

SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

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Introduction

The City of Maricopa encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the homebuilding industry and the consumer. The Single Family Residential Design Guidelines seek to provide project designers the City's expectations for single family residential development. Compliance with the guidelines will be evaluated during the city's Administrative Design Review process.

Purpose and Intent

In accordance to City of Maricopa General Plan goals and objectives, this document is intended to provide direction to homebuilders, developers, contractors, designers, and city staff. Design guidelines are adopted policies intended to provide the basis for design review and approval and are subject to interpretation by city staff.

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, creative, forward-looking and dynamic approaches to design. High quality "stylized" or "theme" architecture is encouraged. Innovative architectural trends are also encouraged on standard plans designed per approved design criteria for a Planned Area or Master Planned Development.

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.

Safety Through Design

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted), is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime. It focuses on the positive use of a space and natural elements to maintain a sustainable quality of life for intended users, while offering a sense of security by increasing the difficulty for criminal or abnormal activities. The principles of CPTED - natural access control, natural surveillance, territoriality, and maintenance - when integrated with the principles of physical security, present a unique approach to minimizing crime opportunities. This may be accomplished through the design elements described in this Manual and are noted throughout when they are applied.

a. Natural Surveillance

Design the placement of physical features and activities in such a way as to maximize visibility and foster positive social interaction among legitimate users of the space. Creating environments that allow the opportunity for people to engage in their normal behavior and





to observe the space around them limits the potential for crime to occur.

b. Natural Access Control

Strategically locate entrances and exits, fencing, lighting, and landscaping to control or limit the flow of or access. Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder.

c. Natural Territorial Reinforcement

Design buildings, fences, pavement, signs, lighting, and landscaping to express ownership and define public, semi-public and private spaces, so that natural territorial reinforcement occurs. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of ownership within a community or space creates an environment where “strangers” or “intruders” stand out and are more easily identified.

Discretionary Decision Making

Every project is unique and requires some decisions to be made on a case-by-case basis. While some provisions of the guidelines include quantitative standards, most require qualitative interpretation. If the Applicant chooses to deviate from a design guideline in order to achieve an attractive, unique design, such a request will be given consideration from the Zoning Administrator. The Zoning Administrator has the latitude to interpret the guidelines and to permit flexibility so long as the proposed project meets the intent of the guidelines herein.

General Design Guideline Principles

Architectural Design

- a. Two-story houses shall utilize offset massing (vertical articulation) to achieve distinction between stories and building mass. Design of creative private outdoor spaces is highly encouraged to achieve this objective. Articulate all facades, including variation in massing, roof forms, and wall planes.
- b. Incorporate architectural elements and details that add visual interest, scale, and character to all sides of the home. **See Figure A**
- c. Corner lots may have a mix of single-story and two-story homes provided the second-story portions of the homes do not encompass more than 75 percent of the building footprint, and the second-story portion of the dwelling has a distinctive building mass (vertical articulation). **See Figure B.**



Figure A



Figure B

- d. Two-story dwellings located on corner lots shall include windows on the facade facing the side street.
- e. 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.
- f. Homes should be designed with consideration of water runoff, solar access, as well as climatic and other environmental conditions.
- g. Provide architectural design for home products to ensure that the smallest house has the same amount of effort, art, and detail as the largest house.

- h. 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, refer to **Figure C**.

Do This



Not This



Figure C

Design Elements and Details

- a. Each home should utilize a variety of the following elements to enhance the home's character:
 - Recessed or projecting balconies
 - Driveway pavers
 - Trellises
 - Awnings
 - Porches





- Columns
- Decorative doors and windows
- Exterior moldings
- Roof overhangs
- Masonry
- Wood or metal accents
- Decorative lighting
- Ledges
- Arched windows
- Shutters



- b. The entry way of the home is required to be located allowing the entry way to be clearly visible from public view; it shall act as the home's focal point (**CPTED principal**).
- The primary entry and windows shall be the dominant elements of the front façade.
 - Windows and doors should be aligned and sized to bring order to the building façade.
 - Windows and doors should be sufficiently recessed to create façade patterns that add variety and interest to the design of the home.
 - The front door/entry of the dwelling must be illuminated with an entry light that is controlled with a switch.
 - Integrate front porches, courtyards, or other entry features that create an attractive interface with front yard areas and feature arrival. Using steps or other design elements that feature arrival are encouraged. **See Figure D**
 - Pillars, columns, and posts should be architecturally enhanced with stucco, brick, stone, or other authentic materials for visual interest.



Figure D



Garages and Driveways

- a. 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. Elements may encroach into the setback if deemed necessary. **See Figure E**



Figure E

- b. On lots 55 feet or larger, 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.
- c. A minimum of two (2) coach lights shall be placed at the front face of the garage or other appropriate location for security. Coach lights shall be proportionate to the size of the front elevation, shall fully illuminate the address plate and shall utilize a sensor to operate from dusk to dawn. (***CPTED principle***)



d. Dwellings with three-car garages shall be designed with the third car garage architecturally separated and offset a minimum two (2) feet from the other garage doors. In addition, it is desirable to orientate the 3rd garage differently or to provide for a detached third car garage (**see adjacent image**). The intent of this standard is to soften the garage dominance and provide for horizontal articulation.

e. Incorporate decorative garage doors to assist with the overall design of the front façade. Utilizing "carriage style", windows and other non-conventional sectional garage door styles is recommended to provide additional diversity and to better tie in with architectural themes. **See Figure F**



Figure F



- f. 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 which appears livable from street view.

- g. Provide driveway pavers as an option with each elevation.
- h. Massing shall accentuate entries and minimize garage dominance.
- i. For lots equal to or greater than 55 feet, front-facing garage doors (not including side returns) shall not exceed 40 percent of the width of the front elevation. Incorporate this guideline as a standard on at least two (2) floor plans.

Covered Patios and Porches

- a. Covered patios and porches shall be incorporated into residential architecture. Patio and porch columns must be constructed of same materials as the rest of the home, including the roof tile and roof slope or designed in a manner to complement the existing architecture of the home.
- b. A useable, covered outdoor patio shall be provided on the rear side of each home. Covered patio dimensions should be a minimum of 80 square feet, with a minimum depth of 8 feet.

See Figure G



Figure G



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- c. At least one elevation per plan should have a usable covered and hardscaped front porch with a minimum depth of 6 feet from front wall of house to interior wall of courtyard. Entryways alone cannot act as a sole front porch. **See Figure H**



Figure H

- d. A courtyard may be substituted for no more than two plans. Courtyard walls shall not exceed three and a half feet in height. Courtyard area shall be hardscaped and provide entry feature enhancements. **See Figure I**



Figure I



Colors and Materials

- a. Materials and colors shall remain true to the architectural "style" of the home. A variety of colors shall be used for the body, trim, entryways and garages to create contrast and a unique, attractive streetscape.
- b. As a standard feature, stone, brick, or accent facade material shall be provided on at least one elevation for each floor plan (see below).



- c. Homes shall utilize energy-efficient components and building materials to conserve energy and promote sustainability.
- d. Homes shall utilize high-quality, durable, natural materials. Synthetic materials are acceptable if they are sustainable products.
- e. Homes shall utilize contrasting, but complementary, colors for trim, windows, doors, and key architectural elements. Pastels and brown desert theme are discouraged. Intense and/or vivid color should be used to accent entry-ways and special architectural features of a home. **See Figure J**



Figure J



- f. Materials applied to any building elevation should wrap around onto adjoining walls of the structure at a minimum of 6 feet or to the side yard fence. **See Figure K**

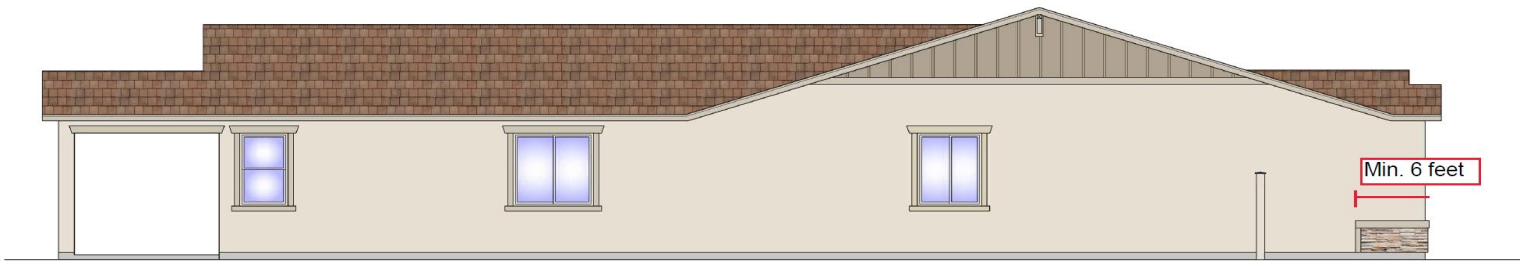


Figure K

Roof Materials, Articulation and Design

- 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.
- No adjacent home or home directly across the street shall have the same elevation or roofline.
- The roofline may be changed by the following options:
 - Alternating the ridgeline between parallel and perpendicular to the street.



- Alternating the roof type between gable and hip.



Gable Roof

vs.



Hip Roof

- Alternating the roofline pitch by a minimum of three units vertical (i.e. 3:12 to 6:12)



- Alternating between one and two-story homes



- d. Solar panels on rooftops are encouraged to be consistent with the roof pitch and to appear as an integral part of overall roof design.
- e. Roof mounted HVAC and evaporative cooler equipment is prohibited. Such 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 or to serve as an aesthetic architectural element.
- f. Roof materials and colors shall be consistent with the desired architectural style. A variety of roof colors is encouraged however the colors of roofing materials shall not be altered by staining or painting.
- g. Roof materials shall exhibit earth-tone colors and be non-reflective in muted tones. Acceptable roof materials include:

- flat tile



- slate tile



- barrel tile





- cool roof tile



- standing seam



- h. The design, color, and materials of accessory structures shall be architecturally tied to the main structure.
- i. Metal flashing, vents, pipes, gutters, electrical panels and other exposed metal must be painted to match the color of the fascia, body of the house or to provide aesthetical contrast. Builders shall avoid exposed metal flues.
- j. Design chimneys as an architectural element.
- k. Variation of roof materials shall be provided per **Table 1-1** below.



Required Home Diversity

Single-Family subdivisions shall include a diversity of architectural types as set forth in Table 1-1 below:

TABLE 1-1

	Single-Family Units	
	0-99	100 +
Number of Floor Plans Required	Minimum of 3 floor plans, 3 elevations per plan.	Minimum of 85 floor plans, 4 elevations per plan.
Number of Roof Styles Required	Minimum of 3 different roof styles	Minimum of 4 different roof styles
Number of Color Schemes Required	Minimum of 8 different color schemes per plan.	Minimum of 10 different color schemes per plan.
Number of Roof Colors Required	Minimum of 3 different roof colors.	Minimum of 4 different roof colors.

