

RESIDENTIAL DEVELOPMENT STANDARDS

CHANDLER, ARIZONA

Wood Corbels @ Truss Tail

Concrete S- Tiled Roof

Shaped Shutters



Spanish Style

Concrete Flat Tiled Roof

*Wood Posts
And Railing*

Stucco

Wood Corbels

Stone Veneer



Craftsman Style

Concrete Flat Tiled Roof

Stone Veneer

Stucco



Country French Style

Concrete Flat Tiled Roof

*Shaped
Shutters*

Vinyl Railing

Stucco



Monterey Style

ADOPTED
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Acknowledgements

City Council

Jay Tibshraeny, Mayor
Boyd Dunn, Vice Mayor
Dean Anderson
Patti Bruno
Lowell Huggins
Donna Wallace
Phillip Westbrooks

Planning and Zoning

Mike Perry, Chair
Phil Ryan, Vice-Chair
Diane Ortiz-Parsons
Thomas Padilla
Michael Flanders
Jeanette Polvani
Rick J. Heumann





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Residential Development Standards



Local subdivisions illustrate the “sameness” found in some residential development plans. Small lots, rigid building orientation, limited exterior building materials and restrictive architecture result in monotony and lack of diversity.





PURPOSE

The City of Chandler historically has experienced significant periods of rapid residential development. However, it has been the rapid growth period during the early and mid-90's that has made the City acutely aware of a growing trend toward "sameness" of most new residential production development, irrespective of the particular homebuilder. Small lots, narrow side yards, and rigid street patterns within subdivisions, together with a limited range of exterior building materials (stucco walls, tile roofs), colors, building orientations, and architecture (prominent garages), have all combined to produce a monotony in new home construction city-wide, together with the visual impression of building mass and closeness that has characterized the City's low density single family residential development.

Applications for new residential development, submitted during this rapid growth period, have typically sought relief under the Planned Area Development (PAD) zoning designation from certain minimum standards otherwise required by the Zoning Code for the smallest lot size category, i.e., minimum 7,000 sq. ft. lot with minimum 5 ft./10 ft. side yard setbacks, and a minimum 20 ft. front yard setbacks. However, such requests have not demonstrated any real design innovation or other merit justifying the departure from conventional standards, as otherwise required by the City Zoning Code for a PAD designation.

Hence, the purpose of the Residential Guidelines for Planned Area Development is to achieve greater diversity within new residential developments relative to lot sizes, subdivision layout, and single-family architecture, and to insure that departures from conventional zoning standards are truly warranted by virtue of creativity, amenity, and diversity. These guidelines are intended to carry out the purpose and objectives of the PAD zoning designation as stated in Sections 1700 and 1701 of the Zoning Code.





Residential Development Standards

One objective of fulfilling Residential Development Standards is to ensure that new developments are sustainable, meaning that as families grow and their needs change, family dwellings can be expanded on existing lots as well.



The architectural diversity, larger lots, and other innovative design characteristics are all examples of the uniqueness the City of Chandler hopes to achieve by implementing the Residential Design Standards.



OBJECTIVES

1. To insure that new residential development proposals focus attention upon design of the subdivision layout and housing product in order to achieve certain elements of diversity, both within the subdivision and from one subdivision to the next.
2. To insure that new residential development will be sustainable, i.e., that as household characteristics change over time, any given dwelling unit has some capability for being expanded upon the lot, if so desired, in order to meet the needs of family growth without necessarily having to move from the neighborhood.
3. To induce design diversity, amenity, and innovation in production home subdivisions by correlating lot size categories with minimum/maximum percentage ranges, where the number and size of lots being proposed trigger all, some, or none of the diversity guidelines as stated in this document.
4. To induce larger lot single family home development by establishing alternatives--or trade-offs--to conventional standards relative to, sidewalks, curbing, pavement width, and street lighting.

To accomplish the purpose and objectives as identified above, these guidelines are set forth under three (3) primary sections: Subdivision Layout (Section I), Production Home-Building (Section II), and larger lot single family Home Development (Section III). The circumstances that trigger conformance with all, some, or none of the guidelines, are identified at the beginning of each section. However, the guidelines as presented in each section are not exhaustive. Through the PAD process, Council may approve the use of some unlisted diversity element (s), upon finding that the unlisted element(s) equally well achieves the diversity and environmental quality being sought by the guidelines.





Residential Development Standards

Given the purposes and objectives of the PAD zoning designation as provided in Sections 1700 and 1701 of the Zoning Code, Council may find that departure from these guidelines is warranted for a given project, upon consideration of a particular circumstance, such as:

- 1) a proposed theme or environment so unique that it would provide a new and different component to--and in fact helping to diversify--the Chandler housing stock, or
- 2) a demonstrated need for lower cost single-family housing, such as the designated Redevelopment Area as set forth in the Chandler General Plan, or
- 3) single-family retirement housing, wherein the development proposal is otherwise consistent with the Single-Family Retirement Development Policy.

In addition to the above circumstances, Council may also give consideration to an infill proposal in order to capitalize on existing infrastructure, eliminate vacant (perhaps unmaintained) parcels, and to provide a positive contribution to an existing (perhaps older) neighborhood. Such considerations may be based upon the following:

- 1) an infill proposal involving a small or irregularly shaped parcel, located within a developed residential neighborhood and immediately contiguous to existing

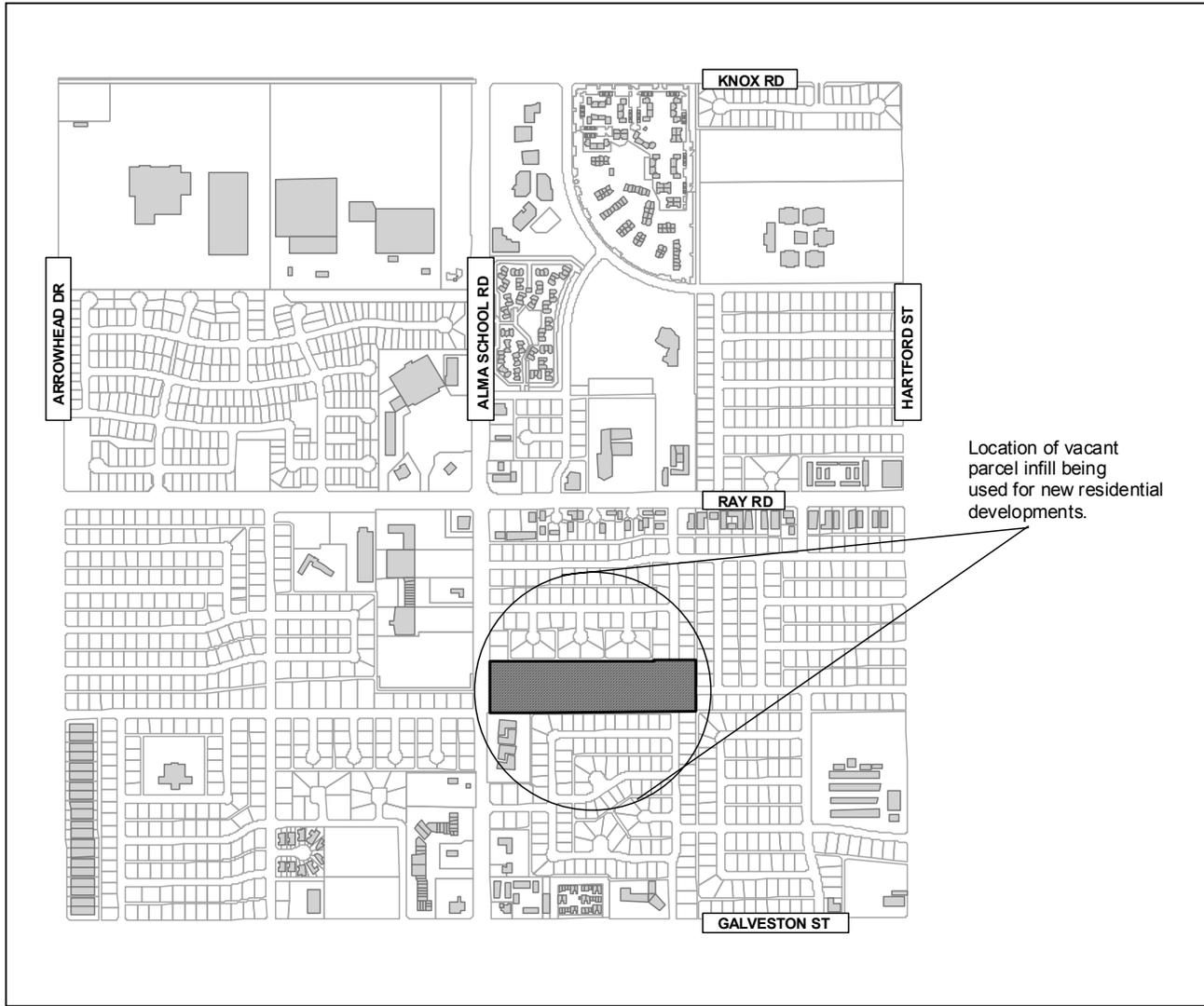
land uses and physical barriers, such as streets, canals, etc., which otherwise preclude expansion.

- 2) parcels with boundaries limited only by ownership lines caused by lot splits and indiscriminate parcel divisions shall not be considered as infill.
- 3) geographically, such parcels are usually limited to developed areas located ½ mile north of the San Tan Freeway (nothing south of Pecos Road) and ½ mile east of Price Road, and generally range in size from one (1) to ten (10) acres.
- 4) minimum lot size, average lot size, and lot range shall be determined in conjunction with the most diverse lot pattern possible under the circumstances.
- 5) finding that the proposed intensity, pattern, and quality meets or exceeds that of the surrounding environment.





Residential Development Standards



Typical infill parcel located within a developed area.





SECTION I.

SUBDIVISIONS

Each single family development proposal for which a PAD zoning designation is requested, whether a single parcel or a multi-phase development, shall be subject to the following analysis relative to the number and size of lots:

Not more than 20% of the total lot yield shall be less than 7,000 sq. ft. each. In the event that any lots are under 7,000 sq. ft. in size, that same number of lots over 10,000 sq. ft. shall be required. In all cases, the average size for all lots within any phase or unit of the development shall be 7,500 sq. ft. or greater.

Results of the above calculation shall then trigger conformance with the subdivision diversity guidelines identified in Section I as follows:

- If any lots are less than 7,000 sq. ft. in size, either in a single parcel or within any unit of a multi-parcel PAD, all of the diversity guidelines in Section I shall be required for the entire project.
- If all of the lots are at least 7,000 sq. ft. in size, but do not exceed 10,000 sq. ft., all of the eight (8) standard diversity elements and at least ten (10) points for optional diversity elements in Section I shall be required.

- If all of the lots, either in a single parcel or within any unit of a multi-parcel PAD, are 10,000 sq. ft. and greater, none of the diversity standards in Section I shall be required.
- If all of the lots, either in a single parcel or within any unit of a multi-parcel PAD, are 12,000 sq. ft. and greater, none of the diversity standards in Section I shall be required, and the developer may apply the "incentive" standards identified in Section III for larger lot single family home development.





Residential Development Standards

The required subdivision diversity elements are as follows:

1. Provide a sense of neighborhood arrival through design of the entry street intersecting the arterial or major collector to include such elements as monument signing, special landscaping, specialty pavement, enhanced fence wall details, architectural tower or arch features, water features utilizing reclaimed water, boulevard median, etc. (Note: all such elements must be maintained by a homeowners' association, adjoining property owners, or other private entity and must not impede safe traffic visibilities).
2. Provide distinctive project themes consistently throughout subdivision, which may include examples such as specialized fencing, accent wall details, light fixtures, plant palette, tree-lined boulevards with detached sidewalks, bollards, water features, signage, address labels, ornamental artwork, etc.



Outdoor artwork enhances this neighborhood entry.

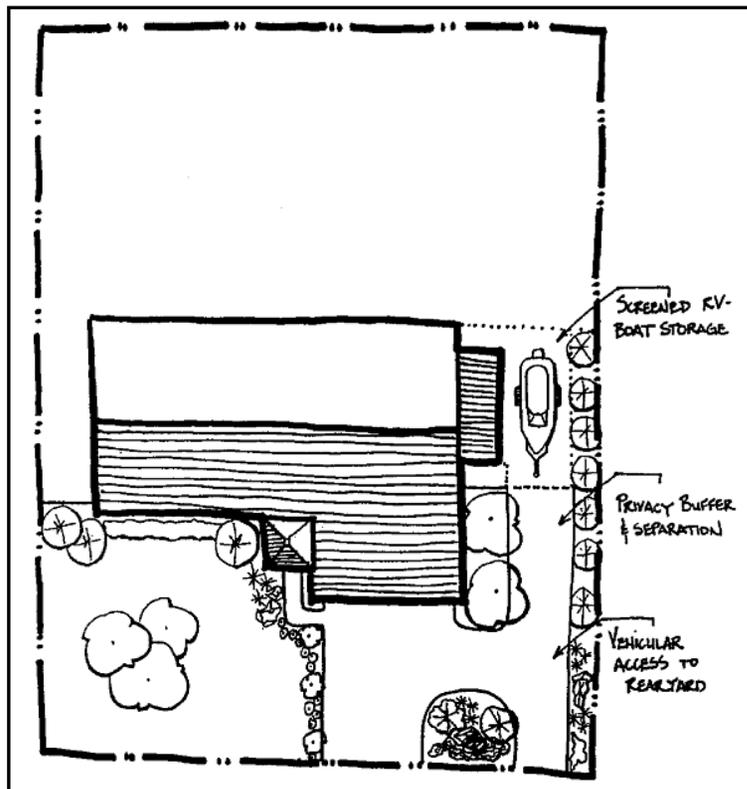


This subdivision features a monument sign combined with mesquite trees that establishes a sense of neighborhood arrival and provides a distinctive project theme.



Residential Development Standards

3. Provide a means of vehicular access to rear yards, other than alleys, for keeping cars, small boats, and trailers, all of which must be effectively screened from view by six (6) ft. fence walls, solid gates, and landscaping.

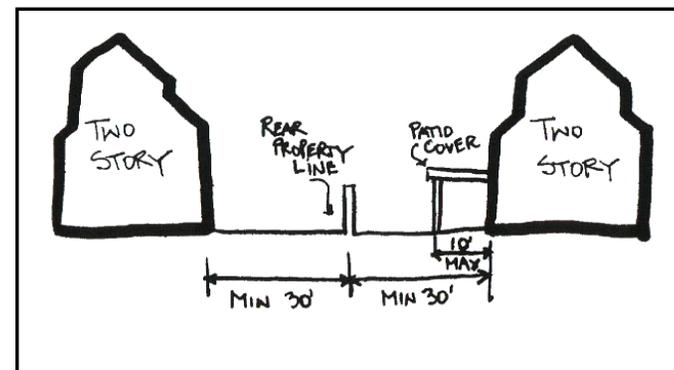


Provide a means of vehicular access to rear yards.



A double side-yard gate provides vehicular access to the rear yard.

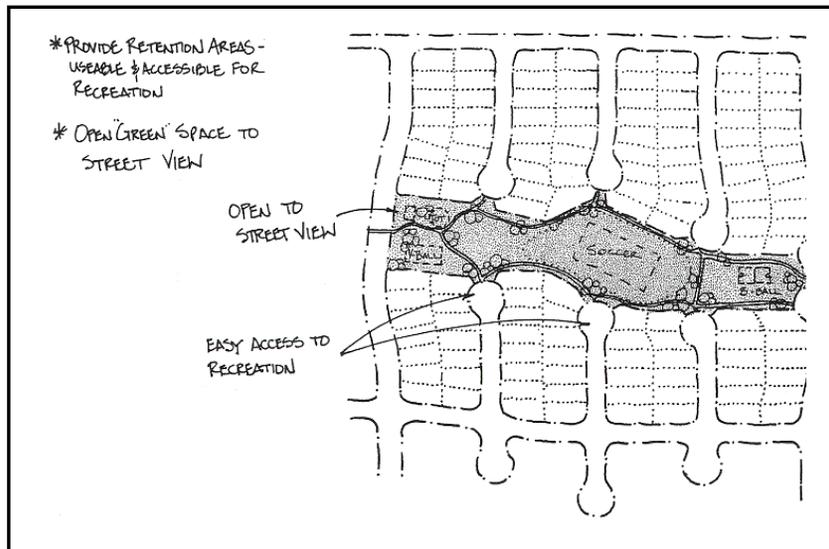
4. Provide deeper rear yard setbacks for two-story dwellings—not less than thirty (30) ft. (a covered patio may extend into this minimum rear yard setback no more than ten (10) ft.).





Residential Development Standards

5. Provide irregular shaped retention areas through the subdivision as a greenbelt, rather than a single rectangular basin, with maximum 4:1 side slopes. Retention areas must be screened from street view with the use of berming. These retention areas must appear natural and pleasing.
6. Design and improve retention areas to be useable and accessible, i.e., not inundated by 10-year storm volumes for certain recreational purposes, such as, basketball, volleyball, or tot lots, etc., as well as for specific site and architectural amenities such as ramadas, benches, par courses, etc.

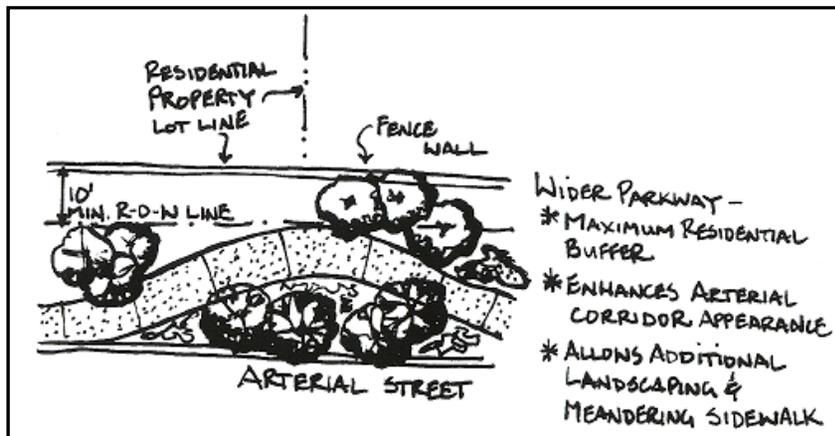


Design and improve retention areas to be useable and accessible.



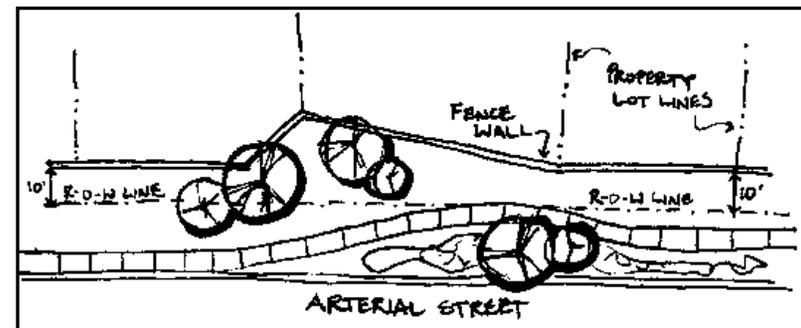
Residential Development Standards

7. Provide a minimum ten (10) ft. landscaped parkway measured from the right-of-way line to the fence, in a common area to be maintained by an association, where lots back onto an arterial street and five (5) ft. when backing to a local or collector street.



Landscaped parkways and staggers or other visual breaks help relieve the linear character of perimeter fence wall that adjoin arterial streets.

8. Provide staggers or other visual breaks to relieve the linear character of perimeter fence walls adjoining arterial streets.





Residential Development Standards

The optional subdivision diversity elements are as follows:
(Minimum 10 points required)

1. Provide a curvilinear street system with safe traffic sight visibilities, particularly at intersections.
2. Provide a number of cul-de-sacs with a diversity feature, such as a landscaped island, or access to common open space, etc.
3. Provide view fencing along arterial and collector streets that provides views into subdivision and creates relief from solid walls. View fencing is desirable along open spaces, not along residential property lines.



A landscaped island inside of a cul-de-sac adds diversity to this Chandler neighborhood.



View fencing creates relief from solid walls.



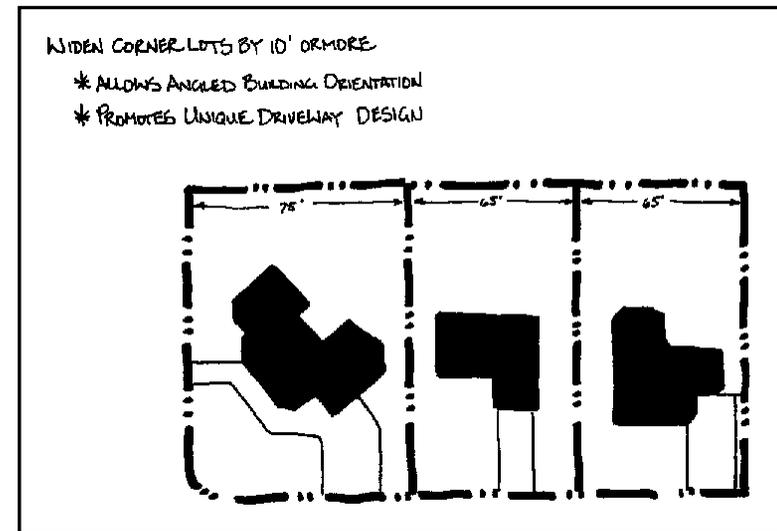


Residential Development Standards

4. Provide wider side yards on at least fifty percent (50%) of the total lots dispersed throughout the subdivision -not less than twenty (20) ft. combined width, with no side yard less than five (5) ft. on any one side of single-story homes; for two-story homes, a minimum fifteen (15) ft. side yard setback shall be provided on either side. Future building additions on individual lots shall be permitted to encroach into the wider setback.
5. Group wider side yards on adjoining lots or arrange lots in another fashion to add diversity.
6. Provide different lot widths (at least five (5) ft. differential) within in the same subdivision.
7. Widen corner lots by at least ten (10) ft. more than the interior lots on that block or include a ten (10) feet wide landscape tract on the street side of the lot.



8. Orient the building envelope on corner lots to be angled, rather than parallel with, side property lines.

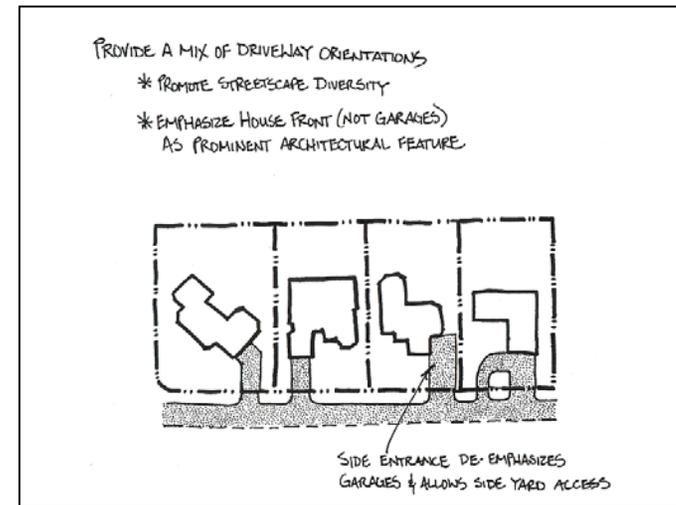


Widen corner lots, and group wider side yards to add diversity.



Residential Development Standards

9. Provide a mix of garage orientations--e.g., recessed, tandem, side-entry, or angled--so that no more than fifty percent (50%) of all floor plans offered are garage forward facing.

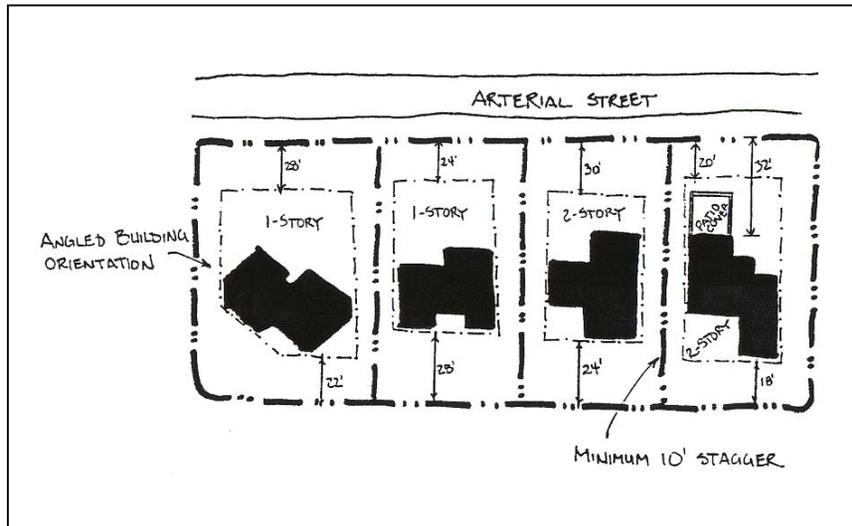


Mix garage orientations, such as side-entry, to promote streetscape diversity.



Residential Development Standards

10. Stagger the front yard setback lines to achieve a range of six (6) ft. or more (no front yard setback shall be less than eighteen (18) ft. from the face of the forward facing garage to the property line).



11. Stagger the rear setback lines for all lots backing onto an arterial street by ten (10) ft. or more (no rear yard setback shall be less than twenty (20) ft. from the property line to a single story structure, and not less than thirty (30) ft. for a two-story setback). A covered patio may extend into this minimum rear yard setback no more than ten (10) ft, provided however, that a minimum twenty (20) ft. setback from the rear property line to the patio cover posts is retained. provided however, that a minimum twenty (20) ft. setback from the rear property line to the patio cover posts is retained.

12. Provide landscaped open spaces visible from arterial street and residential street view with maximum 4:1 side slopes along street frontages.
13. Within a multi-parcel PAD, provide a differential of at least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels.
14. In addition, credit for another "diversity element" may be granted within the multi-parcel PAD if the lot size differential results in a parcel with a minimum lot size of 12,000 sq. ft.

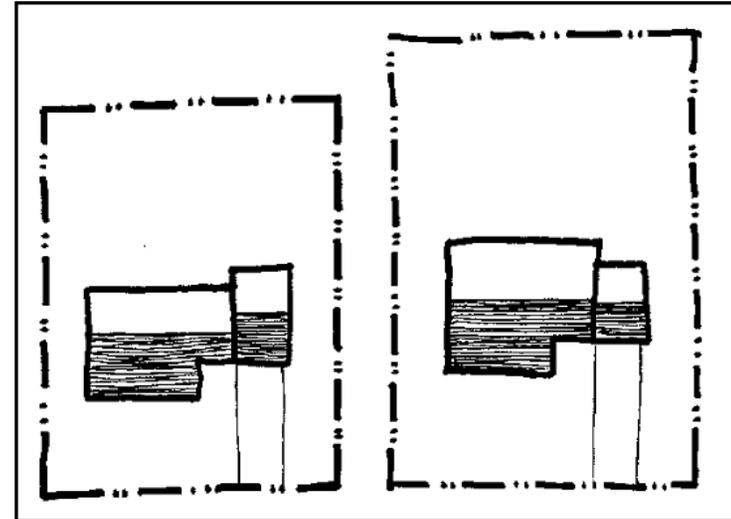


Residential Development Standards

15. Provide common area lakes --whether for active or passive enjoyment -- by use of reclaimed wastewater. (Counts as two points)



This lake includes a variety of amenities.



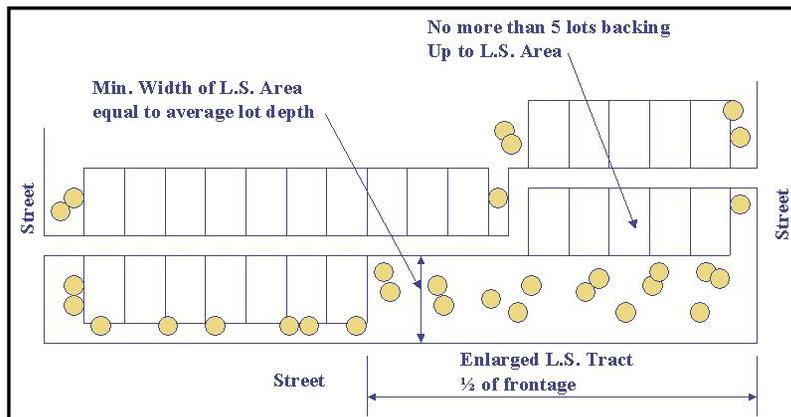
A larger house requires a larger lot.

16. Provide common area lakes that are visible from streets or common areas -- with recreational features -- by use of reclaimed wastewater. (Counts as two points)
17. Provide a thirty-eight percent (38%) maximum lot coverage on at least fifty percent (50%) of the total lots, forty-two percent (42%) maximum lot coverage on at least twenty-five percent (25%) of the total lots, with the balance of the lots in a subdivision not to exceed forty-five percent (45%) lot coverage. Future building additions on individual lots shall be permitted to increase the lot coverage.
18. Provide a minimum thirty (30) ft. total side yard setback width between homes for at least fifty percent (50%) of the total lots distributed throughout the subdivision. Future building additions on individual lots shall be permitted to encroach into the wider setback.



Residential Development Standards

19. Locate a continuous enlarged landscape tract that is at least one half of the total frontage in length along arterial or collector streets with a depth equal to the average subdivision lot depth and with no more than five (5) lots backing up to the tract. The landscape areas shall not include solid walls that would otherwise create a visual barrier from the arterial or collector streets.



20. Provide a minimum twenty (20) foot landscaped parkway along arterial streets, measured from the right-of-way line to the fence.
21. Any other subdivision feature that is not listed, but which meets the general intent for diversity, may be considered. Examples may include, but not limited to solar orientation, limited concrete driveways, cul-de-sac islands, art displays, etc.

An enlarged landscaped tract provides “barrier free” views into the subdivision.



Residential Development Standards

<i>SUBDIVISION DIVERSITY ELEMENTS</i>	
<i>REQUIRED 8 ELEMENTS (Minimum Required - 8 of 8):</i>	
1. Sense of neighborhood arrival	
2. Distinctive project themes	
3. Vehicular access to rear yards	
4. Deeper rear yard setbacks – 30 ft. 2-story	
5. Irregular shaped retention basins, max. 4:1 slope	
6. Design and improve retention areas to be useable and accessible	
7. Provide a minimum 10-foot landscape parkway from r-o-w line to fence in a common area when lots back onto an arterial street and 5 feet when backed to a local or collector	
8. Provide staggers or other visual breaks in perimeter fence walls adjoining arterial streets	
<i>OPTIONAL ELEMENTS (Minimum Required – 10 Points):</i>	
1. Provide a curvilinear street system	
2. Provide a number of cul-de-sacs with a diversity feature	
3. Provide view fencing along arterial and collector streets	
4. Provide wider side yards on at least 50% of lots dispersed throughout the subdivision – not less than 20 feet combined width. 15 foot side yard on each side of a 2-story home	
5. Group wider side yards on adjoining lot or arrange lots in another fashion to add diversity	
6. Provide different lot widths (at least 5-ft. differential)	
7. Widen corner lots by at least 10 feet more than interior lots on same block or include a 10-foot wide landscape tract on the street side of the lot	





Residential Development Standards

8. Orient building envelope on corner lots to be angled rather than parallel with side property lines	
9. Provide a mix of garage orientations	
10. Stagger the front yard setback to achieve a range of 6 feet or more; minimum 18 feet from front facing garage to the property line	
11. Stagger the rear setback lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for 1-story and 30 feet for 2-story).	
12. Provide landscape open spaces visible from arterial street and residential street view with maximum 4:1 slopes along street frontages	
13. Within a multi-parcel PAD, provide a differential of at least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels	
14. Credit for another element may be granted within the multi-parcel PAD if the lot size differential results in a parcel with a minimum lot size of 12,000 sq. ft.	
15. Provide common area lakes by use of reclaimed wastewater. (Counts as two points).	
16. Provide common are lakes visible from streets or common areas with recreational features. (Counts as two points).	
17. Provide a 38% maximum lot coverage on at least 50% of the total lots, 42% maximum lot coverage on at least 25% of lots with the balance of the lots in a subdivision not to exceed 45% lot coverage	
18. Provide a minimum 30-foot total side yard setback width between homes for at least 50% of the total lots distributed throughout the subdivision	
19. Locate a continuous enlarged landscape tract at least ½ the total frontage in length along the arterial or collector streets with a depth equal to the average lot depth and no more than 5 lots backing up to the tract. Landscape areas not to include solid walls creating a visual barrier	
20. Provide a minimum 20-foot landscape parkway along arterial streets, measured from the r-o-w line to the fence	
21. Any other subdivision feature not listed.	
TOTAL POINTS (Minimum Required 8 + 10 optional points)	





SECTION II.

PRODUCTION HOME-BUILDING

Any application for a Planned Area Development designation shall demonstrate conformance with all of the nine (9) required diversity elements and at least seven (7) points for optional diversity elements, except for those applications where all lots are 10,000 sq. ft. and greater.

The quantity of floor plans for a particular subdivision is not prescribed and should be dependent upon the execution of the objectives of the diversity standards.

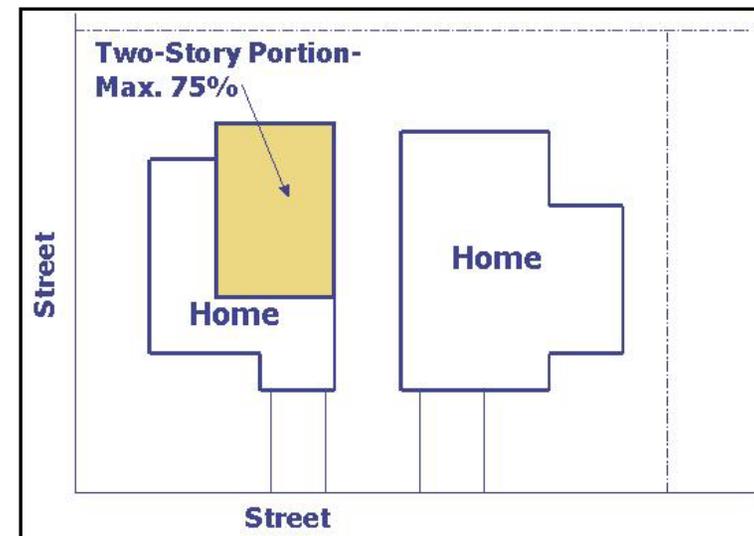
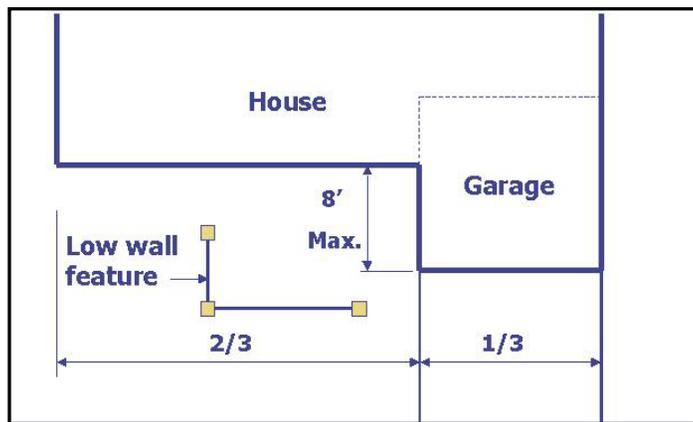




Residential Development Standards

The required architectural diversity elements are as follows:

1. Provide four-sided architecture on all portions of the building visible from the arterial streets, unless precluded by a specific architectural style.
2. De-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g., incorporate side access garages, "in-line" garages, L-shape floor plans, etc. Garage forward facing plans shall encompass a maximum one-third ($1/3$) of the street front elevation or not extend out from the main body of the house by more than eight (8) feet or include low courtyard walls that extend out from the garage face or other de-emphasizing techniques approved by the City. Structures such as casitas and side-loaded garages may extend further from the main body of the house at a reduced building setback.
3. Allow front door or courtyard entry to be visible from street, so that the main entrance is not hidden.
4. Provide single-story or combination one- and two-story homes on all corner lots, with the two-story portion encompassing a maximum 75% of the building footprint and oriented furthest away from the side yard street side.





Residential Development Standards

5. Provide enhanced rear elevations along arterial and collector streets and open spaces. Vary rooflines at rear, e.g., avoid unbroken roof ridgelines by using building projections or different roof features such as dormers, parapets, etc. extending out from main body of building
6. Provide a variety of roofing colors, textures, and component shapes, e.g., “barrel” tile and flat concrete tile.
7. Incorporate durable exterior materials and finishes that may include brick, masonry, stone, or stucco facades; 30-year warranted roof materials are considered mandatory. Wood siding is not permitted.
8. “Box-on-box”(two-story) homes to include a single-story element on rear elevations or second story plane changes or multiple roofs with different ridge orientations or other features, which may include covered patios extending from the home, bay windows, cantilevers, dormers, etc. that break up the “box-on-box” effect as approved by the City.
9. Provide standard covered rear patios on all floor plans.



Standard rear patios provide needed shade from the Arizona sun.





Residential Development Standards

The optional architectural diversity elements are as follows:
 (Minimum 7 total points required)

1. Provide at least three (3) significant architectural style differences in the choice of elevations offered for each floor plan with each style showcasing at least 4 distinctive features, unless precluded by a specific architectural style. Styles may include Spanish, Territorial, Craftsman, Mission, Prairie, Mediterranean and/or Ranch. Less than 3 styles may be considered if a strong, singular, and unique architectural theme is proposed. Unique features may include window and column detailing, arches, different roof elements, colors, materials, ornamental ironwork, eave details, front door styles, etc.



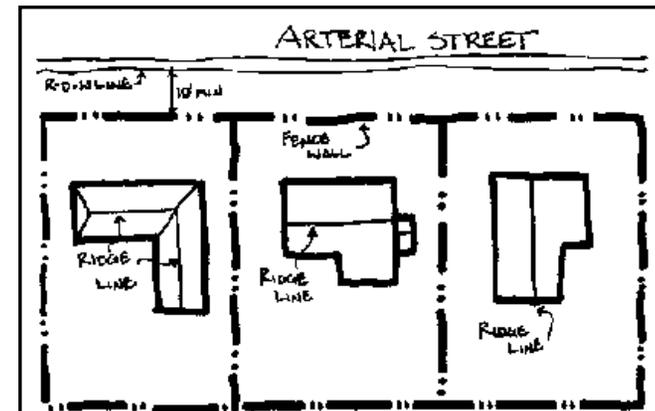


Residential Development Standards

2. Prohibit the same front elevation on adjoining homes or homes located directly across the street.
3. Standard feature stone, brick or other accent façade material on at least one (1) elevation for each floor plan available, offered as a standard feature, not an option.
4. Provide distinctive architectural details on all elevations, e.g., covered front entries, covered front porches, door and window details, roof features, parapet walls with cap features, eave details, front door styles, dormers, etc.
5. Provide screening or other accommodation for trash containers, recycling bins, household tools and equipment.
6. Incorporate standard front porches, defined courtyards or other defined front yard outdoor living spaces on at least one (1) elevation for each floor plan available.
7. Limit the amount of two-story homes along arterial and collector streets to no more than every third lot. Two-story homes shall be prohibited from backing up to the Price and Santan Freeways.
8. Break up the main ridgeline on roof slopes, whereby at least 25% of the ridgeline includes multiple roof elevations or plane changes, unless precluded by a specific architectural style.
9. Prohibit a series of roof slopes visible from the arterial that are all parallel with, or all perpendicular to, the arterial street by limiting identical rear elevation roof lines to no more than two (2) adjacent lots.



This front courtyard defines a functional outdoor living space.



A variation in roof slopes between homes promotes a more diverse streetscape.



Residential Development Standards

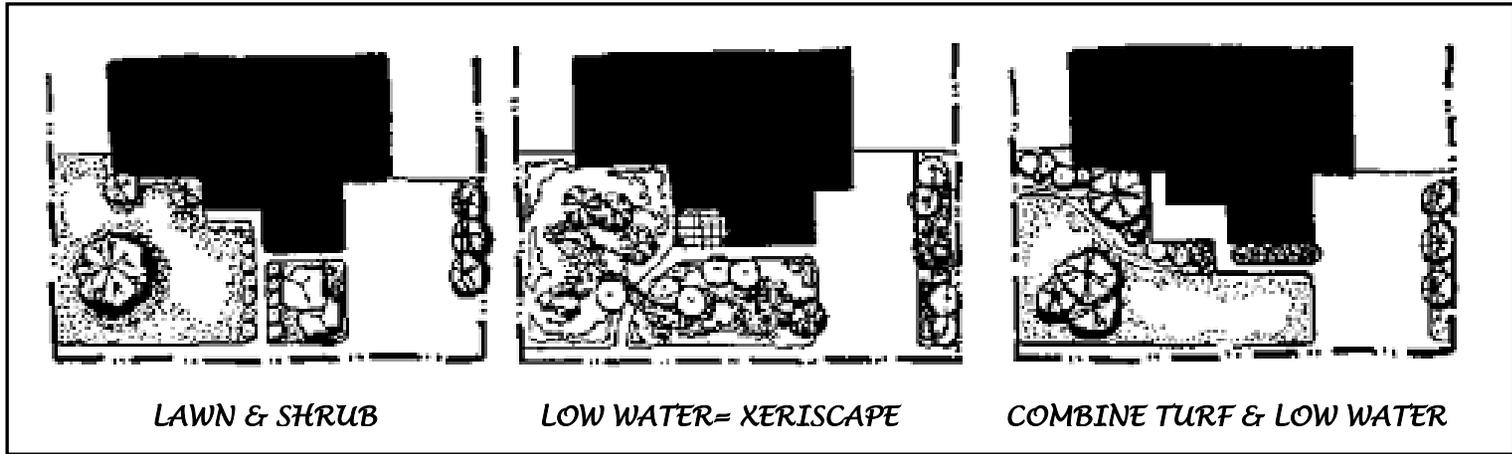
10. Provide a variety of front yard landscape packages installed by the home builder.



Xeriscape Yard



Traditional Lawn and Shrubs





Residential Development Standards

11. Provide at least a portion of the elevation that utilizes flat roofs on at least one (1) elevation per floor plan, e.g., Pueblo or Santa Fe architectural style with flat roofs.
12. Provide four-sided architecture on all portions of the building over 6' high (side and rear yard) walls throughout the subdivision.
13. Any other architectural feature that is not listed, but which meets the general intent for diversity, may be considered. Examples may include, but not limited to, porte cocheres, enlarged roof overhangs, extended porches, energy efficient design ("Green" building), staggered building walls along side yards, etc.



The flat roof breaks up the roofline for added diversity to the subdivision.





Residential Development Standards

<i>ARCHITECTURAL DIVERSITY ELEMENTS</i>	
<i>REQUIRED 9 ELEMENTS (9 of 9):</i>	
1. Provide four-sided architecture especially for portions of building visible from arterial street	
2. De-emphasize garage fronts	
3. Front door or courtyard entry to be visible from street	
4. Single-story or combination one- and two-story homes on all corner lots	
5. Enhanced rear elevations along arterial and collector streets and open spaces	
6. Variety of roofing colors, textures, and shapes	
7. Durable exterior materials and finishes (brick, masonry, stone, stucco facades)	
8. Box-on-box (two-story) homes to include a single-story element on rear elevations or second story plan changes or multiple roof designs	
9. Standard covered rear patios on all floor plans	
<i>OPTIONAL ELEMENTS (Minimum Required – 7 points):</i>	
1. Provide at least 3 significant architectural style differences	
2. Prohibit the same front elevation on adjoining homes or across the street	
3. Standard feature stone, brick, or accent façade material on at least one elevation for each floor plan available	
4. Provide distinctive architectural details on all elevations; covered front porches, covered front entries, door & window details, roof features, etc.	
5. Provide screening or other accommodation for trash bins, recycling bins, household tools and equipment	
6. Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces on at least one elevation for each floor plan	





Residential Development Standards

7. Limit the amount of 2-story homes along arterial & collector streets to no more than every third lot, no 2-story homes backing onto the Loop 101 and Loop 202 freeways	
8. Break-up the main ridgelines on roof slopes	
9. Prohibit series of roof slopes visible from arterial street, which are parallel with, or perpendicular to the street by limiting no more than 2 adjacent lots having identical rear elevation roof lines.	
10. Provide a variety of front yard landscape packages installed by builder	
11. Utilize at least one elevation per floor plan having a flat roof	
12. Provide four-sided architecture throughout subdivision	
13. Any other architectural feature – porte-cochère, extended porches, “Green” building	
TOTAL POINTS (Minimum Required 9 + 7 optional points)	



SECTION III.
LARGE FAMILY HOME
DEVELOPMENT

Upon approval by the City Engineer or designee, the following development standards may be employed by subdividers and home-builders for the expressed purpose of large family home development on lots twelve thousand (12,000) sq. ft. and greater:





Residential Development Standards

1. Ribbon curbs in lieu of vertical or rolled curbs and gutters.



2. Narrower pavement for private streets, based upon such traffic considerations as access and maneuverability for emergency vehicles and public service vehicles, sight distances, design speeds/posted speeds, traffic generation, on-street parking restrictions, with the approval of the City Engineer.
3. Elimination of sidewalks along private streets, based upon considerations of traffic generation, pavement width, on-street parking restrictions, posted speed limits, etc.
4. Modification of street lighting standards, based upon consideration of private streets, traffic restrictions, etc.

5. Any other subdivision feature that is not listed, but which meets the general intent for diversity, may be considered.



Modification of street lighting standards and elimination of sidewalks are common in Large Family Home Developments.

