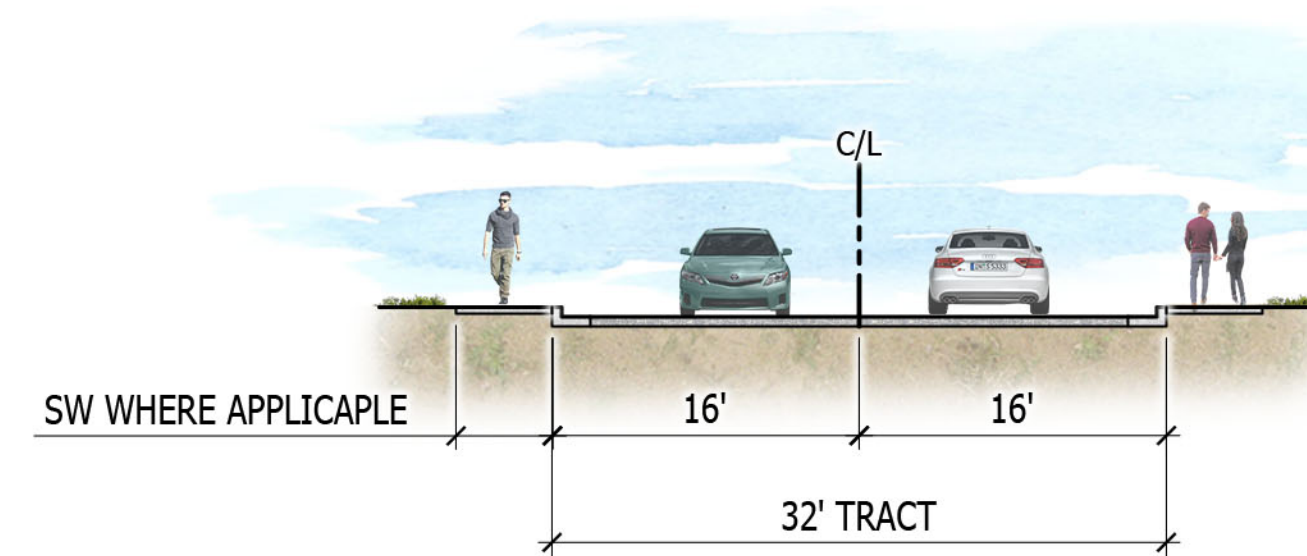
COTTAGE



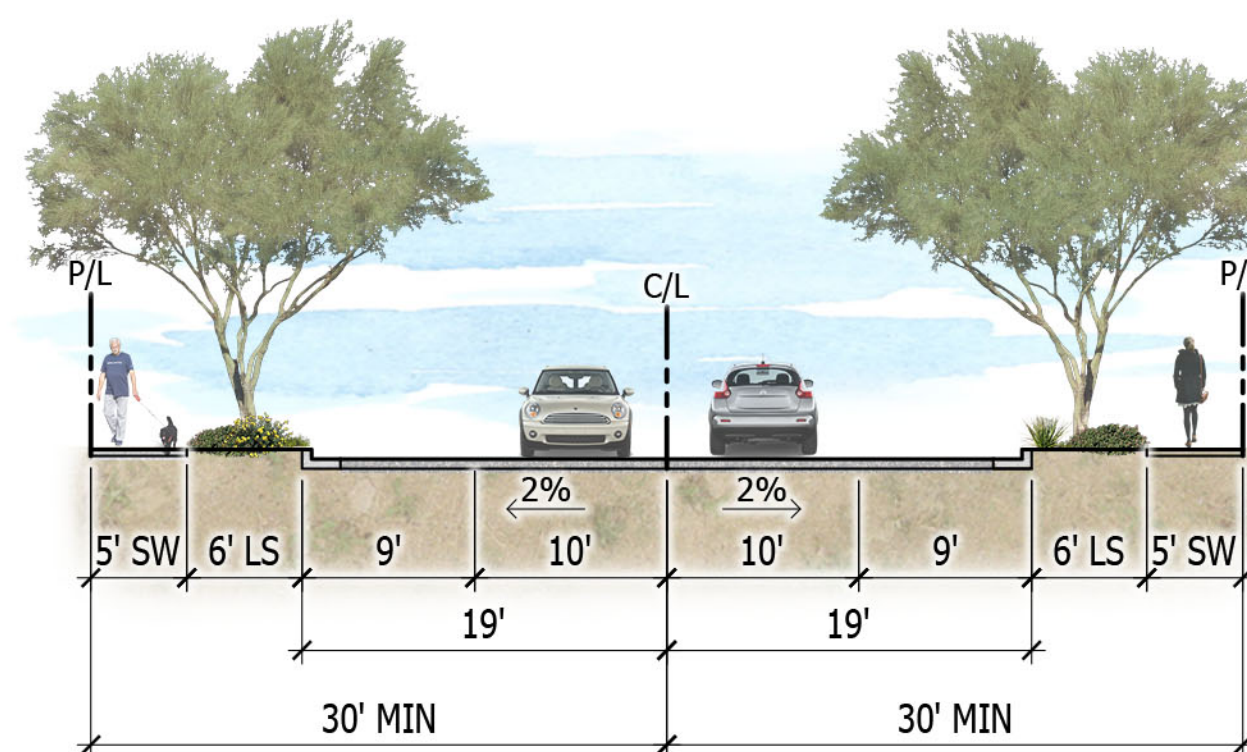
A COLLECTOR STREET - 70' R/W
SCALE: 1"=10'-0"



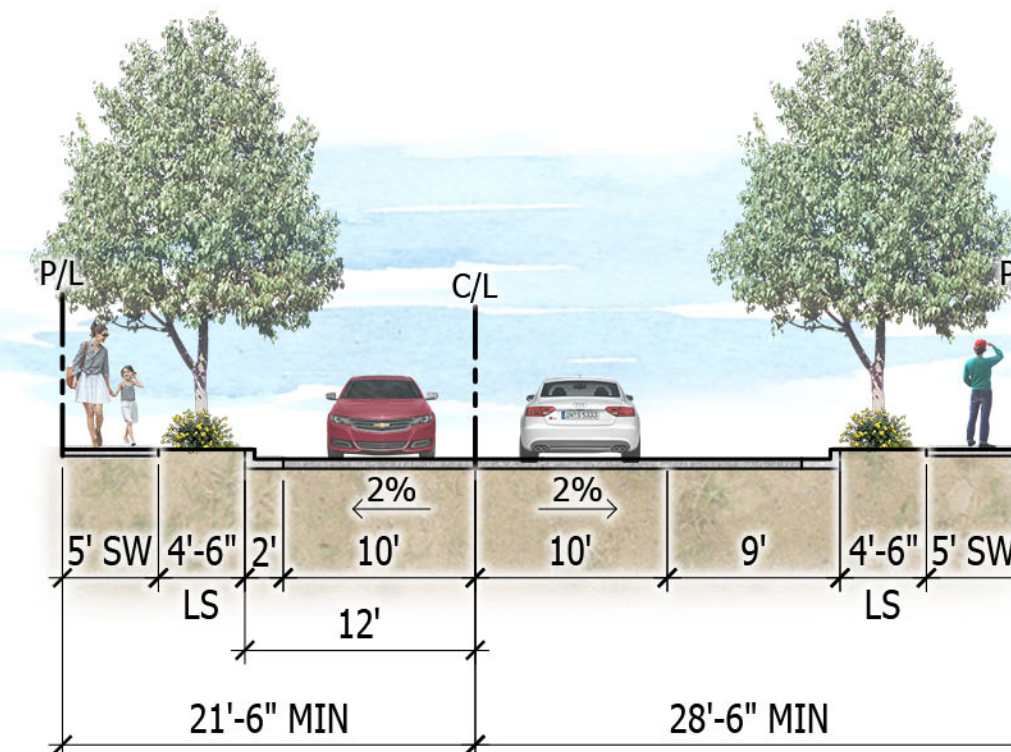
B ENTRY DRIVE
SCALE: 1"=10'-0"



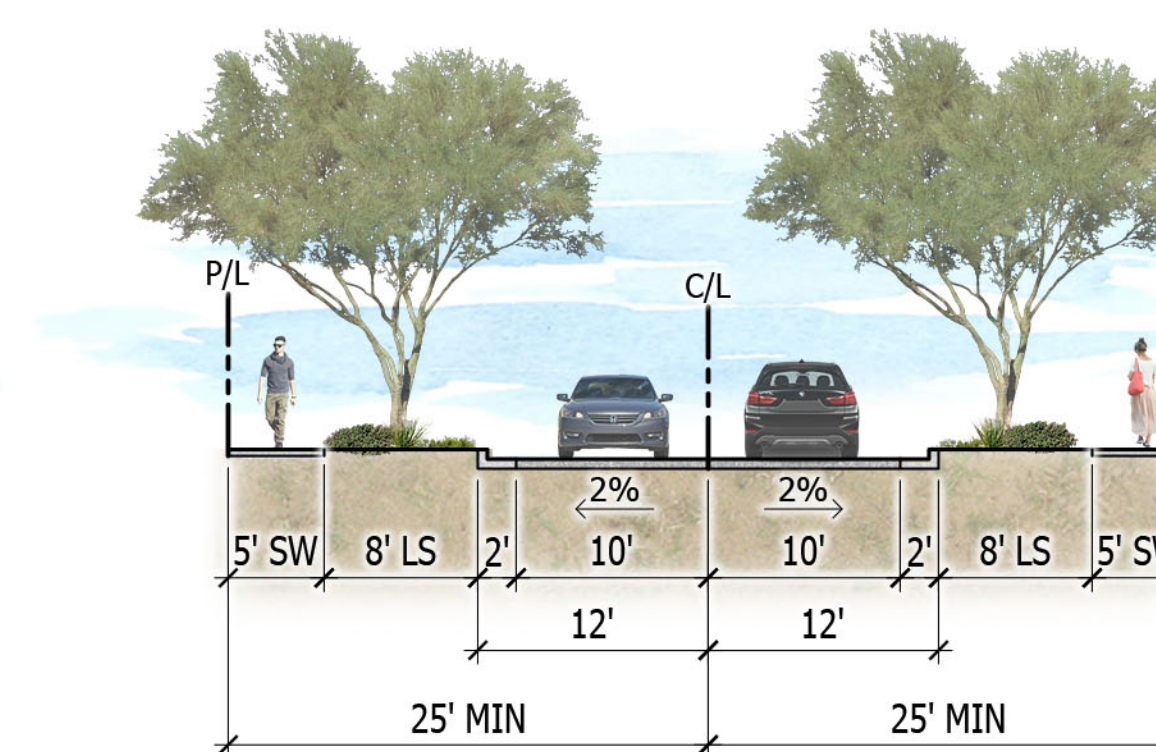
C COMMERCIAL DRIVE
SCALE: 1"=10'-0"



OPTION 1



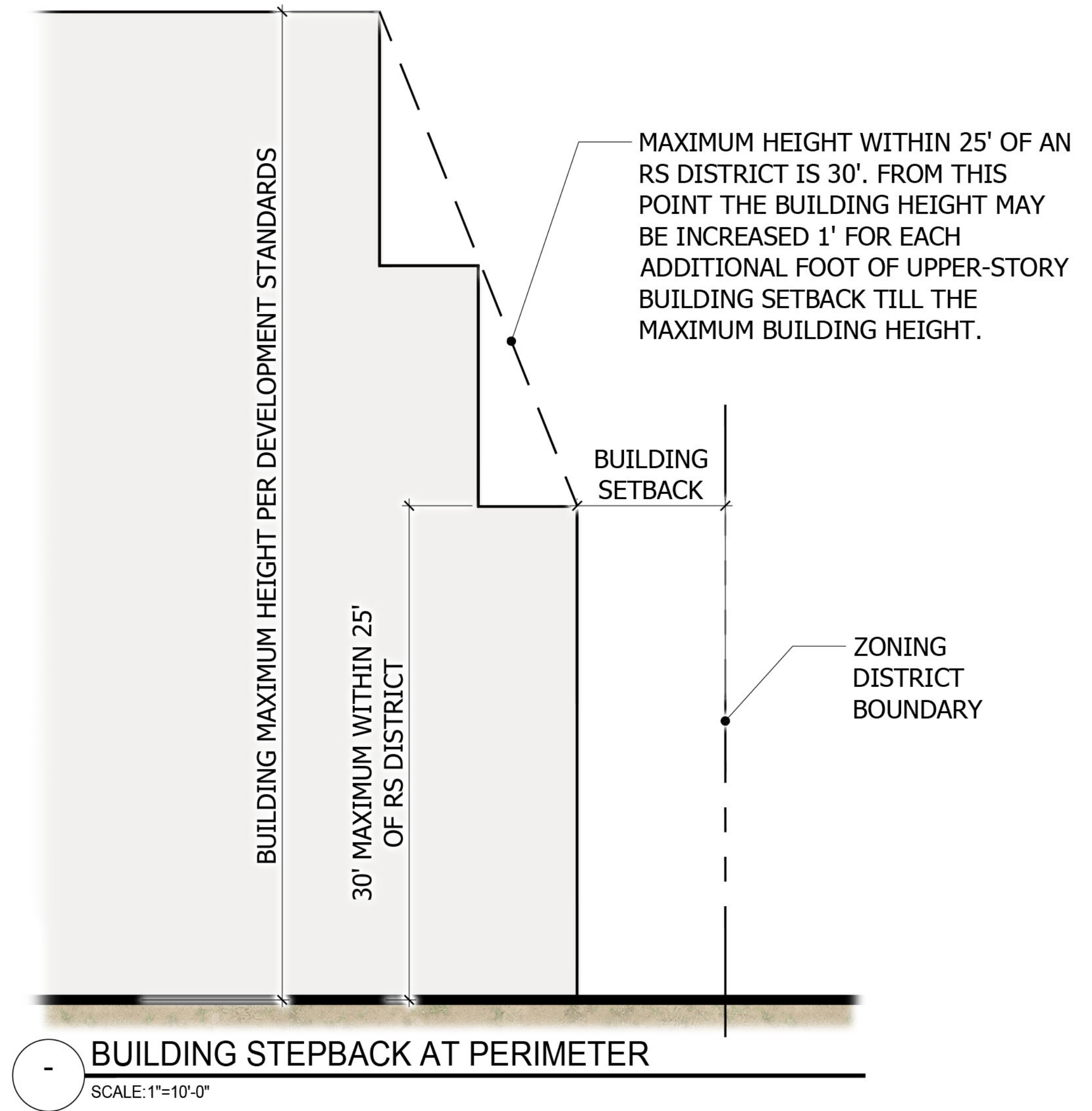
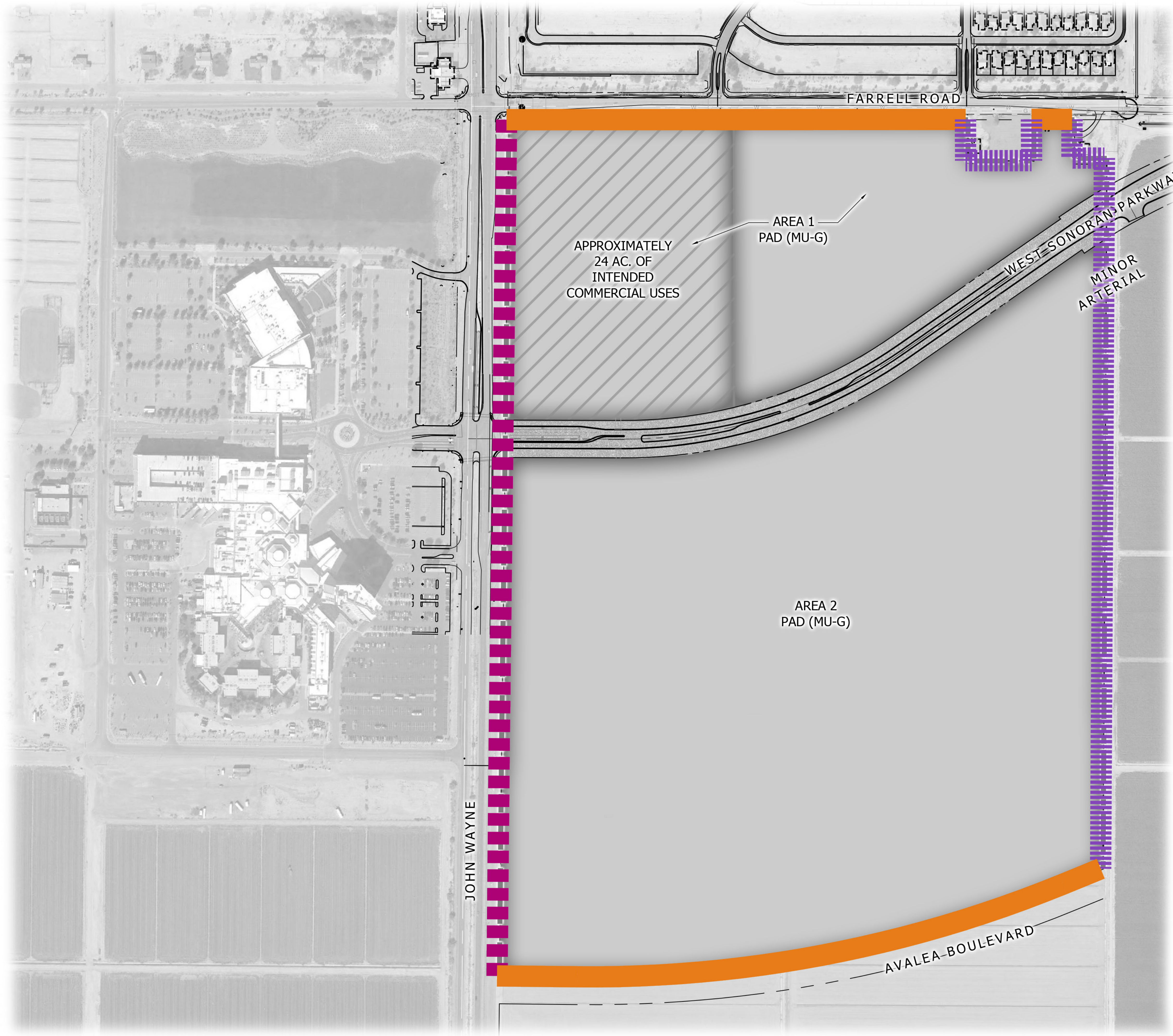
OPTION 2



OPTION 3

D LOCAL STREET
SCALE: 1"=10'-0"

NOTE: STREET SECTIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE PER FINAL PLAT DESIGN.



LEGEND

- NON-RESIDENTIAL USES ADJACENT TO AN RS DISTRICT SEPARATED BY A ROADWAY, AS DEPICTED ON THIS EXHIBIT SHALL MEET THE FOLLOWING:
1. THE MAXIMUM PERMITTED BUILDING HEIGHT SHALL BE 40' AT THE MINIMUM BUILDING SETBACK ADJACENT TO THE ROADWAY. 1' OF ADDITIONAL BUILDING HEIGHT IS PERMITTED FOR EVERY 1' OF ADDITIONAL SETBACK UP TO THE MAXIMUM PERMITTED BUILDING HEIGHT OF THE DEVELOPMENT STANDARDS.
- NON-RESIDENTIAL USES ADJACENT TO AN ABUTTING RS DISTRICT SHALL MEET THE FOLLOWING:
1. THE MAXIMUM PERMITTED BUILDING HEIGHT SHALL BE 30' WITHIN 25' OF THE SHARED PROPERTY BOUNDARY OF THE RS DISTRICT ZONING. 1' OF ADDITIONAL BUILDING HEIGHT IS PERMITTED FOR EVERY 1' OF ADDITIONAL SETBACK UP TO THE MAXIMUM PERMITTED BUILDING HEIGHT OF THE DEVELOPMENT STANDARDS.
- BUILDINGS ADJACENT TO JOHN WAYNE PARKWAY ARE NOT REQUIRED TO PROVIDE BUILDING STEPBACKS.

