Chapter 2 – Single-Family Residential

1. Intent

The Design Guidelines are intended as a guide to assist residential project designers and property owners in understanding and implementing the City's goals for attaining high quality residential development for Goodyear. The provisions of this Chapter apply to all single-family residential projects. The guidelines will be used during the City's development review process as criteria to evaluate projects requiring approval.

Design Objectives:

- To maintain a sense of visual continuity within a neighborhood, while also providing variety for visual interest along the street
- To establish a strong sense of connection for each home with the street
- To minimize the visual impacts of garages
- To provide positive open space for the neighborhood
- To provide convenient connections to abutting amenities and services

The ultimate goal of the development review process is to attain the best possible design that contributes to an overall sense of community, facilitates compatibility between diverse types of residential neighborhoods, and embodies the quality and character desired for Goodyear.

2. Applicability

All new residential development shall comply with the standards as set forth in the City of Goodyear Design Guidelines (single-lot development in the AG, AP, and AU zoning districts are subject to the development regulations provided in the Zoning Ordinance).

3. Single-Family Design Standards

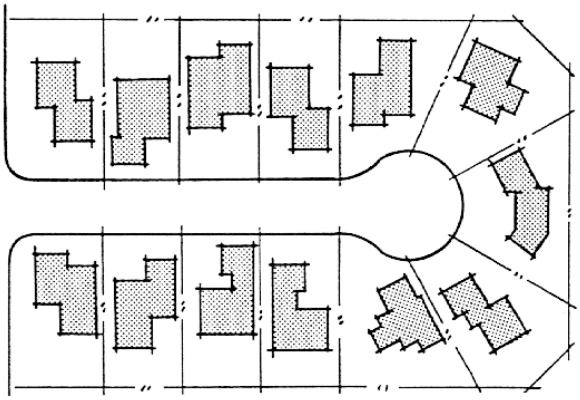
A. Single-Family Residential Subdivision Design

(1) Lot and Tract Design

Intent: To establish a framework for an appealing block face that is visually interesting, invites pedestrian activity, and signals a social connection of residents with the neighborhood

(a) Variation of siting and orientation within new subdivisions is essential to achieve visual diversity and avoid monotony. Recessing front facing garages and providing side-entry garages can be used to break up the monotony of all garage doors facing the street. (Note that this applies to any part of a development as seen from a public street. Designing a

subdivision with houses that face onto an arterial street is encouraged. However, where a set of residences will have rear walls facing an arterial, these should be sited to provide variety in setbacks, massing and architectural details as seen from the public way.)



Varied Front Setbacks

(b) Clustering homes or using a zero lot line arrangement may be effective methods of achieving a desired density in a larger neighborhood and creating open space.

(c) Residential street layouts that incorporate alleys with access to rear garages are highly encouraged, especially when lot widths are less than 60 feet.

(d) To minimize glare from vehicle headlights and to promote safe traffic maneuverability lots should not be designed to center on T-intersections unless adjustments or mitigation can be demonstrated.

(e) No street shall be allowed to terminate on a blank wall or narrow landscape strip (less than 15-feet). Streets should terminate on cul-de-sacs with lots or common open space connections.

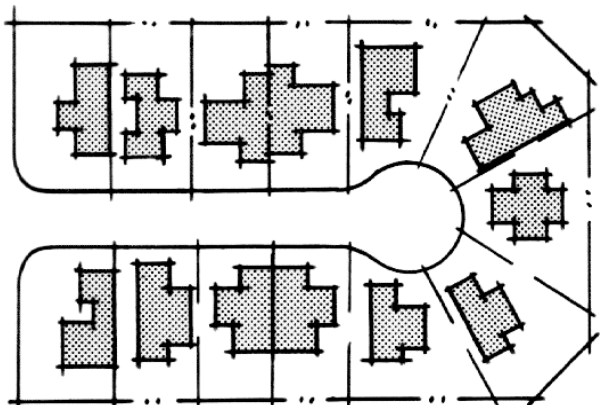
(f) Traffic calming devices such as roundabouts, landscape islands or medians to reduce the potential speed of traffic are encouraged where a signal or stop sign is not provided, subject to the Engineering Design Standards.

Example of a creative traffic calming device containing landscaping

(g) All utilities and ground mounted mechanical equipment shall be placed underground or in a vault, or fully screened from view through landscaping placement and/or color treatment.

(h) Corner lots are encouraged to be at least ten (10) feet wider than interior lots to accommodate housing product and street side setbacks.

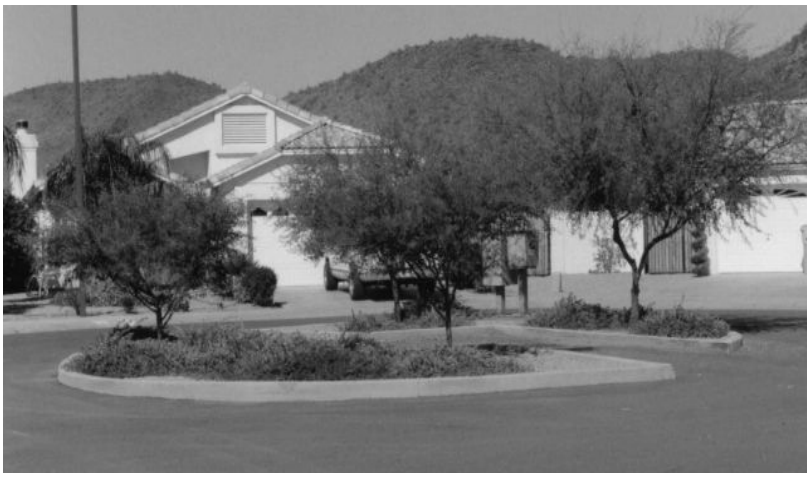
(i) Where lots back onto local, collector, or arterial streets, a minimum ten (10) foot landscaped parkway shall be provided, measured from the right-of-way line to the wall.



Group wider side yards on adjoining lots or arrange lots in another fashion to add diversity.

(j) Siting of homes that take advantage of appropriate passive solar and wind design techniques so as to achieve an efficiency of energy use is encouraged.

(k) If cul-de-sacs designs are utilized, developments are encouraged to utilize landscape islands and/or parking nodes in the design of cul-de-sacs to reduce pavement coverage, enhance neighborhoods and provide functional spaces. When provided, landscape islands shall be designed to meet all required turning radii for fire access and refuse collection.



This cul-de-sac contains a landscape island and a parking node.

(l) Provide an appropriate location for the storage of trash receptacles that is fully screened from public view behind a wall or gate.

(m) Making some lots wider, and some narrower, than average is encouraged to achieve visual diversity within housing product and can provide different amounts of open area between structures.

(2) Residential Circulation

(a) To minimize potential conflict points, four-way street intersections (local to local) are discouraged.

Parkway/planter strips with detached sidewalks are encouraged on local streets.

A detached sidewalk "softens" the streetscape and enhances visual interest and safety.

(b) Developments shall provide pedestrian access to adjacent non-residential areas, including schools and churches. Pedestrian access to schools, shopping, and public transportation should be convenient.

(c) Parkway/planter strips with detached sidewalks are encouraged on local streets.

(d) All right-of-way landscaping shall utilize low-water-use plant material.

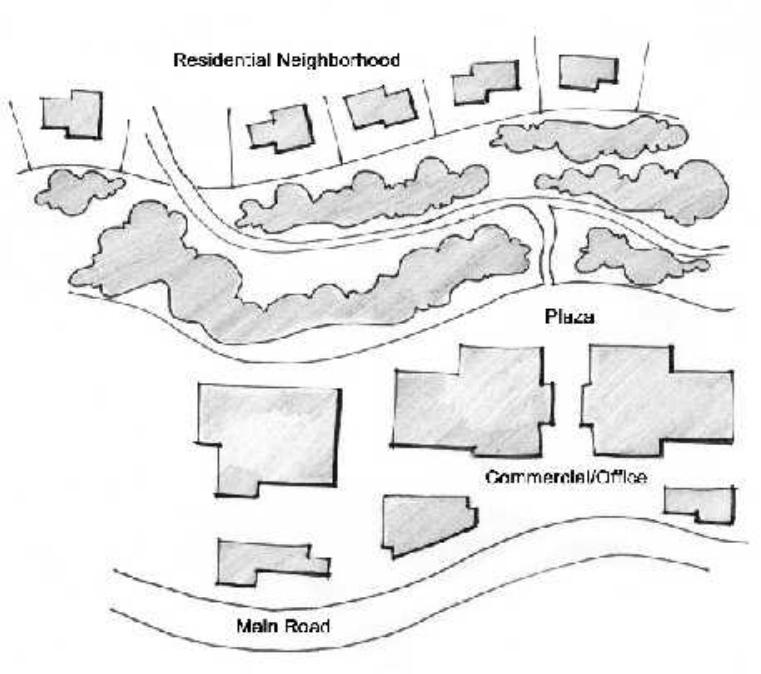
(3) Useable Open Space

(a) Provide open space as an integral feature and include in the framework of all new development.

(b) Prominent open space features such as existing natural desert areas, washes, river corridors, critical wildlife habitat, and other similar features should, whenever possible, be preserved and/or integrated into neighborhood parks, trails, and greenbelt amenities.

(c) The design of improved open space should recognize and incorporate views, climate, solar angles, and the nature of outdoor activities, which could occur in conjunction with the project.

(d) All open space areas shall incorporate pedestrian connections to adjoining residential uses, public rights-of-way, commercial projects, schools and other compatible land use facilities.



Incorporate pedestrian connections to adjoining land uses.

Visible and easily accessible open space area

(e) Locate useable retention areas so they are visible, attractive, and accessible for recreational use. All basins must have adequate street frontage to provide visibility and easy access.

Neighborhoods should include a network of open space trails.

(f) Design active outdoor recreational opportunities for all ages adjacent to each other to allow a diverse recreational setting and to function as a central activity center.

(g) Outdoor seating areas, tot lots and other active play equipment shall be covered with shade structures to protect users from the sun and to encourage year-round activity.

Parks should build a sense of community.

(h) Storm water retention facilities that cannot be utilized as recreational amenities are discouraged. All storm water facilities should be aesthetically pleasing and integrated into the development's open space system.

(i) A commons or neighborhood park should be placed near the center of the community with opportunities for both active and passive recreation (e.g., tennis, basketball, play area, seating, fountains, gardens, etc.). While this may incorporate a hard surfaced plaza, the emphasis should be on providing a useable green area including shade to encourage year round usage for social interaction, relaxation, recreation and visual relief.

(j) Community gardens are encouraged to promote a sense of community, and foster a sense of pride in the garden and the surrounding area. Community gardens should be provided in appropriate locations.

Housing should front onto neighborhood parks and open space.

(k) Open spaces and recreational areas shall be located so that they can be observed from the front of nearby homes and from the street. Housing should front onto neighborhood parks and open space.

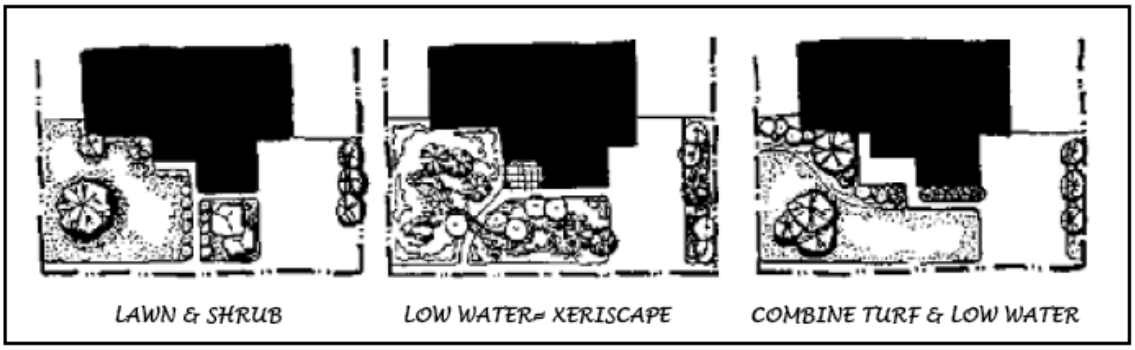
(4) Landscaping

(a) Production home builders are responsible for providing landscaping in all planted areas within the front yards of single-family detached home lots. Production home builders are required to offer at least three (3) significantly different front yard landscape options, one of which shall be a low-water usage xeriscape option.

(b) The use of drought-tolerant trees, shrubs and groundcovers is required.

(c) The predominant use of grass is prohibited. Limit turf areas (including artificial turf) to a maximum of 30 percent of the total lot. Where turf is provided, the grass area should be large enough to be useable and watered efficiently.

(d) Appropriate shade trees should be utilized to reduce the urban heat island effects.



Example of front yard landscape options (low water and xeriscape design should be provided)

Example of a properly designed model home complex parking lot with trees and landscaping

(e) Model home complex parking lots shall contain trees and landscaping consistent with the landscape design of the lots that contain the model homes. Landscaping should be used to screen and soften the parking areas and long expanses of privacy walls.

(5) Crime Prevention Through Environmental Design

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

(b) Parking areas, pedestrian walkways, and recreation areas should be visible from a multitude of windows and doors.

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

(d) For safety purposes, exterior front doors should be designed with a solid core, peep holes, deadbolt locks and reinforced with strike plates.

(6) Community Monumentation, Perimeter Fences and Walls

(a) All open space areas shall incorporate pedestrian connections to adjoining residential, public rights-of-way, commercial projects, schools and other compatible land use facilities.

(b) Residential neighborhood entries should be designed as integrated features of the overall development and should be marked by entry features, such as decorative paving, fountains, landscaping treatment, planters, special wall treatment, or any other entry features. Similar but smaller entry features should be used to further distinguish residential clusters within a neighborhood.

(c) Water features should be designed in a manner that residents will have the ability to enjoy the cooling effects of the water. Consider summer evaporation loss and water conservation practices when designing and siting water features.

A well landscaped neighborhood entry

(d) Subdivision perimeter walls shall be constructed using materials that include decorative masonry block, stucco, and/or decorative stone. Perimeter walls should be architecturally enhanced and should use materials and colors that compliment the project's architecture. Perimeter walls should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood.

(e) Subdivision perimeter walls shall include pillars with caps, and/or decorative stone. Incorporation of decorative wrought iron, trellises, raised planters, or other artistic features in context with the area are strongly encouraged. Perimeter walls shall incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls. Perimeter walls should be broken up by pillars or staggered setbacks approximately every 50 feet.

As an alternative to a perimeter wall, a metal fence may be considered. This will help to provide a sense of connection with the larger neighborhood.

(f) Chain link fences shall be prohibited, except where authorized in the zoning ordinance.

Landscaping should be used to soften the appearance of perimeter walls.

(g) Privacy walls visible from the street should be constructed with compatible materials and colors of the homes. Homes adjacent to common open space areas should contain wrought iron grillwork and view fences to provide visual access to open space.

(h) Walls and fences shall not be used as community barriers to open space. Open space must exhibit some "window" upon the greater neighborhood. "Walled-in" open spaces are not desirable.

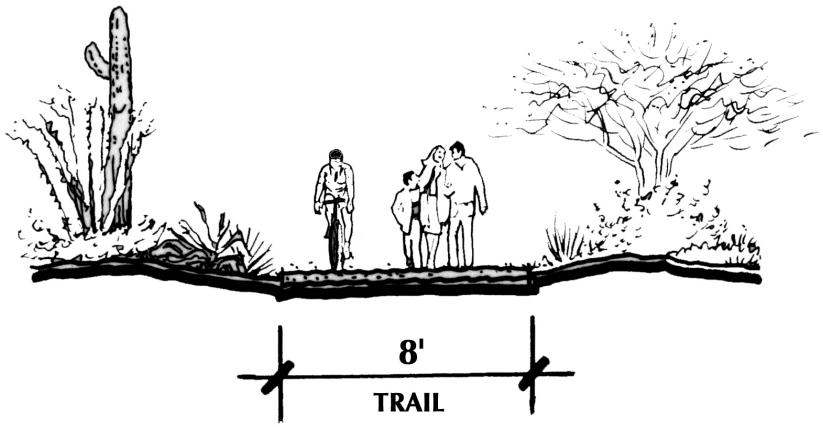
(i) In the front/side portion of each home, a side gate should be constructed on at least one side. Side gates should be a minimum of three feet in width and should be constructed of wood and/or metal.

(j) Primary-themed entry features are encouraged to use back-lit decorative lighting to enhance walls and signage.

(7) Trails/Pathways/Sidewalks

Intent: To provide paths that are safe and inviting for use by pedestrians and bicyclists that facilitate use of public open space

(a) The minimum width of an open space trail should be 8 feet.



The minimum width of an open space trail should be 8 feet.

(b) Decorative theme lighting, accent lighting, or lighted bollards should be placed along walkways within and pedestrian connections to useable open space areas to improve visibility and safety.

Sidewalks separated from streets by a parkway with trees and landscaping

Example of a clustered mailbox structure that compliments the architecture of the development

(c) When clustered mailboxes are utilized the structures shall be consistent with the thematic character of the development through the use of common integrative elements such as building materials, roof pitch, and color palette.

B. Architectural Form

Intent: To enhance the pedestrian-oriented qualities of a neighborhood by minimizing the visual impacts of garages as seen from the street (See also Appendix I for examples of alternative garage designs.)

(1) Building/Garage Orientation

(a) Garages should 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.

(b) Regarding forward facing garage plans, the garage portion of the house shall not extend out from the porch or livable portion(s) of the home by more than six (6) feet.
If front facing garages project out from the porch or livable areas of the home, the plan shall include portals, low courtyard walls with pilasters, or other de-emphasizing techniques approved by the City, that extend out from the front of the garage face.

(c) Homes with three-car garages shall be designed so that the third car garage is architecturally separated and offset a minimum of two (2) feet farther from the other garage door. The intent is to soften the garage dominance and provide for horizontal articulation.

(d) Alternative driveway paving design elements are highly encouraged in production home subdivisions. Driveways for three (or more) car forward-facing garages shall incorporate alternative paving design elements including, but not limited to, stamped concrete, concrete engraving, concrete stains, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.

(e) Single-family residential developments shall have a minimum of two enclosed off-street parking spaces per dwelling unit.

(f) There shall be a minimum distance of 20 feet between the garage door and the sidewalk to accommodate adequate off-street parking.

(2) Architectural Design

Intent: To promote building designs that are energy efficient, and that provide a sense of scale and convey interest to pedestrians; to establish a strong sense of connection for individual homes to the block with porches, clearly defined entries and other design features that provide diversity in character, while maintaining an overall sense of visual continuity for the area

(a) Energy efficiencies should be incorporated into the design of all new buildings.

(b) The following measures that promote environmental sensitivity and potential long-term cost savings are offered for consideration:

1. Orient and design new structures to minimize solar gain, reflectivity and glare, and to achieve an optimum level of energy efficiency;

2. Shelter entries and windows and use architectural shading devices and landscaping to minimize cooling losses;

3. Use energy efficient materials in doors and windows;

4. Use energy efficient lighting;

5. Mitigate urban heat island effects with cool roofing materials, shade trees and cool paving materials;

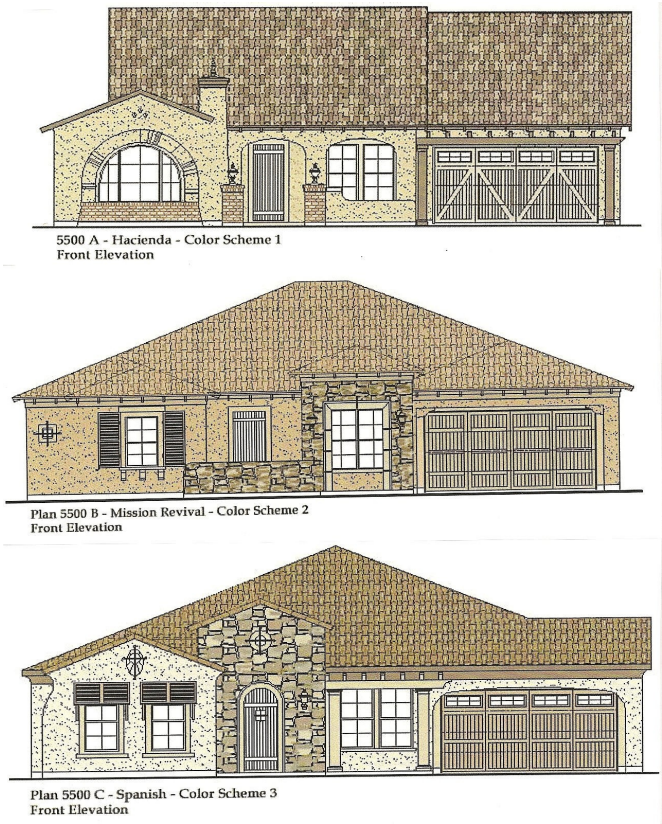
6. Reference national programs for environmentally sensitive development methods such as Leadership in Energy & Environmental Design (LEED), International Energy Conservation Code (IECC) and Energy Star Labeled Buildings; and,

7. Consider the integration of solar panels on roofs.

(c) There is no specific architectural "style" required for residential structures. In general, residential architecture should consider compatibility with surrounding context, including building style, form, size, color, and material.

(d) The entry should be the focal point of the home through the use of roof elements, columns, porticos, recesses or pop-outs, and/or other architectural features. Each front door or entryway shall be clearly visible from the front of the lot. Front doors on the side of the house, whether or not visible from the front of the lot, shall not be allowed.

(e) The front door of the home shall be clearly visible from public view (i.e. from the front portion of the lot).



Elevations shall be structurally different with different roof types facing the street.

(f) At least three (3) significantly different architectural styles shall be provided for each floor plan. Elevations shall be structurally different with different roof types facing the street.

(g) Useable front porches are highly encouraged. Front porches should match the scale and architectural detail of the home.

(h) Provide a variety of roof forms and ridgelines. Elevations should be structurally different, with different roof types facing the street.

(i) Deep-set or pop-out windows and doors along with other architectural projections and recesses shall be used to provide individuality of units.

(j) Courtyard walls a maximum of three feet (3') in height in the front yard (or side yards) adjacent to the driveways areas are encouraged to create useable gathering areas.

(k) Long, unbroken facades are prohibited. Building masses broken up by stepping back from front and rear minimum setbacks, fenestration or by using similar architectural treatments is encouraged.

(l) Two-story houses should have a single-story element closest to the front of the house and/or next to the street. If through architectural diversity a housing series creates neighborhood variety, the first story element may be waived by the Community Development Director or designee. Such architectural diversity may include varying front setbacks due to locating the garage to the rear of the lot, adding useable courtyard area and/or using building placement to create private outdoor spaces.

(m) The height, mass, and appearance of residential units should include some variation to provide visual interest to the streetscape.

(n) Standard feature stone, brick or other significant accent facade material shall be provided as a standard feature (i.e. not as an option) on at least one (1) elevation for each floor plan available.

(o) The same standard plan and elevation shall not be built next door to, or across the street from one another (i.e. Plan 1 Elevation A shall not be built next door to, or across the street from Plan 1 Elevation A).

(p) Homes with the same Plan (i.e. Plan 1 Elevation A, and Plan 1 Elevation B or C) that are proposed to be built next door to, or across the street from one another shall utilize a different paint scheme and roof tile style or color.

Entries should be the focal point through the use of columns or other architectural features.

(q) The design of accessory structures shall be architecturally similar to the main structure through the use of the same architectural treatment, materials and colors.

(r) Roof mounted HVAC and evaporative cooler equipment shall be prohibited. All equipment shall be properly screened from public view. Vents and flues should be located to occur on the least prominent side of the ridgeline whenever possible and shall be painted to match the color of the roof.

(s) All roof pipes, vents, and other roof penetrations and attachments, and equipment shall be configured to have minimal visual impact as seen from the street. Roof penetrations (except chimneys) shall not extend above the ridgeline and shall be painted or architecturally integrated with the roof design and color.

(t) Utilizing “carriage-style” and other non-conventional sectional garage door styles is recommended to provide additional diversity and to better tie in with architectural themes.

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

(v) A minimum of two (2) coach lights should be placed at the front face of the garage or other appropriate location for security.

(w) All visible 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.

(x) Garage service doors should be provided as standard features to help break up facades.

(3) Materials and Colors

Intent: To convey a sense of visual continuity within the city, while also expressing the character of distinct neighborhoods, developments and individual building sites. To balance the interaction of key design variables, including materials and colors, that affect continuity and which varies at different levels of design consideration (See also the Introduction to the Design Manual for more of a discussion about designing in context.)

(a) Use materials, color, and other architectural treatments to create visual unity and an identifiable character. Exterior materials and architectural details should complement each other.

(b) Acceptable exterior building materials include brick, masonry, stucco, adobe, stone and wood. (However, the use of wood as a predominant material is not encouraged.) Durable synthetic products, such as cast stone and fiber cement board may also be considered. See Appendix B, "Building Materials," for more discussion about appropriate materials and their application in different contexts.

(c) Use of wood as trim or accent material is encouraged. Wood products should be of sufficient quality and should be substantial in proportion and appearance.

(d) Acceptable pitched roof materials include clay tile, slate, or flat concrete tile.

(e) Roof materials should exhibit muted earth tone colors. The roof material palette should contain more than one color to achieve a multicolored appearance throughout the subdivision. A wide variety of roof materials throughout the neighborhood is encouraged.

(f) Exposed gutters and downspouts should be colored to match fascia or wall material.

(g) Proposed residential projects should include at least six (6) different color schemes and at least two (2) different tile styles in three (3) different colors.

Colors should be non-reflective.

(h) Colors shall be non-reflective, muted earth tone colors that recall the hues of the ground plane, surrounding mountains and plant materials. The use of bright and primary colors for base colors is discouraged. (See also Appendix C, "Color," for additional discussion of the application of color.)

C. Solar Panel Design Guidelines (for single-family homes)

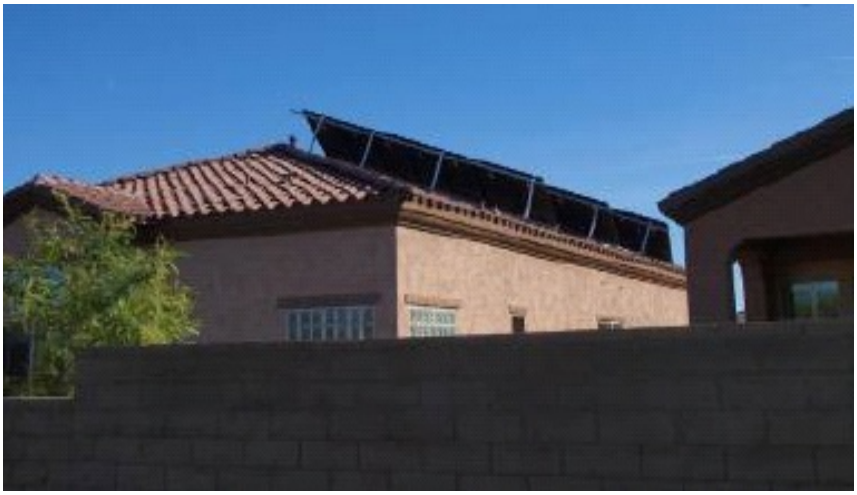
The following guidelines are to be used in the design and placement of solar panels (i.e. photovoltaic and solar thermal systems) on pitched and flat roofs of single-family homes to ensure a compatible design. With a little forethought and planning, a solar system can be effectively integrated into the design of new and existing residential roofs.

The solar panels shown above are low profile and are parallel with the plane of the pitched roof.

(1) South Facing Pitched Roofs (within 45 degrees east or west of due south)

(a) Solar panels should be low profile and parallel with the plane of the pitched roof.

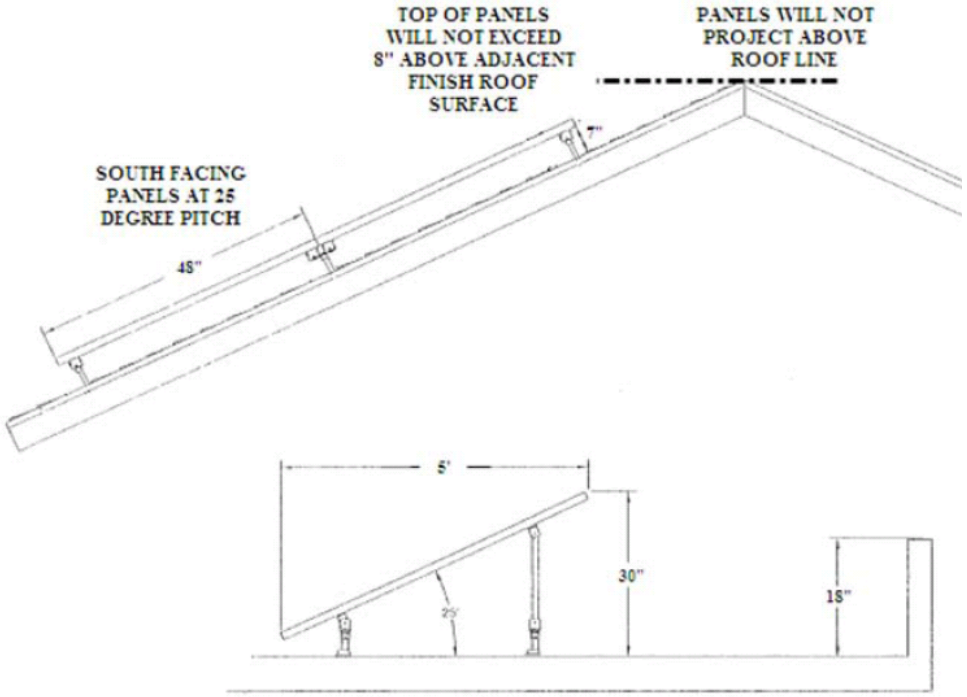
(b) The top of the panels should not exceed 8 inches above the adjacent finish roofing surface (i.e. tile, shingles, etc.). Panels should not project above the roof ridge line.



This example is highly discouraged.
Solar panels project above the roof ridgeline and the support structure color is not compatible with the roof color.

(c) Placement of solar panels should be uniform. Consider the panels as part of the overall roof configuration. Match the shape and proportions of the panels with the shape and proportions of the roof.

(d) The color of the panel frames and support structure shall be neutral and compatible with the roof surface color(s). Exposed frames and components should have a non-reflective surface.



Two elevation examples showing the preferred design for solar panels

(2) North and East/West Facing Pitched Roofs (within 45° of south of due east or west)

(a) Panel tilt angle should not exceed 15 degrees above horizontal plane.

(b) Height of panels should not exceed 24 inches above the roof surface at any point. Panels should not project above the roof ridge line.

Inappropriate: The solar panels shown above on the pitched roof exceed the maximum allowable height of 24 inches above roof surface at any point.

(c) Placement of solar panels should be uniform. Consider the panels as part of the overall roof configuration. Match the shape and proportions of the panels with the shape and proportions of the roof.

(d) The color of the panel frames and support structure shall be neutral and compatible with the roof surface color(s). Exposed frames and components should have a non-reflective surface.

(3) Flat Roofs (½-inch or less per foot slope)

(a) Top of panels should not exceed 30 inches above the adjacent finish roofing surface on flat roofs with or without parapets.

(b) The placement and height of panels should be uniform. Consider the solar panels as part of the overall roof configuration.

(c) The color of the panel frames and support structure shall be neutral and compatible with the roof surface color(s). Exposed frames and components should have a non-reflective surface.