

# Chapter 3: Single-Family Residential



## I. Intent (20-78-3.I)

The purpose of this Chapter is to guide the integration of new neighborhoods and housing types into the community fabric and safeguard and enhance the character of established neighborhoods. The design principles attempt to promote a deviation from the standard “cookie-cutter” format of garage dominant building lines and repetitiveness through a diverse palette of standard plans, articulation, color and material choices and neighborhood identity. Neighborhoods should contain safe and practical open space areas with context and connectivity to adjacent land uses and circulation modes.

## A. Applicability (20-78-3.I.A)

1. New single-family detached or attached (up to two (2) units per building) residential developments exceeding ten (10) lots.
2. New additions to existing residential units, including patio covers, carports, and RV covers, as specifically addressed herein.
3. New accessory structures exceeding nine (9) feet in height or three hundred (300) square feet in area, including RV covers, as specifically addressed herein.
4. New gazebos, ramadas, or similar structures as specifically addressed herein.



Figure 3.1—Detached single-family residential neighborhood.



Figure 3.2—Example of attached single-family residential type.



Figure 3.3—Example of Custom Single-Family Residential type.

## B. Exemptions (20-78-3.I.B)

1. Custom-home developments are exempt from the Façade Articulation Exhibit provision per 20-78-3.II.C.1.f; However, each elevation shall demonstrate the minimum building plane articulation per 20-78-3.II.C.1.e.
2. Play structures, sport courts, private water features, and similar minor structural elements as identified by the Planning Manager.
3. Arizona Rooms

## II. Single-family Residential Design Standards (20-78-3.II)

### A. Subdivision Design (20-78-3.II.A)

1. **LOT AND TRACT DESIGN (20-78-3.II.A.1)**
  - a. In an effort to promote safety, connectivity, and maintenance, tracts less than fifty (50) feet in width between lots (lot “fingers” or “wedges”) shall be avoided unless mitigation is provided. Such mitigation may include pedestrian connections, low level accent lighting, view fencing, or combinations thereof on adjacent lots or other design solutions that provide function and attention to narrow, dead spaces. (Figure 3.4)
  - b. In an effort to enhance lot functionality, pie-shaped lots should be designed to avoid acute angles less than forty-five (45) degrees. (Figure 3.5)
  - c. Lot frontages shall be located a minimum of one hundred fifty (150) feet from arterial street intersections.

- d. To minimize glare from automobile lights and promote safe traffic maneuverability, lots should not be designed to center on a T-intersection unless adjustments or mitigation can be demonstrated. (Figure 3.6)
- e. Through lots/double frontage lots are prohibited. (Figure 3.7)
- f. Flag lots shall be permitted provided the following criterion are met:
  1. Each flag lot shall have at least twenty (20) feet of street frontage and at least twenty (20) feet of width for the entire length of the flagpole.
  2. The area of the flag pole portion of the flag lot shall not be included in the calculation of minimum lot area.
  3. For flag lots, the Planning Manager or designee shall determine which property line shall constitute the front and rear lot lines for the purposes of compliance with yard and setback provisions of this ordinance.
  4. The driveway providing access to the flag lot shall be placed as close as possible to an existing driveway on adjacent property.
  5. No more than two (2) flag lots may be contiguous. (Figure 3.8)

**2. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (20-78-3.II.A.2)**

- a. To the extent feasible, windows, doors, or other openings should be provided on all sides of a façade to create visual interest and prevent dead spaces. (figure 3.9)



Figure 3.4—A pedestrian path and two-story homes provide activity and “eyes” on this narrow tract.

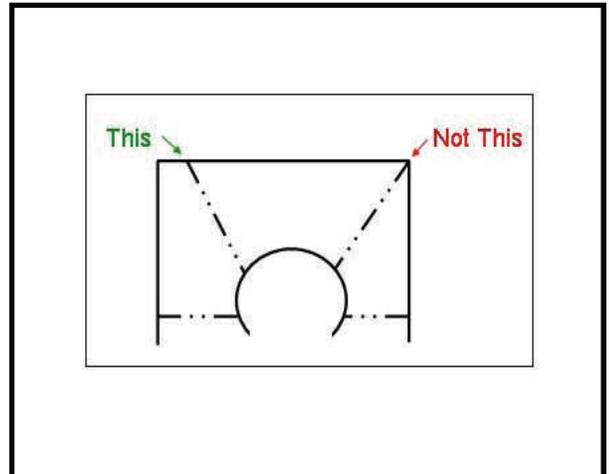


Figure 3.5—Avoid angles less than 45 degrees.

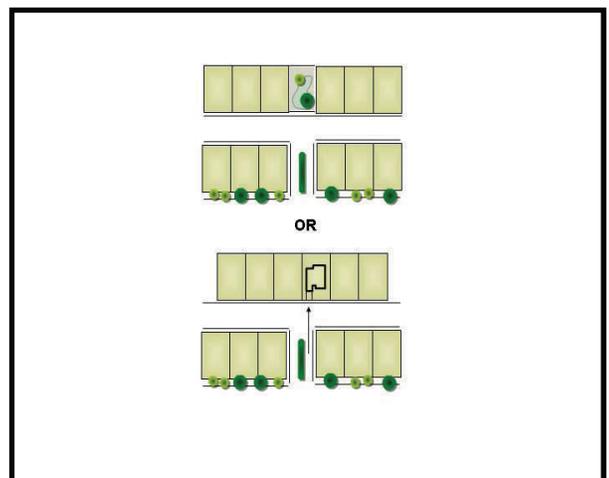


Figure 3.6—Lot adjustments and layout prevent alignment on T-intersections.

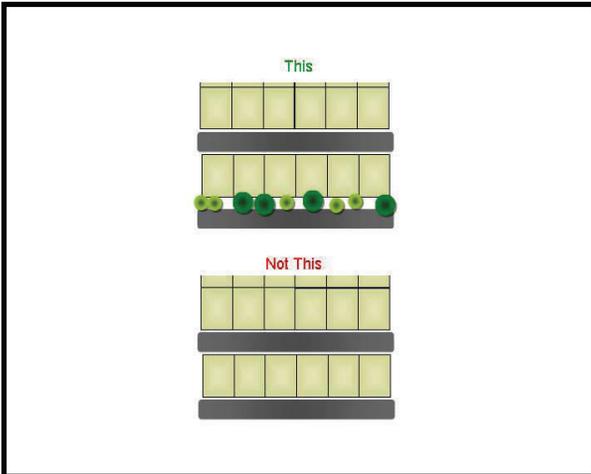


Figure 3.7—Avoid Through/Double Frontage Lots.



Figure 3.8—Lots 12 and 13 illustrate flag lots, as well as limitation against more than 2 contiguous flag lots.



Figure 3.9—Multiple “perspectives” on the street provide interest and reinforce neighborhood ownership.

- b. Streets should be designed to discourage cut-through traffic.
- c. Access (to the subdivision) should be limited without completely disconnecting the subdivision from adjacent subdivisions.
- d. Landscaping should not create blind spots or hiding spots.
- e. Open spaces and recreational areas should be located so that they can be observed from nearby homes. (Figure 3.10)

### 3. CIRCULATION (20-78-3.II.A.3)

- a. All local residential streets exceeding one thousand (1000) feet in length shall be curvilinear in design unless traffic calming measures are proactively utilized.
- b. All collector and non-residential collector streets exceeding 1000 feet in length shall proactively incorporate traffic calming measures. Examples of traffic calming measures suitable for local streets include, but are not limited to; roundabouts, traffic circles, landscape islands, or medians, chicanes, chokers, raised intersections, and/or crosswalks, or other approved measures. (Figure 3.11)
- c. To minimize potential conflict points, four-way street intersections at local/local intersections are discouraged.
- d. Pedestrian connections should be established throughout the community to provide connectivity and to reduce walking distances, especially at the ends of cul-de-sacs and along routes to destinations such as parks, schools, and services. (Figure 3.12)

#### 4. STREETScape (20-78-3.1.A.4)

- a. Developments shall provide a sense of arrival at all primary themed entries into a subdivision. To achieve this objective, one or more of the following elements shall be incorporated into each primary themed entry:
  1. Hardscaped accented entry, including but not limited to, stamped or colored concrete and pavers as approved by the City Engineer or designee.
  2. Landscaped medians along the entry throat. (Figure 3.13)
  3. Entry monument, or monument sculpture, water feature, or other identifying element as approved by the Planning Manager. (Figure 3.14)
- b. The Development shall provide triangular landscaped entry areas at all primary themed entries into a subdivision. The size of the entry area should be no less than the visibility triangle required for the intersection plus the prescribed street frontage landscape buffer. For example, a 30' x 30' view triangle at an arterial or collector intersection would include a ten (10) foot landscape buffer (hence 40' x 40' triangle). This allows for trees or structures outside of the visibility triangle.
- c. Cul-de-sacs shall not terminate on blank walls or narrow landscape tracts less than ten (10) feet in width. (Figure 3.15)
- d. Detached sidewalks shall be provided adjacent to all arterial roadways and some collector roadways in accordance with the Infrastructure Guidelines. Detached sidewalks should be separated from the roadway by a minimum of four (4) feet. (Figure 3.16)



Figure 3.10—Recreation areas are within view from several nearby homes.



Figure 3.11—Landscaped traffic circle is one type of traffic calming measure.



Figure 3.12—Pedestrian path provides connection from cul-de-sac to collector roadway.



Figure 3.13—Landscaped median leading into the community.



Figure 3.14—Primary themed entry into a subdivision.



Figure 3.15—Non-enclosed cul-de-sac spills onto open space and recreation areas rather than walls.

- e. The sidewalks along arterial roadways should provide for a gentle meander to elevate the aesthetic and pedestrian quality. The sidewalk shall return to the back of the curb or right-of-way line no less than twenty (20) feet from any intersection to minimize the potential for pedestrian—automobile conflicts. (Figure 3.17)
- f. To the extent practical, all utilities and ground mounted mechanical equipment shall be vaulted or fully screened from view through landscaping placement and/or color treatment.
- g. Use of native vegetation and low water plants shall conform to the Phoenix Active Management Areas Low Water Using Plant List, and be planted in conjunction with an efficient water system.

#### 5. USEABLE OPEN SPACE (20-78-3.II.A.5)

- a. All developments shall provide a minimum area of Useable Open Space in accordance with the schedule outlined in Table 1. (Figure 3.18)
- b. Useable Open Space areas shall be clearly designated on the Preliminary and Final Landscape Plans. Useable Open Spaces include, but are not limited to the following:
  1. Park or recreation areas (private or dedicated).
  2. Designated or reserved equestrian, hiking, local connectors, and multi-use trails. For the purposes of computation, a twenty (20) foot corridor width may be calculated, provided the corridor is improved with landscaping and pedestrian amenities such as benches (where appropriate) and pedestrian scale lighting. (Figure 3.19)

3. Reserved or dedicated hillside preserves.
4. Golf courses (area not to count more than fifty (50) percent toward minimum requirement).
5. Active amenities including, but not limited to, racquet and sport courts or fields (i.e. basketball, volleyball, baseball, etc.), and substantial turfed areas.
6. Common pools, spas, and recreation centers. (Figure 3.20)
7. Passive amenities including, but not limited to, substantial turfed areas, ramadas, barbecue areas, bench seating areas, and specified interpretive or demonstration facilities. (Figure 3.21)
8. Retention basins and floodway areas when improved with active or passive amenities as described above.

c. In an effort to create a seamless network of open spaces and pedestrian connections, subdivisions shall be designed to integrate and/or continue existing or approved open space areas, pedestrian walkways, and multi-use trails from adjacent developed and undeveloped areas.

d. Shaded pedestrian refuge areas should be provided along pedestrian and multi-use walkways, paths, and trails.

## B. Thematic Form (20-78-3.II.B)

The intent of this section is to promote distinctive neighborhood identity and discourage bland, ubiquitous communities.



Figure 3.16—Detached meandering sidewalk provides refuge and separation from the arterial roadway.



Figure 3.17—An offset sidewalk “softens” the street-scene and enhances visual interest and safety.



Figure 3.18—Open space area in the subdivision has been reserved for recreation.



Figure 3.19—A well signed and demarcated hiking trail provides an alternative type of open space amenity.



Figure 3.20—A common HOA pool serves as an additional type of useable open space amenity.



Figure 3.21—Ramada and green belt provides a passive open space amenity.

## 1. WALLS AND FENCES (20-78-3.II.B.1)

- a. Developments should provide pedestrian access to adjacent non-residential areas, including schools and churches, by incorporating wall and landscape penetrations into the pedestrian circulation element.
- b. Entry signage, perimeter walls, and other appurtenances in community owned areas shall be consistent with the thematic character of the development through the use of common integrative elements such as colors, materials, and architectural style.
- c. Perimeter walls shall be constructed of decorative masonry block intended to be utilized without additional finish. Such walls adjacent to streets with a classification of arterial or higher shall meet at least two (2) of the following requirements; perimeter walls adjacent to local or collector streets shall provide at least one (1) of the following mitigations:
  1. Integration with one (1) or more of the following: inlays, materials, or color accents, capping, decorative pilasters, wrought iron, planters or other approved feature that adds visual interest. Strong geometric patterns are strongly discouraged. (Figures 3.22, 3.23 and 3.24)
  2. Incorporation of raised planters containing hostile vegetation or minimal heights to discourage unwanted access to private yards. (Figure 3.23 and 3.24)
  3. Incorporation of decorative stone or masonry pillars with caps. (Figure 3.23 and 3.24)
  4. Incorporation of decorative wrought iron trellises or artistic features in context with the area.

5. Other alternative design as approved during the Preliminary Plat Review Process.

- d. Walls adjacent to retention areas, trails, parks, or useable open space areas shall incorporate regular undulation or variation in materials. View fencing is strongly encouraged. (Figure 3.25)
- e. Chain link (cyclone) fences shall be prohibited, except in the AG, SR-35 and SR-43 Zoning Districts. Wood or metal fences may be considered if integrated into an identifiable theme. Such theme may include rural/agrarian with the use of wooden picket fencing or a metal pole corral style open fencing. All perimeter subdivision walls in AG, SR-35 and SR-43 Districts shall be masonry.

## 2. LIGHTING (20-78-3.II.B.2)

- a. Primary-Themed Entry features should use back-lit decorative lighting to enhance walls and signage.
- b. All street lighting along arterials shall be screened or shielded to minimize glare and illumination onto residences.
- c. Decorative theme lighting, accent lighting or lighted bollards shall be placed along pedestrian connections and in useable open space areas to improve visibility and safety.

## 3. OTHER THEMATIC ELEMENTS (20-78-3.II.B.3)

- a. Drainage crossings shall utilize decorative railings consistent with the thematic character of the development. The determination whether a railing is warranted for a specific crossing shall be made by the City Engineer or designee.



Figure 3.22—Theme wall integrates color accents, multiple textures, decorative pilasters and capping.



Figure 3.23—Integrated raised planters provide further visual interest and reduces perceived wall massing.



Figure 3.24—Integration of multiple textures and planter box.



Figure 3.25—View fencing opens views to open spaces.



Figure 3.26—Clustered mailboxes containing similar thematic character to the development.



Figure 3.27—This streetscape features varied housing styles.

#### 4. CLUSTERED MAILBOXES (20-78-3.II.B.4)

- a. Clustered mailboxes should be consistent with the thematic character of the development through the use of common integrative elements such as color palette, building materials, and roof pitch. (Figure 3.26)
- b. Clustered mailboxes should be placed along side lot lines or open space tracts and located a minimum of one hundred (100) feet from a collector or arterial street intersection. The intention is to provide adequate separation between mailbox queuing and subdivision entry.

### C. Architectural Form (20-78-3.II.C)

The intent of this section is to promote substantial design elements in housing to foster diverse, attractive and integrative neighborhoods.

#### 1. DESIGN PROFILE (20-78-3.II.C.1)

- a. To promote architectural diversity, all developments shall implement the applicable prescriptions outlined in Table 2. In the implementation of Table 2, each standard plan shall be provided with a minimum of three (3) elevations.
- b. No more than two (2) consecutive lots (adjacent side lot lines) shall share the same standard plan and elevation. (Figure 3.27)
- c. To mitigate the impact from monotonous building elevations, design solutions integrating facade articulation, variable building angles, eaves, parapets, and the strategic placement of windows and doors shall be employed in each elevation.

- d. Each elevation shall integrate architectural embellishments including, but not limited to, recessed windows or window projections, articulated facades and decorative moldings, or pilasters for the purpose of creating shadow lines. (Figure 3.28)
- e. Not more than sixty (60) percent of any front elevation shall occur on the same plane. Plans with two planes in the front elevation shall provide a minimum undulation of four (4) feet between said planes; plans with three (3) or more planes in the front elevation shall provide a minimum undulation of two (2) feet between said planes. To demonstrate compliance with this section, a Façade Articulation Exhibit shall be provided with the Design Review submittal. (Figure 3.29 and 3.30)
- f. Roof mounted HVAC & evaporative cooler equipment shall be prohibited. (Figure 3.31)

**2. MATERIALS AND COLORS (20-78-3.II.C.2)**

- a. All developments should integrate multiple exterior materials including brick, stone, and masonry as appropriate with the architectural style of the home. (Figure 3.32)
- b. All developments shall provide a diversity of roof colors, materials, and styles within the subdivision in accordance with the schedule outlined in Table 2. (Figure 3.33)
- c. Hillside lots as defined in Article 14-22A (“Hillside Development Overlay District”) are subject to the color and reflectivity restrictions contained therein.
- d. With the exception of windows and similar features, the use of reflective surfaces is prohibited.



Figure 3.28—This elevation features rounded corners, stone, and various decorative elements.

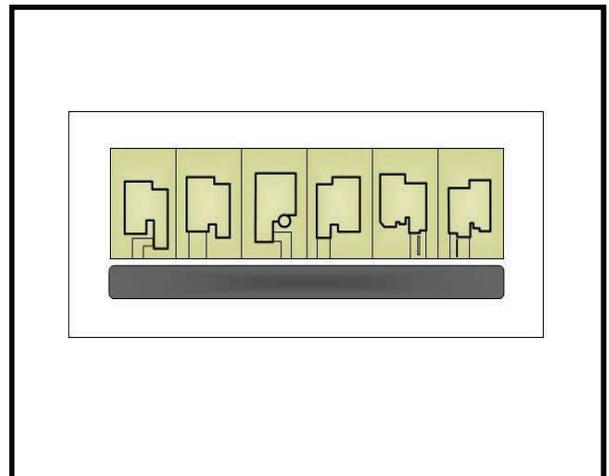


Figure 3.29—Façade Articulation Exhibit demonstrates a “staggered” street profile.



Figure 3.30—Structure exhibits “staggered” façade.



Figure 3.31—Residences without roof-mounted HVAC provides for a cleaner, more visually appealing look.



Figure 3.32—Home provides interest through orientation, use of stone, corbels, rich base color, & framing.



Figure 3.33—A diversity of roof types, materials and styles are in evidence.

- e. Exposed metal chimney flues inconsistent with the architectural character are prohibited. Exposed flues (B-vent) are acceptable only with fireplaces without a chimney.

### 3. GARAGES AND DRIVEWAYS (20-78-3.II.C.3)

- a. Driveways shall be no less than eighteen (18) feet in length (exclusive of curb and sidewalk) for forward-facing garages.
- b. Driveways for three-car or larger forward-facing garages shall incorporate alternative paving design elements including, but not limited to, rock salt finishes, broom, float and trowel finishes, stamped concrete, concrete engraving, concrete stains, intricately sawed / grooved patterns, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces. (Figure 3.34)
- c. The forward facing (from street view) 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. (Figures 3.32 and 3.35)
- d. Front-facing garages shall be offset no less than four (4) feet from the plane of a living area or other principal structure (porches) and the third or fourth car garage shall be setback a minimum of two (2) feet behind the main garage plane. The intent here is to soften garage dominance and provide for horizontal articulation. (Figure 3.36)
- e. Grouped driveways shall be separated by no less than twelve (12) inches. The use of decorative hardscape or colored paving may be used to provide the minimum prescribed separation. (Figure 3.37)

- f. When grouped driveways cannot be utilized, the Developer should consider the use of alternative garage types such as, single-bay tandem, side entry, or rear loaded (Figure 3.38)

## D. Existing Development (20-78-3.II.D)

The intent of this section is to preserve or improve the integrity and character of existing communities by promoting consistency for proposed additions or alterations to existing buildings.

### 1. ACCESSORY BUILDINGS (20-78-3.II.D.1)

- a. Accessory buildings exceeding nine (9) feet in height or three hundred (300) square feet in area shall generally conform to the principal building in terms of colors, exterior building materials/finishes, and architectural style.

### 2. ROOM ADDITIONS AND BUILDING MODIFICATIONS (20-78-3.II.D.2)

- a. Additions to principal buildings shall utilize like colors, materials, and architectural style.

### 3. COVERED PATIOS (20-78-3.II.D.3)

- a. Covered Patios shall be compatible to the principal building in terms of color and building materials. Roofing materials are not required to match that of the principal building. (Figure 3.39)
- b. Covered Patios shall be constructed on an approved concrete or similar foundation or slab.
- c. Patio/porch enclosures shall be reviewed by the Building Safety Division to determine whether or not it is considered a room addition or an “Arizona Room”. For the purposes of this Ordinance, “Arizona Rooms” are not required to



Figure 3.34—Alternative driveway paving softens the appearance of large impervious surfaces.



Figure 3.35—Side-entry garage appears as livable area from street view.



Figure 3.36—Recessed third car garage softens perceived “garage dominance” from the street view.



Figure 3.37—Brick inlay reduces perceived massing for a grouped driveway.



Figure 3.38—Rear-loaded garages enhance the streetscape by reducing garage dominance.



Figure 3.39—This lattice patio cover provides an artful alternative.

match the existing structure in color, materials, or architectural style.

#### 4. ATTACHED CARPORTS AND RV COVERS (20-78-3.II.D.4)

- a. Attached carports and RV covers shall generally conform to the principal building in terms of color and building materials. Roofing materials are not required to match that of the principal building. (Figure 3.40)
- b. Attached carports and RV covers shall be used only for the storage and protection of automobiles and recreational vehicles and shall not be used for 'outdoor' workshops or storage of miscellaneous household products.
- c. Attached carports and RV covers shall be constructed on a dust-free surface. However, all vertical members shall be secured to an approved base/foundation.

#### 5. DETACHED RV COVERS (20-78-3.II.D.5)

- a. Detached Recreational Vehicle Covers are permitted, provided that:
  - b. Lot size shall be eighteen thousand (18,000) square feet or larger.
  - c. Limit of one (1) RV canopy per qualifying residential lot.
  - d. Structure shall be painted to match the dominant color of the principal structure. Wood structures shall not be permitted. Alternative building materials, or combinations thereof, may be considered provided the intent of this section is met.
  - e. Fabric or mesh sidewalls may be permitted

provided they are securely attached to the structure. Materials shall be maintained through the life of the structure.

**6. GAZEBOS, RAMADAS, AND SIMILAR STRUCTURES (20-78-3.II.D.5)**

- a. Structure shall not be for storage purposes.
- b. Roof is constructed of lattice material or shall match roof material on principal building.
- c. Play structures, barbecues, chimneys (not attached to principal building), sport courts, and other like structures are exempt from Design Review.



Figure 3.40—This attached carport conforms to the principal building design and roofline.

**TABLE 1: USEABLE OPEN SPACE**

<b>Lot Size</b>	<b>Minimum Amount of Useable Open Space Required</b>
Lots less than 10,000 square feet	9% of gross project area
Lots 10,000 to 18,000 square feet	7% of gross project area
Lots in excess of 18,000 square feet	5% of gross project area

\*If development includes a mixture of lot sizes, the percentage of Useable Open Space required shall be based on the percentage of lots in each lot size category.

**Table 1**

**TABLE 2: STANDARD PLANS, MATERIALS AND COLORS**

	Single-Family Units (Per Plat)			
	10 - 49	50 - 99	100 - 199	200+
<b>Number of Roof Colors Required</b>	Minimum of 3 different roof colors.	Minimum of 4 different roof colors.	Minimum of 4 different roof colors.	Minimum of 5 different roof colors.
<b>Number of Roof Styles<sup>1</sup> Required</b>	Minimum of 2 different roof styles.			
<b>Number of Roof Material Types<sup>2</sup> Required</b>	Minimum of 2 different roof material types.			
<b>Number of Standard Plans Required</b>	Minimum of 2 standard plans.	Minimum of 3 standard plans.	Minimum of 4 standard plans.	Minimum of 5 standard plans.

1. Roof styles include, but are not limited to, pitched, hip, flat, gambrel and mansard.
2. All asphaltic shingles shall be considered one material type. Clay and concrete tiles shall be considered one material type. However, alternating tile types (i.e. flat tile and mission tile) may be considered as different roof material types.
3. A minimum of three (3) elevations is required per standard plan (20-78-3.II.C.1.a)

**Table 2**

