

TOWN OF
QUEEN CREEK
ARIZONA

Garage Frontage Percentages

September 19, 2012



Residential Design Standards

TOWN OF QUEEN CREEK



Residential Architectural Design Standards
May 18, 2005



Garage Dominance

Residential Architectural Design Standards

III.A – Recessed Garage

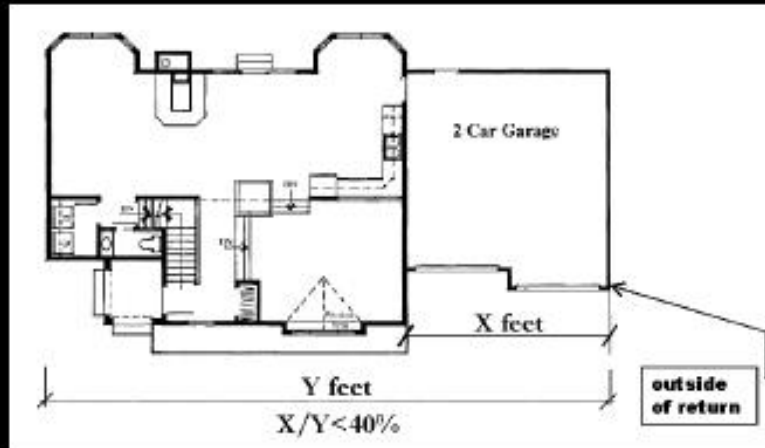
Do This



Not This



III.C – Garage Proportion



III. Garage Dominance

- A. Front loaded garages shall be recessed a minimum of 5 feet from the front plane of the living area to provide interest and relief from the street. (*Z)
- B. Detached garages and side entry garages are encouraged.
- C. The width of front loaded garages (from outside of return to outside of return) shall not exceed 40% of the width of the front façade. (*Z)
- D. Provide a minimum of three (3) distinctly different garage door designs as a standard feature for all homes. (*Z)
- E. Vehicular access to rear yards with sufficient space to store cars, small boats and recreational vehicles is encouraged. Storage areas shall be completely screened through the use of wood or masonry fence walls, solid gates and landscaping.

TOWN OF QUEEN CREEK, ARIZONA

Changing Design

- Lots are becoming narrower but deeper
 - Cielo Noche
 - Code 70'x100" = 7,000 sf
 - Proposed 65'x125' minimum = 8,125 sf
 - Hastings Farms
 - Code 70'x100' = 7,000 sf
 - Proposed 60'x130' minimum = 7,800 sf
 - Proposed 70'x 130' minimum = 9,100 sf
 - Ocotillo Heights Phase II
 - Proposed 65'x 115' minimum = 7,320

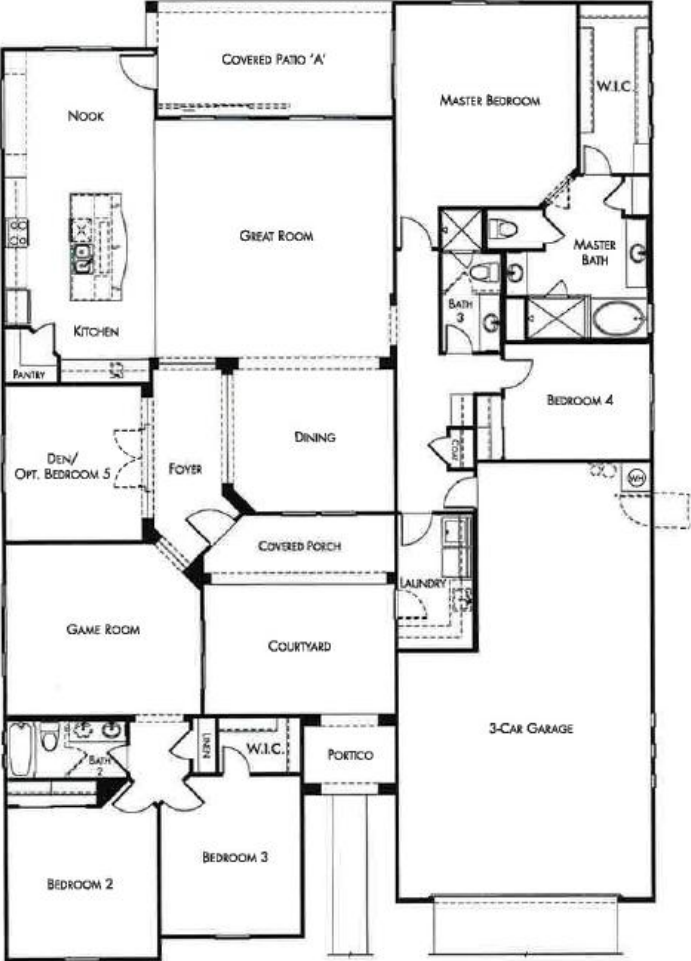


Changing Design

- Home width of 50' is needed for 20' garage
 - Standard side yard setbacks = 5' and 10'
 - Minimum lot frontage of 65'
- Home floor plans are becoming narrower - but deeper
 - Responding to narrower lot
 - Focused on rear yard
 - Customer preference



Complies – 40%



Complies – 40%



Perspective



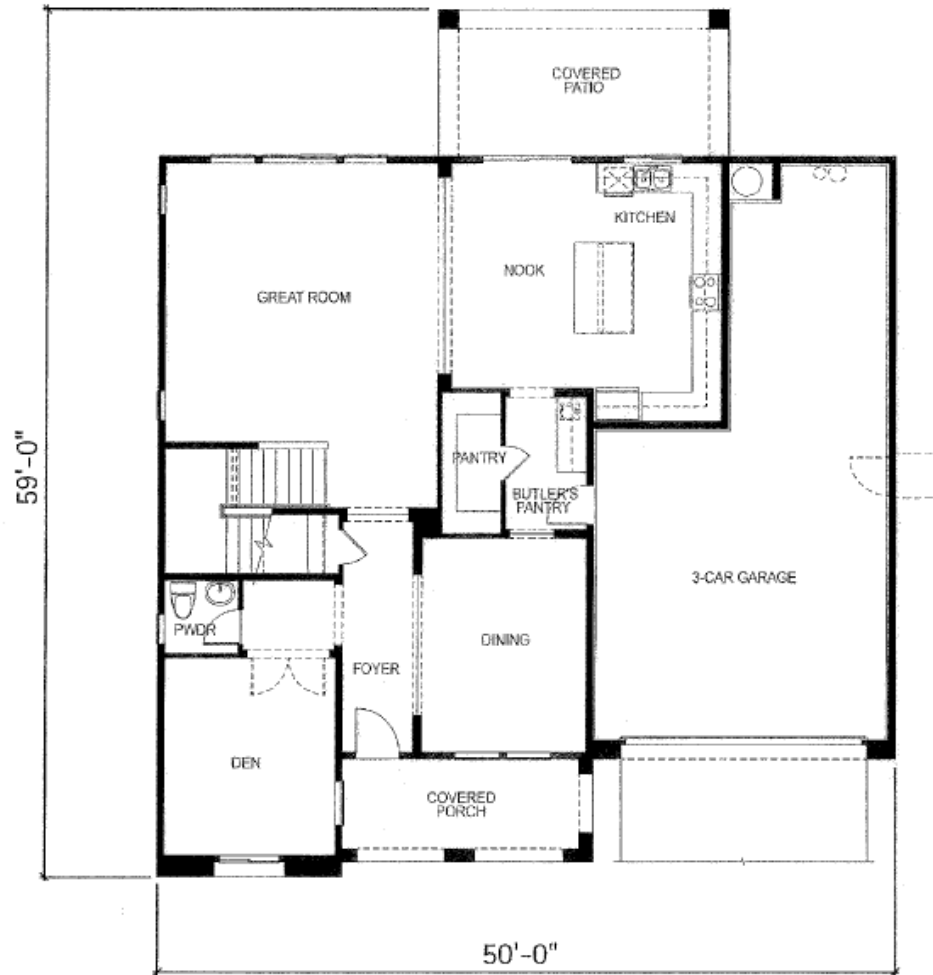
Complies - 40%



Complies – 40%



Does Not Comply - 40.9%



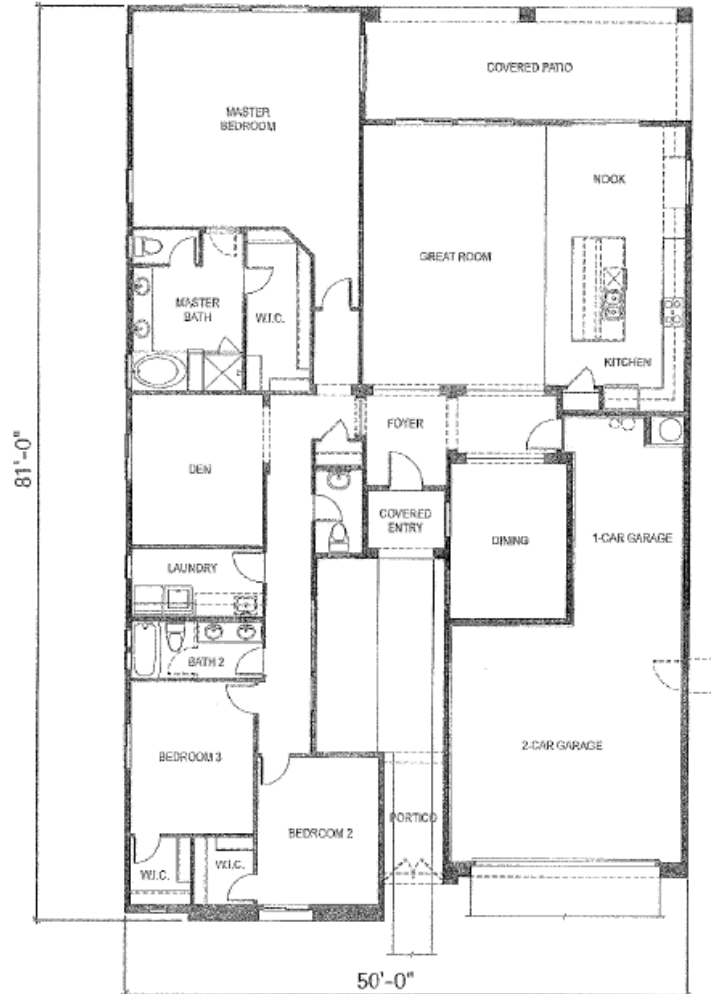
Does Not Comply - 40.9%



FRONT ELEVATION



Does Not Comply - 43%



Does Not Comply - 43%



Streetscape Design Standards

- Repetitious elevations shall be avoided.
- Monotonous, uniform roof forms shall be varied by incorporating different building heights and/or ridgeline orientations.
- The same elevations shall not be utilized across from or adjacent to each other.
- A minimum of four (4) floor plans, three (3) of which must have two (2) distinct elevations, shall be required for all production home subdivisions.
- A minimum of three (3) exterior paint colors per elevation shall be required to further promote visual interest.
- In new subdivision development, a minimum of seven (7) distinct combinations of colors and materials shall be provided. There shall not be a predominant singular color.



Streetscape Design Standards

- Where feasible the garage orientation shall be varied in order to reduce repetition and prevent monotony.
- Provide visual interest through the use of accent materials (such as stone or brick veneer)
- All on-lot fencing facing a public street shall match the stucco and primary color or the subdivision theme wall.
- At least 40% of front elevations shall incorporate a porch, courtyard, or combination thereof with a minimum area of 120 square feet
- Covered front porches meeting minimum ordinance requirements may be allowed to encroach into the front yard setback up to 5 feet.
- Single-story story houses built in the R1-6, R1-7, R1-8, and R1-9 districts will be allowed an increase in lot coverage to 45% where front porches are provided that are a minimum of 120 square feet and 8 feet in depth.



Street Scene



STREET SCENE

Alternatives

- Require a greater number of floor plans and elevations per subdivision to create more variety in design
- Allowing a percentage of the floor plans to exceed the 40% requirement
- Establishing a specific size for a garage door for measurement i.e. a 16' door equals a 20' garage or allow the garage door width alone to be used for the 40% requirement.
- Focus on percentage variations as part of the PAD approval or design review request.
- Allow lots of less than 70' in width only under exceptional circumstances.



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Thank You

Questions?

Comments?

