



Queen Creek

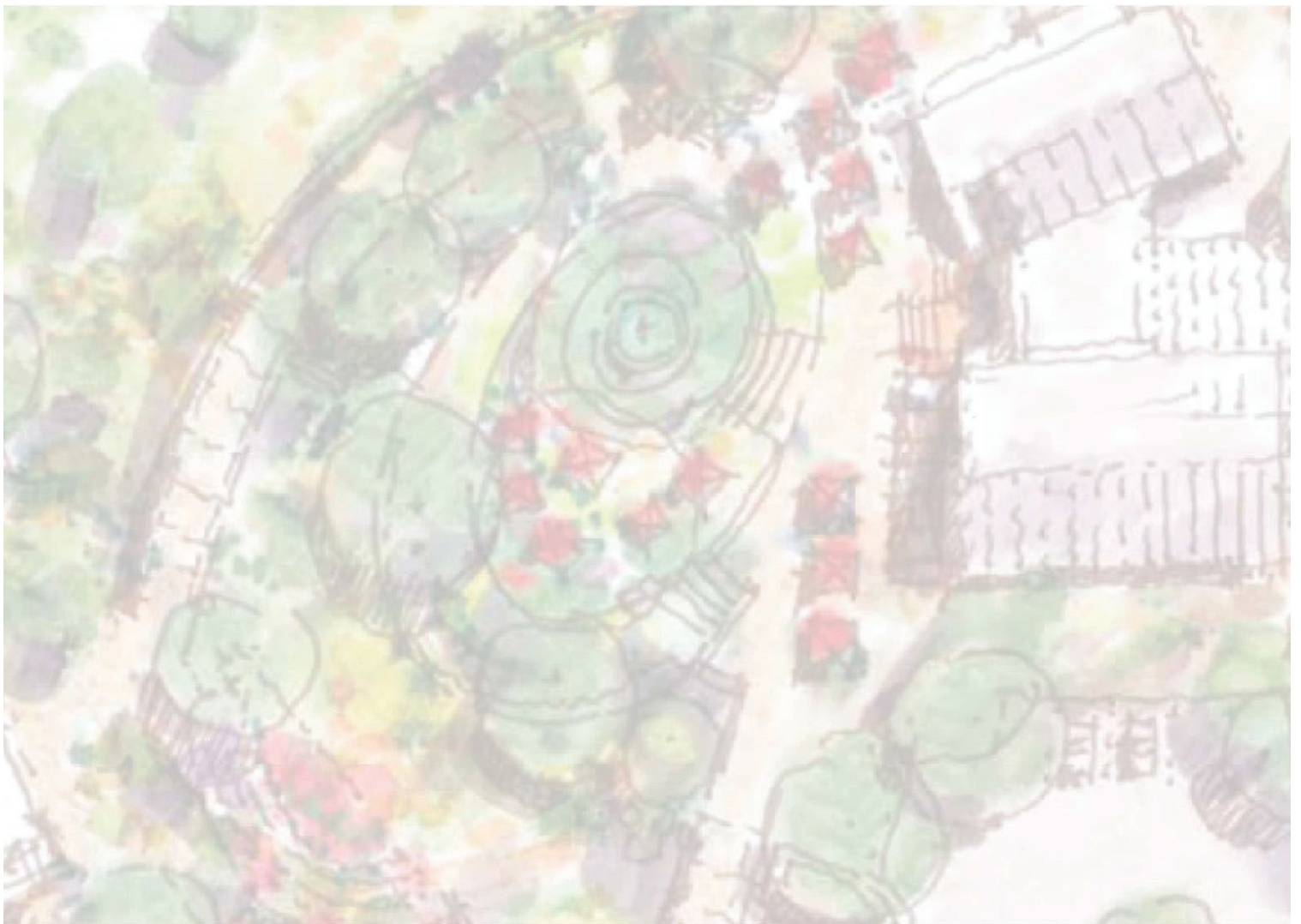
Design Standards





Queen Creek

Design Standards



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DS.0 Design Standards

<i>Section</i>	<i>Content</i>	<i>Page</i>
DS.1	Introduction	1
DS.2	Architectural Styles	2
DS.3	General Design Concepts	3
DS.4	Single-Family Residential Standards	4
DS.5	Multi-Family Residential Standards	12
DS.6	Non-Residential Standards	15
DS.7	Downtown Core (DC) Standards	22

DS.1 Introduction

A. *Purpose.* The purpose of the Town of Queen Creek Design Standards is to provide the development community with a consistent set of standards to guide the physical development and the visual quality of the community to be reviewed and approved with the site plan and preliminary plat process. These criteria are not to restrict imagination, innovation, or variety, but rather to assist in focusing design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the town, preserve property values, and promote the public health, safety and general welfare, and the following:

1. To reflect, maintain, and enhance the friendly small town rural characteristics of Queen Creek and its surroundings;
2. To create a distinctive, high quality environment;
3. To encourage the design of sustainable development;
4. To encourage traditional neighborhoods and residential developments that vary in density, lot sizes, housing type, architectural style, and provide open space;
5. To provide design direction to all the projects in the Town; and,
6. To foster a sense of place and pride in visiting, working and living in the Town of Queen Creek.

B. *Applicability.*

1. These design standards are intended to enhance and maintain the quality of Queen Creek’s community by providing guidance for the design of new single-family residences, multi-family residences, commercial, and industrial zoning districts in the Town of Queen Creek. The Standards are composed of design guidelines. Design guidelines are policies intended to provide the basis for design review and approval and are subject to interpretation by staff, the Planning Commission and Town Council. When a valid demonstration can be made for deviating from a design guideline in order to achieve a better overall design, such requests are encouraged and will be given consideration in accordance with this document.
2. All site plan, subdivision and design review processing and approval procedures covered by this document shall be governed by the Town of Queen Creek Zoning Ordinance and or Subdivision Regulations.
3. All development in the Downtown Core (DC) district should be in general conformance with the DC Design Guidelines and the standards covered in this Chapter. Alternative standards that meet the intent of the Zoning Ordinance and Design Standards may be considered by the Planning Administrator. Where a conflict arises between the applicability of the Zoning Ordinance and Design Guidelines in the DC district, the Planning Administrator shall make the final determination.

C. *Interpretation.*

1. Guidelines which employ the word “should” are intended to be applied as stated. However, an alternative measure may be considered upon the approval of the Planning Administrator if it meets or exceeds the purpose of the guidelines.
2. Guidelines using the words “shall” or “must” are mandatory and must be

TOWN OF QUEEN CREEK DESIGN STANDARDS

included in the project's design aspect. However, an alternative measure may be considered upon the application for Administrative relief as referred to in Article 2 of the Zoning Ordinance.

3. Guidelines using the word "encouraged" or "discouraged" or "promote" are desirable but not mandatory.
4. Refer to the Town of Queen Creek Zoning Ordinance for quantitative parking, landscaping, fence, wall, and lighting requirements.

D. *How to use this document.*

1. This document includes photographs for the purpose of illustration and simplification. The images used to illustrate the compliance or non-compliance with the standards should be reviewed in context to the specific guidelines with which the image is associated and not necessarily with all the guidelines of this document. To the extent that there is any inconsistency between the text of this Ordinance and any such photograph the text shall control

DS.2 Architectural Styles

- A. *Purpose.* In order to preserve the small-town characteristics of Queen Creek, the following architectural styles shall serve as a guide. Architectural interpretation is encouraged. Evaluation of the appearance of a project shall be based on the quality of design, consistency with adopted architectural styles and its relationship to surroundings. The defining characteristics that are associated with each style provide a guide as to the appropriate height, massing, roof form, materials, windows, and details. In order for new designs to portray the same character as traditional architecture, it is important to maintain the integrity by following the defining characteristic of a specific style and not incorporating inconsistent element. Contemporary or modern interpretations of the architectural styles may be allowed.

- B. *Applicability.* These architectural styles are applicable to any new developments in the Town of Queen Creek. *Modern interpretations of architectural styles shall be permitted.*

- C. *Descriptions and Renderings.* The Town of Queen Creek has two major architectural characters: "Agricultural/Small Town" in the historic farm areas and "Desert Foothills" in the areas at the base of the San Tan Mountains (typically south of Hunt Highway).

1. *Agricultural/Small Town.* Architectural character is inspired by the agrarian buildings and sheds of the East Valley, the historic turn of the century neighborhoods of Downtown Phoenix and Tucson (Encanto, F.Q. Story, Roosevelt). The Small Town part of this character is composed of small scale buildings, with simple massing and hand crafted details. The designs are often modified to be appropriate to the desert climate with deep recessed windows, shade awnings, and limited use of wood. The agricultural parts of this character are composed of rustic buildings with simple shed forms, and historic use of shed roofs, wooden timber structures, and board formed concrete walls. In both parts, buildings are typically gathered around a formal open space like a town square or organized into compounds, separated or surrounded by open space.



2. *Desert Foothills.* Architecture character is inspired by the desert architecture of the foothills of the San Tan Mountains. This character is dominated by the natural

TOWN OF QUEEN CREEK DESIGN STANDARDS

desert landscape. Its colors, materials, massing and forms take their cue from the landscape of the Sonoran Desert. This character typically is a mix of old world Spanish, Tuscan and arid region architecture with contemporary and mid-century modern architecture. Buildings are often isolated in the landscape surrounded by natural, un-disturbed desert. Building forms often follow the terrain or step down hillsides with accents being provided in important civic or social settings.



DS.3 General Design Concepts

A. *Introduction.* The following general concepts shall be incorporated into all new development along with the corresponding design guidelines found in DS.3 – DS.5. These concepts are key components to enhance the visual interest, community character, and pedestrian activity.

B. *Shade.*

1. Developments should provide shaded areas for their use and benefits.



2. Developments shall provide landscaping along arterial and collector streets for the comfort of pedestrian and bicycle users and street scene.

C. *Connecting Places.*

1. Site design shall include sidewalk, trail, or path connections within and adjacent to the development, when applicable.



2. The provision of secure bike storage through lockers, cages, or storage areas is encouraged to promote alternative transportation.

D. *Water and Turf Features.*

1. Turf shall be utilized within active open space and is discouraged in areas of passive open space.



2. Development should reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (water closets, urinals) or non-potable water (captured

TOWN OF QUEEN CREEK DESIGN STANDARDS

rainwater, recycled greywater, and on-site or municipally treated wastewater).

E. *Gathering Places.*

1. Pocket parks, areas between developments, and transitional areas should provide shade, potted plants, water features, artwork, or seating.



F. *Public art.*

1. When required, art shall be placed in a location that is accessible at the pedestrian level.



2. Art should incorporate the surrounding area and reflect the values of the Town.

G. *Entering and Inviting Features.*

1. Site-level development. Site development should consider distinguishing features and coordinated thematic elements to enhance project entry visibility from street right-of-way.

2. Building-level development. Building development should consider pedestrian-scale features that draw visual interest to main building entrances.

H. *Pedestrian Connectivity.*

1. Walkways shall connect to any trails or paths adjacent to the site to maintain connectivity in the Town.



2. All developments should be accessible by walking, bicycle, or vehicular travel through the use of sidewalks, bicycle lanes, and streets.

I. *Pedestrian and Bicycle Wayfinding.*

1. Wayfinding signs shall not be placed within the pedestrian or bicyclist area that would cause an obstruction
2. Wayfinding signs should be a clear and concise functioning system that provides directional support for pedestrian and or bicycle users.



- J. *Community Mailboxes (Cluster Box Units).* Cluster box units (CBU) are free-standing, pedestal-mounted clustered mailboxes

TOWN OF QUEEN CREEK DESIGN STANDARDS

located in various locations throughout a residential community containing multiple individually locked mailboxes and parcel compartments. All CBU's shall be designed to include a decorative enclosure on five sides that is constructed of a combination of decorative stone veneer, stucco, brick/block materials, etc. to complement the architectural design theme, monumentation and walls of the neighborhood.



K. Buffering and Transitions

1. The General Plan Land Use Categories Table and Land Use Requirements Table require some land uses to incorporate appropriate measures to create a compatible transition between adjacent properties using buffering strategies such as open space buffers, roadways, and compatible lot sizes to be determined through the rezoning and site planning process. Development applications should incorporate buffering strategies based on the characteristics of the property and the surrounding area to meet the General Plan transition requirement. The Buffer and Transition Manual identifies some buffering strategies that may be incorporated including, but not limited to:

- a) Compatible Lot Widths
 - b) Transitioning lot sizes or transitioning densities
 - c) Additional setbacks
 - d) Open space or landscaping
 - e) Roadways
 - f) Building setbacks and line of sight demonstration
 - g) Quality building design and construction techniques
 - h) Comparable building height
 - i) Nuisance use restrictions
2. Other buffering strategies not listed may be incorporated into a project to meet the intent of the General Plan transition requirement.
 3. Buffering techniques will be reviewed on a case-by-case basis and depending on the context, scale, and use of the project or unique circumstances, more than one buffer type may be required to satisfy the requirements of the General Plan.

DS.4 Single-Family Residential Standards

- A. *Purpose.* The purpose of this Section is to guide architectural integrity in order to assure that these neighborhoods are sustainable and continue to make a positive contribution to the community in the years to come. Neighborhoods designed according to these principles increase in value as they mature, rather than requiring ongoing public reinvestment that is often needed in poorly designed neighborhoods where there is little pride of ownership and lack of property maintenance. The purposes of these provisions are:

1. To supplement the zoning regulations applied to site built, modular and manufactured homes with additional

TOWN OF QUEEN CREEK DESIGN STANDARDS

standards and procedures which will promote a satisfactory living environment for residents of single family homes, and encourage a mix of homes and other types of housing within the Town;

2. To permit greater diversity in the types of housing communities; and,
3. To ensure that all new single family dwellings are compatible with other forms of housing.
4. To create attractive, enduring and sustainable neighborhoods.

B. *Applicability.*

1. These Standards apply to all new single-family structures on individual lots, including new subdivisions, custom homes and master planned communities. These Standards do not apply to subdivisions or master planned communities with approved development agreements, the conditions of which would preclude the ability to fully comply with these guidelines. These Standards are provided for the use of homeowners, builders, contractors, designers, Town staff and Town decision makers.
2. Small-scale development may propose alternative design standards to the Planning Administrator. Alternative design standards may include design character and features from previously approved developments adjacent to proposed small-scale development.

C. *Residential Design Review Application/Approval Process.*

1. Prior to submitting an application for Design Review approval the applicant shall attend a Pre-Application Meeting with a representative of the Development Services Department.
2. Applications for Design Review shall be filed with the Development Services Department on form(s) provided and shall include all of the information identified in the application form(s), Design Regulations, and any other data

that may be required by the Planning Administrator that is needed for review of the application.

3. Applications shall be signed by the property owner(s) or an authorized agent of the property owner(s) and all applicable fees shall be paid when applications are submitted.
4. The Planning Administrator shall review the application submittal for compliance with all applicable guidelines within this ordinance. The approval of said application shall be in accordance with Article 3, Section 3.3.C and 3.3.D.2 of the Town Zoning Ordinance.
5. In the event of a denial, no development activities shall be authorized until a new application for Design Review approval has been submitted and approved.
6. The approval date of the Design Review approval shall be the date on which the application was approved by the Planning Administrator. Design Review approvals are tied to other development approvals (i.e. Building Permit, Standard Plan Building Permit Review), which will be identified in the notification of Design Review approval.
7. Residential Design Review applications shall meet all applicable Design Guidelines, standards, and ordinances. If a Residential Design Review application does not meet all applicable requirements as determined by the Planning Administrator, the Residential Design Review application shall be required to be reviewed and approved by the Planning Commission.
8. *Appeals.* Any Residential Design Review application approval, conditional approval and / or denial may be appealed to the Town Council by an aggrieved party, subject to the procedures set forth in Section 3.1.G of the Zoning Ordinance.
9. *Amendments to previously approved Design Review Applications.* Up to two (2) additional production home plans may be approved by the Planning Administrator if the proposed plans are in substantial conformance with the initial submittal. No

TOWN OF QUEEN CREEK DESIGN STANDARDS

more than two (2) additional plans shall be approved per calendar year.

D. Design Guidelines.

1. *Neighborhood Character.* Each neighborhood type (Rural/Estate, Suburban and Urban) has a unique character based on the existing landscape, topography, lot size and development pattern. Guidelines are provided to communicate the three primary types of neighborhood character found in Queen Creek. The balance between manmade and landscape elements will also help to reinforce each type of character.

a) In Rural and Estate Neighborhoods (A-1, R1-190, R1-145, R1-108, R1-54, R1-43), the balance between the buildings and landscaping should substantially favor the landscaping. In general, open space and vegetation dominate; architectural and man-made elements are apparent, but secondary. Rural uses, such as horses and view fencing, hedgerows along property boundaries and generous setbacks from the street will visually contribute to the rural and estate character.



b) In Suburban Neighborhoods (R1-35, R1-18, R-15, R1-12), the man-made and open space elements of the community should be balanced. Internal open space and external transitioning shall be maximized to provide the necessary balance with the man-made elements. Setbacks for and between buildings and along public ways become more pronounced. Solid fencing or walls should be partially

limited, with the area adjacent to the community open space in a partial-view style of fencing.

c) In Urban Neighborhoods (R1-9, R1-7, R1-5, and R1-4), architecture and the man-made elements are the predominant features and thus must be carefully crafted to avoid becoming generic and stale in form. Setbacks for and between buildings are reduced proportionately to the size of the lots. Front yards may be reduced and street presence becomes more prominent for porches and architectural elements if the garage/auto area is proportionately recessed from the street. Privacy is generally obtained in the interior spaces of small walled courtyards or fenced yards. Sufficient open space shall be provided between or within developments for effective contrast and balance to the buildings and the land.



2. *Streetscape.* It is the street that defines the character of the neighborhood. Therefore guidelines have been created to introduce sufficient variety to create interest without becoming excessive to the point of creating a chaotic street scene. It is also important to create a clear transition from the public space of the street to the private space of the home. Clearly identifying paths for people to move through this sequence creates space that enhances community while maintaining privacy. The following streetscape guidelines shall apply:

a) A customized entrance should be provided at the entry street intersecting the arterial or major collector which should include architectural features

TOWN OF QUEEN CREEK DESIGN STANDARDS

such as, water feature, sculpture, monument signage, special landscaping, specialty pavement, enhanced fence wall details or a boulevard median.

- b) Production home builders are required to provide landscaping in all planted areas within the front yards of single-family detached home lots prior to a certificate of occupancy.
- c) For model home complexes, production home builders are required to:
 - 1) Offer at least three (3) significantly different front yard landscape options per plan, one of which shall be a low-water usage xeriscape option.
 - 2) The use of drought-tolerant trees, shrubs and groundcovers is required.
 - 3) 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.
 - 4) 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.
- d) Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. A sufficient number of plans to create variety and diversity shall be provided. All tract home subdivisions shall have a minimum of four (4) floor plans with three (3) unique elevations per floor plan. Unique elevations shall be structurally different with different roof types facing the street as described in subsection DS.4.C.2.e below.
- e) Monotonous, uniform roof forms shall be avoided. Roof forms shall be varied by incorporating different building heights and / or ridgeline orientation.



- f) The front elevation shall feature a pedestrian scaled entry which is clearly visible when standing at the front property line. Pedestrian scaled entry may include gates, arbors, portal, and similar features with courtyard forward plans.
- g) Color in new subdivision development:
 - 1) The primary exterior body colors should be neutral earthy colors. No bright, bold or primary colors shall be used for primary body colors. The trim and accent colors should complement the primary body color.
 - 2) A minimum of seven (7) distinct combinations of colors and roof materials shall be provided to further promote visual interest. There shall not be a predominant singular color. Less color combinations may be considered in smaller subdivisions.



- h) Open gable roofs emphasizing the lack of detail should be avoided. The home shall have a pitched roof with a slope of not less than 3:12 pitch. The exception to the roof pitch requirements is for Santa Fe/Pueblo or other flat roof dominant architectural styles. The roof overhang shall not be less than one (1)

TOWN OF QUEEN CREEK DESIGN STANDARDS

foot measured from the vertical side of the dwelling unit. When carports, garages, porches or similar structures are attached as an integral part of the dwelling unit, the Planning Administrator may waive the eave requirement.

- i) Development should provide visual interest through the use of accent materials (such as stone or brick veneer) such that the application replicates the authentic means of construction (for example, all visible sides of an architectural element are covered as if the entire element was constructed of masonry). When continuing the material around a corner from a front to side elevation, it should be terminated by an architectural element such as an offset, column, intersecting wall or fence.
- j) All on-lot fencing facing a public street should be designed to match the standard plan's materials and primary color or that of the subdivision theme wall.
- k) Driveways for three-car or larger forward-facing garages shall incorporate alternative paving design elements stamped concrete, concrete engraving, intricately sawed or grooved patterns, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.
- l) Alley loaded garages are encouraged, especially for small lot subdivisions.



3. Building Design.

- a) All residential buildings shall have a permanent foundation and a garage to store a minimum of two (2) vehicles. Interior dimensions of a garage shall be a minimum of twenty (20) feet wide by twenty (20) feet deep.
- b) The dwelling unit shall have a garage with roofing and siding complimentary to the primary structure.
- c) The dwelling shall be covered by an exterior material of a color, material, and appearance that is compatible with those of existing single-family dwellings including, but not limited to, the following:
 - 1) Residential cementation lap siding; brick, stone or masonry veneer;
 - 2) Frame or block stucco siding; skip trowel preferred;
 - 3) Other siding materials which are determined by the Planning Administrator to be compatible with the above-referenced materials;
 - 4) The building materials of a project shall be durable, require low maintenance, and be of a substantial quality. Organic wood products for decorative architectural elements and / or siding should be discouraged; and,
 - 5) Flat or corrugated sheet metal shall not be used for exterior siding material.
- d) All street side elevations of a structure shall provide visual interest by incorporating overhanging eaves, recessed windows, or other building details.

TOWN OF QUEEN CREEK DESIGN STANDARDS



- e) The building materials of a project shall be durable and require low maintenance.
- f) Windows should be balanced, equally-spaced and equally-proportioned in the building mass. All windows on a home shall comply with at least one of the two requirements below:
 - 1) Windows shall be recessed a minimum of 2" from the face of the adjacent wall plane; or,
 - 2) Windows shall have style-appropriate trim detail at the sill, head, and jambs. Windows with no recess or no trim are not allowed.
- g) Window treatments shall have an Architectural theme that is carried through on all sides of the structure.
- h) An all-weather, hard surfaced, covered outdoor rear patio area of not less than five (5) percent of the home square footage for any single-family detached home on a lot eighteen thousand (18,000) square feet or less. The rear patio shall not be less than six (6) feet in depth and shall be designed to be integrated with the architecture of the home, including the primary structure material, colors and roof design, and be appropriately related to open areas of the lot for the purpose of providing suitable outdoor living space to supplement the limited interior spaces.
- i) Canopies and awnings should be attached to any home and patios can be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be

considered as part of the home and a permit required, issued by the Planning Administrator, before such enclosure can be used for living purposes.

- j) Windows and doors should be in proportion to one another, and aligned on each elevation to bring a sense of order.



- k) A durable, low-maintenance roof consisting of non-reflective materials customarily used for residential construction shall be provided, and if following a traditional architectural style, in accordance with the defining characteristic as shown in Section DS.2 of this document.
- l) *Garage Frontage and Location.*
 - 1) Front loaded garages shall be recessed a minimum of five feet (5') from the livable, side turned garage, or covered front porch area of the building to provide interest and relief from the street.
 - 2) Significantly recessed garages, detached garages, and side entry garages are encouraged.
 - 3) A minimum of three (3) distinctly different garage door designs shall be provided as a standard feature for all plans of production homes.
 - 4) In the R1-5 and R1-7 zoning districts, the garages should be varied in order to reduce repetition and prevent monotony. Variations may include orientation, change in garage plane, and / or alternative architectural and material treatments.

TOWN OF QUEEN CREEK DESIGN STANDARDS

- 5) The garage shall match the architectural style, roof type, and material palette of the primary structure.
- 6) Vehicular access to rear yards with sufficient space to store cars, small boats and recreational vehicles should be provided wherever possible. Storage areas shall be completely screened through the use of masonry fence walls, solid gates and landscaping.
- 7) RV garages and oversize garage doors should be set back at least ten (10) feet from the primary structure.

m) *Garage Dominance.* Homes and buildings in Queen Creek should have a timeless look to their architecture, and should not be dominated by large garage doors on the front of the home or building. Garages have become a desirable element of modern homes and are used for both parking and storage. Because garages often are accessed by a single door sixteen feet (16') wide or wider, their appearance can easily dominate the entire façade of a home especially on smaller, narrower homes or buildings. While a home or building need not go to extraordinary measures to hide a garage door, the use of the following techniques are recommended to minimize their appearance.

- 1) The front elevation shall prominently feature an entrance for persons rather than automobiles through superior design. Garage doors shall be de-emphasized and not be the most prominent architectural feature of the house.
- 2) Front loaded garages shall be recessed by a minimum of five feet (5') from the livable, side turned garage or covered front porch area of the building in order to provide interest and relief for the streetscape.
- 3) Provide engaging architecture on the rest of home (covered porch, large recessed picture window with brick sill

or tile surround, stone or brick veneer).

- 4) Avoid ornate detailing (such as a Mission parapet) on the garage mass. Remove decorative detail (brick or stone wainscot) from the garage mass and add it on the livable mass of the home.



- 5) Provide one and a half or two story massing so that the garage is a smaller part of the overall front façade of the home.
- 6) When style appropriate provide balcony or deck on the second level to provide interest over the garage.



- 7) Avoid large gables over the garage. Use hip roofs, shed roofs or flat roofs instead to minimize the garage massing.
- 8) Turn the garage ninety degrees to the street and make the front façade

TOWN OF QUEEN CREEK DESIGN STANDARDS

appear as a livable portion of the home.



- 9) When possible accentuate it with massing (tower), color, lighting and architectural detail.
- 10) Provide coach house details to the garage door so that it appears to be wooden or style appropriately divided into smaller elements. Avoid a single large blank element.
- 11) Provide a pergola (trellis, lattice, or arbor) above the garage door to vary the shade and shadowing on the door.



- 12) Deeply recess the door twelve to twenty-four inches (12" - 24") with an appropriate sized beam or structural element to hold up the home or roof over the large opening in historic building techniques.
- 13) Use two single car garage doors rather than one two-car garage door to create smaller massing.
- 14) Use pavers or decorative paving to break up or reduce the visual impact

and glare from a typical concrete driveway.

- 15) Make the door color match or darker than the body color of the home so that it recedes visually. Do not use accent colors on the garage door.

4. *Open Space.*

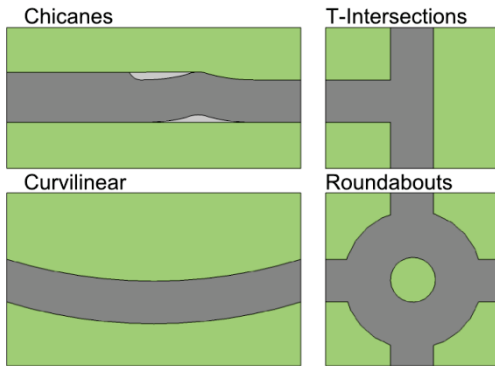
- a) Turf shall be utilized for active open space within a neighborhood.
- b) The use of turf is discouraged in areas of passive open space and along streets.
- c) Refer to Section 5.5 of the Zoning Ordinance for Open Space Requirements.
- d) Tot Lots or playground equipment shall be centrally located for ease of accessibility for the neighborhood and be covered by shade structures or mature landscaping.



5. *Access and Circulation.*

- a) T-type intersections are encouraged on local streets.
- b) Pedestrian connectivity should not be impeded if cul-de-sac streets are utilized
- c) Local streets shall be curvilinear if exceeding over one-thousand (1,000) feet in length or shall utilize traffic calming measures such as chicanes, chokers, and roundabouts.

TOWN OF QUEEN CREEK DESIGN STANDARDS



- d) Flag lots in residential subdivisions may be permitted so long as sufficient fire safety access is provided, subject to review and approval by the Planning Administrator.

E. *Manufactured / Modular Homes.*

1. Any manufactured or modular home on an individual lot shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and requirements to which a conventional single-family residential dwelling on the same lot would be subject.
2. The dwelling shall be attached to a permanent foundation system in compliance the International Conference of Building Officials "Guidelines for Manufactured Housing Installation," as may be amended, and the following requirements:
 - a) All wheels, hitches, axles, transporting lights and removable towing apparatus shall be permanently removed prior to installation of the dwelling unit;
 - b) The foundation shall be excavated and shall have continuous skirting or backfill leaving no uncovered open areas excepting vents and crawl spaces. The foundation shall be exposed no more than twelve (12) inches above grade;
 - c) For homes which are narrower than sixteen (16) feet in width, the unit shall be oriented on the lot so that its long axis is parallel to the street.

F. *Approved Product Transferability.*

1. Housing product that has received RDR approval within the past 12 months from the Planning Administrator or Planning Commission can be transferred to another community upon administrative review and approval to ensure design consistency, so long as the following criteria is met:
 - a) Any housing product that is first to a new community requires RDR review and approval by the Planning Administrator;
 - b) If housing product has previously been approved and is being requested to be transferred to another community, the housing product shall meet all applicable conditions of approval for the community in which it is being proposed;
 - c) Proposed product being transferred shall be commensurate with the lot sizes of the community in which the product is being transferred;
 - d) The number of housing products and elevation types will require administrative evaluation prior to approval to ensure sufficient diversity within the community;
 - e) Product cannot be transferred that has received approval for deviations; and
 - f) Product which has approval shall only be allowed to be transferred to two additional communities, assuming all other conditions are met.
2. Homebuilders that are the primary homebuilder within a multi-phased master-planned community can transfer housing product up to three years from final Residential Design Review product approval upon review and approval by the Planning Administrator to ensure that the product is in keeping with current design standards and the community in which the product is proposed. In the event that housing product is deemed to

not be consistent with current design standards, the product will need to receive Residential Design Review approval from the Planning Commission.

3. In order to receive administrative review and approval, all housing product shall be submitted along with a narrative describing the product, where it is currently approved, what product is being transferred, how many lots the product will be developed on, how the product complies with adopted design standards, and how sufficient diversity is being provided.

DS.5 Multi-Family Residential Standards

A. *Purpose.* The purpose of these standards is to provide design guidelines to improve the appearance of design and functionality of multi-family development, to recognize the importance of design in the economic success of the urban areas of the Town, and to ensure the adequate protection of the surrounding area. These guidelines define the character of the areas which serve as transitional land in close proximity to shopping, employment, and residential.

B. *Applicability.* Within an MDR, HDR, and permissible non-residential zoning district(s), the following standards shall apply to multi-family dwelling units:

C. *Design Guidelines.*

1. *Site Layout.*

- a) Multi-family buildings shall be separated by a minimum of fifteen (15) feet.
- b) The site design shall incorporate natural amenities and features into the development plan such as prominent view corridors, washes and significant vegetation to enhance the character of the development.

c) *Entry and Character.*

- 1) Wherever applicable, a combination of ornamental landscaping, landscaped medians, water features, architectural monuments, signs, decorative walls and paving should be incorporated into the themed entry and shall reflect the overall architectural identity and character of



the development,

- 2) The primary entry into the development shall be distinguished with hardscape materials such as paver, street prints, and / or color blocks.

2. *Streetscape.*

- 1) For safe and comfortable pedestrian environments, amenities such as ramadas, benches, tot lots, and water features should be provided within the development.
- 2) For pedestrian and bicycle friendly environment, amenities, such as trails, bike lanes, and sidewalks, should be provided to encourage walking and bicycling.
- 3) Wherever applicable a combination of one or more of the following: landscaping, berming and screen walls should be used to screen views of parked cars adjacent to the streetscape.

3. *Building Design.*

a) *Materials and Colors.*

- 1) The color palette and materials shall be appropriate to the context.

TOWN OF QUEEN CREEK DESIGN STANDARDS

2) Flat or corrugated sheet metal shall not be used for exterior siding material.

3) The building materials of a project shall be durable and require low maintenance

b) *Building Massing.*

1) The use of projecting private balconies, building wall recesses, building pop-outs, varied wall planes, arched dormers, decorative window treatment, brick or stone veneers, and other architectural elements is encouraged so as to provide visual interest.

2) The visual impact of large monolithic structures should be minimized by creating a cluster of small buildings.

3) The use of landscaping as a design element is encouraged to reduce building mass.

4) Multiple architectural features shall be integrated into the building to provide visual interest and variation.



c) *Windows.*

1) Windows should be balanced, equally-spaced and equally-proportioned in the building mass

2) Windows shall employ design details as appropriate to the architecture style.

3) Unifying architectural elements shall be used to carry a window pattern across a façade.

4) Window and door type, material, shape and proportion shall complete the architectural style of the building.

d) *Roof Line.*

1) Avoid massive straight rooflines with flat appearances.

2) Minimize the bulk and massive appearance of large structures through the use of sloping varied rooflines, consisting of varying roof heights using variations in the height, directions, and shapes of the roofline to visually break up a large structure.

3) Incorporate varied building heights at the street.

4. *Open Space.*

a) The multifamily development should include active recreation amenities for residents such as pools, tennis courts or playgrounds and gathering spaces.



b) Active open space should be located in centralized locations which is accessible by the entire community.

c) A minimum of four hundred (400) square feet of usable common open space shall be provided for each multifamily dwelling unit for active recreational needs of residents. Usable open space excludes parking areas,

TOWN OF QUEEN CREEK DESIGN STANDARDS

required landscape areas, land within a floodway, water bodies, and land with greater than fifteen percent (15%) slope. Open space provided, pursuant to this requirement, shall be accessible to all residents of the development and shall measure at least thirty feet (30') across at its narrowest dimension.



d) The Planning Administrator may waive up to fifty percent (50%) of the open space requirement if the development satisfies one of the following criteria:

- 1) All units are located within one thousand feet (1,000') of a public park as measured along a public sidewalk, trail or bikeway; and,
- 2) The development includes, on-site, a portion of the Town's trail system; or,
- 3) Another situation subject to review and approval by the Planning Administrator.

5. Access and Circulation.

- a) The development shall provide pedestrian access within the development and to adjacent non-residential areas by incorporating wall and landscape penetrations into the pedestrian circulation.
- b) The development shall provide a continuous walkway internally and shall separate the walkway from vehicular traffic movements except where drive aisle crossing are necessary.

c) The on-site pedestrian circulation system shall link the various site amenities, such as play area, club house, pools, adjacent streets, trails, and bus stops.

d) Pedestrian walkway shall be distinguished from the vehicle driveway using different hardscape materials or by providing a landscape buffer.

6. Parking Canopies.

- a) The color of any metal parking canopies shall fit with the color palette of the development.
- b) Parking canopies should have a fascia around the perimeter to provide some visual dimension to the metal parking canopy.
- c) Any lighting used with a metal parking canopy shall include fully-shielded light fixtures.

7. Utility and Mechanical Equipment.

- a) Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.

8. Buffering and Transitions.

- a) The transition between multi-family residential and existing single family residential areas shall be enhanced to achieve maximum compatibility through screening and buffer setbacks (see Zoning Ordinance Section 5.3). Buffering and transition strategies defined in the Buffer and Transitions Manual should be incorporated into the project to transition between multi-family residential and existing single-family residential.
- b) Individual design situations may dictate additional conditions or considerations to minimize the impact of a more intense development on adjacent residential uses through the imposition

of one or more of the following design considerations:

- i. use of one (1) story buildings;
 - ii. additional landscaping to serve as buffer area;
 - iii. wider setbacks from property line;
 - iv. modification of building orientation;
 - v. modification of the orientation of windows and balconies;
 - vi. use of screen walls; and/or
 - vii. relocation or reorientation of amenity spaces.
- c) Consider the existing grade and topography of the site in building layout, height, scale, and massing to maintain compatibility with adjoining lower intensity residential uses. Taller buildings should be stepped back or reduced in height when adjacent to lower density residential uses to maintain the privacy of rear yards, patios, and private outdoor spaces.

DS.6 Non-Residential Standards

A. *Purpose.* The purpose of these guidelines is:

1. To ensure successful integration of the safe, well-designed and attractive non-residential development into the community;
2. To protect the character of existing nearby neighborhoods;
3. To promote compatibility between non-residential development and adjacent residential uses;
4. To enhance the quality of nonresidential development in the Town;
5. Encourage long-term business success; and,

6. Ensure walkability within the project and connections to adjacent developments.

B. *Applicability.* These guidelines are applicable to all new nonresidential development in the Town, alteration to the exterior façade of the existing building and reconstruction of the existing structures.

C. *Design Guidelines.*

1. *Site Layout.* Architecture and the man-made element is the predominant feature and thus must be carefully designed to create a small town appearance and to be pedestrian friendly. In the Town Center area, street presence is should be emphasized with the buildings located at the street and vehicular parking is on-street or in joint use parking lots located to the side or rear of the buildings.

a) All building elevations which face a public street or are adjacent to residential uses or residential zoning districts shall not use metal or corrugated metal as a primary material.

b) All buildings shall incorporate a variety of massing and building heights, and stepping roof lines.

c) Non-residential projects adjacent to existing and proposed residential uses shall consider setbacks, heights, and scale and incorporate strategies such as additional landscaping, open space buffers, additional building setbacks, roadways, building design, and site design to buffer the non-residential use from adjacent residential uses.



TOWN OF QUEEN CREEK DESIGN STANDARDS

- d) Buildings on pads should be located close to arterial streets to create a strong sense of place.
- e) Drive-through uses should not be adjacent to residential uses. Speaker box, menu boards, pneumatic tube systems, automatic or manual car washes shall be located away from such uses to mitigate sound and light emissions.
- f) An incorporation of shade trees, trellis structures, and canopies should be used in large projects over five (5) acres throughout all pedestrian walkways.
- g) A reduction of the "heat island" effect should be mitigated by increasing shaded areas throughout parking lots.



- h) Office, technical and corporate employment facilities should be scaled (built in proportion relative to size and lot coverage) to the surrounding area.
- i) For a mixed-use that includes areas of Employment A land uses, a campus-type employment site should be provided.
- j) Entry Character.
 - 1) The main vehicular entrance should be aligned with the anchor tenant of the site.

- 2) Alternative paving, mature landscaping, or public art should be incorporated as a focal point for the site.



- k) *Relationship of Building and Site to Adjoining Area.*

- 1) Adjacent building of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- 2) Landscape transition to adjoining properties shall be provided.
- 3) Harmony in texture, lines and masses is required. Monotony shall be avoided.

2. Streetscape.

- a) *Street Furniture.* Street furniture such as benches, waste containers, bicycle racks, and bollards should be design and style appropriate to ensure compatibility with the architecture of surrounding buildings and the general area.



- b) *Lighting Requirements.* Provide safe vehicular, bicycle, and pedestrian travel within the development through

TOWN OF QUEEN CREEK DESIGN STANDARDS

utilization of bollards, main entry lighting, and parking lot lighting when applicable.

c) *Pedestrian Amenities/Public Space.*

- 1) Pedestrian and customer entrances shall provide shade and protection from the weather by utilizing arcades, awnings, or colonnades.



- 2) All main entrances shall be accessible by walkway and walkways should connect throughout the site.
- 3) Areas between buildings and breezeways should provide potted plants, water features, artwork, or seating.
- 4) Site design should include an element of architectural features that incorporate a gathering area.
- 5) Site design should incorporate pedestrian and bicycle accessibility to all adjacent streets by providing sidewalks, bicycle lanes, or trails.
- 6) Best efforts shall be made to mitigate any vehicular and pedestrian interference through site layout and clearly identified lanes and paths.
- 7) Bicycle parking should be provided in close proximity to the main entrance and shall not impede pedestrian travel by providing extended curbing or landscaping.

- 8) All pedestrian walkways shall provide functional shade when adjacent to buildings through arcades, eaves, or tree planting.



- d) *Building Design.* Materials in Town Center are encouraged to be predominantly brick versus stucco. All buildings shall be constructed of reinforced masonry, concrete, wood, or metal frame. The use of metal buildings, such as, but not limited to corrugated steel, are prohibited. Use of ornamental metal as an architectural design/accent feature may be permitted.
- e) Building colors shall follow the following guidelines:
 - 1) Large areas of white or black color shall be avoided.
 - 2) The color palette chosen for new structures should be compatible with the colors of adjacent structures. An exception is where the colors of adjacent structures strongly diverge from these guidelines.
 - 3) Wherever possible, the number of colors appearing on the structure's exterior shall be minimized. Small commercial structures should use not more than three (3) colors.



4) Bold primary colors shall only be used on accent elements, such as door and window frames and architectural details. Bold colors shall not be used as bands, stripes, wainscots or parapet caps.

5) All colors and or surfaces shall not exceed a light reflectance value (LRV) of 60%, unless otherwise approved by the Planning Director.

6) Architectural detailing should be painted to complement the facade and tie in with adjacent structures.

f) *Building Massing.* Building mass of adjacent buildings shall not vary more than fifteen percent (15%). Building mass is the volumetric shape of a structure including sides, and roofs, and the size of the base, or footprint.

g) *Windows.*

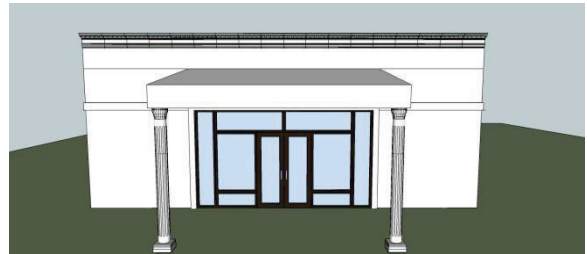
1) Windows and doors shall include visually prominent framing and other character elements. Materials, colors, shape and proportions shall complement the architectural style of the building.

2) Commercial developments in excess of 50,000 square feet shall provide twenty-five percent (25%) of the entry façade in windows. Industrial developments shall provide fifteen percent (15%) of the entry façade in windows.

3) Windows shall employ design details appropriate to the architecture such as arched windows, shutters, awnings and canopies to break the scale of the façade into smaller components.

h) *Building Façades.*

1) All streetside elevations of a structure and elevations where pedestrian access is provided shall provide visual interest and design themes. Sides of buildings that extend more than thirty (30) feet in length shall provide a pitch roof element, windows, porch or other design feature to break up the long, continuous and otherwise uninterrupted blank wall. Flat roof buildings shall have an articulated base course and cornice, or similar architectural treatment for all sides visibly exposed.



2) The base course shall align with either kick plate or sill level of the first story. The cornice shall terminate or cap the top of a building wall, may project horizontally from the vertical wall plane, and may be ornamented with moldings, brackets, vigas, tile or other details.

3) Scuppers and/or downspouts are not allowed on any elevation of a building that faces a street or pedestrian arrival.

i) *Roof Types and Materials.*

1) Roof materials shall be consistent with the architectural styles set forth in Section DS.2 of this document. Gable roofs no flatter than a 9/12 pitch shall be used to the extent possible in the Town Center area. Where hipped roofs are used, the

TOWN OF QUEEN CREEK DESIGN STANDARDS

pitch shall be no flatter than a 6/12 ratio.

- 2) Both gable and hipped roofs shall provide overhang eaves on all sides that extend a minimum of one foot beyond the building wall.
- 3) Flat roofs may be used with the Pueblo architectural design. Mansard roofs are prohibited.
- 4) Architectural elements that add visual interest to roofs, such as dormers, belvederes, masonry or brick chimneys, cupolas, clock towers and other similar elements are encouraged.

j) *Building Entrances.*

- 1) All main entrances to buildings shall be the focal point of design. Architectural elements should include: lintels, pediments, pilasters, columns, porches, railings, balustrades.



3. *Open Space.*

- a) Where possible, private open space and common open space should be designed to create a sense of place and should be used as opportunities to allow for gathering areas.



- b) For open space requirements, refer to Section 5.5 of the Zoning Ordinance.

4. *Access and Circulation.*

- a) The number of ingress and egress points shall be minimized through the use of shared driveways with adjoining uses when applicable.
- b) Traffic calming measures, such as chicanes, traffic circles, or alternative paving, should be considered to promote safe pedestrian and bicycle access.



- c) Drive-through uses with high volumes should design the site with adequate stacking measures.
- d) Corrals for shopping carts should match the architectural and material palette of the primary building, landscape palette, and be located adjacent to landscape islands.

5. *Utilities and Mechanical Equipment.*

- a) Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.

6. *Signage.*

- a) Every structure and commercial complex shall be designed with a

precise concept for signage. Provisions for sign placement, sign scale in relationship with building, and sign readability shall be considered in developing the signage concept. All signage shall be compatible with the building architecture and site design relative to color, material and placement.

- b) Monument-base signs are the preferred alternative for business identification whenever possible. Where several tenants occupy the same site, individual wall mount signs are appropriate in combination with a monument sign identifying the development and address.
- c) The use of backlit individually cut letter signs is strongly encouraged. Wall painted signs and murals are prohibited, except when utilized for public art purposes.
- d) Each development site shall be appropriately signed to give directions to loading and receiving areas, visitor parking and other special areas.
- e) Refer to Article 7 of the Town of Queen Creek Zoning Ordinance for area, size, and location regulations.

7. *Screening / Storage / Loading Areas / Trash Enclosures.*

- a) Outdoor storage and trash enclosures shall complement the architectural and material palette of the primary building.
- b) Loading areas and trash enclosures should be located away from single-family residential uses, main thoroughfares, and site entrances when possible.



- c) Trash enclosure locations should be easily accessible by the tenants.
 - d) Roll-up doors shall be recessed at least twelve (12) inches into the building and shall match in color.
8. *Donation or Recycling Drop-Off Boxes.*
In all non-residential zoning districts, Donation or Recycling Drop-Off Boxes are permitted only in accordance with the following standards and procedures:
- a) All drop-off boxes are permitted only as a use accessory to an established and primary permitted use. Boxes are subject to the approval of a Zoning Permit by the Development Services Department, and upon receipt of written authorization by the property owner, or his legal representative.
 - b) All drop-off boxes shall not obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, drive aisles, required parking spaces, fire lanes, loading zones, or any other location that may cause hazardous conditions, constitute a threat to the public safety, or create a condition detrimental to surrounding land uses and developments.
 - c) Each drop-off box shall have a firmly closing lid and shall have a capacity no greater than six (6) cubic yards. No box shall exceed seven (7) feet in height.
 - d) Drop-off boxes may be constructed of painted metal, rubber, wood, or plastic and shall be properly maintained in a safe and good condition.

- e) Drop-off boxes shall be clearly marked to identify the specific items and materials requested to be left for donation, the name of the operator or owners of the donation container, and a telephone number where the owner, operator or agent of the owner or operator may be reached at any time. The drop-off box shall also display a notice stating that no items or materials shall be left outside of the drop off box.
- f) Occupation of parking spaces by the boxes shall not reduce the number of available parking spaces below the minimum number required for the site.
- g) All donated and or dropped off items must be collected and stored in the associated drop-off box. All items or materials shall not be left outside of drop off boxes, and the area around each drop-off box shall be maintained by the owner or operator, or the property owner, free of litter and any other undesirable materials.
- h) Boxes not located or maintained in compliance with this Article shall be subject to revocation of the Zoning Permit.

9. *Public Art.*

- a) Public art should celebrate any distinct characteristics found in the surrounding area around the site.



- b) Pieces shall be placed in public view and accessible to a pedestrian.

- c) Art should not impede or block pedestrian travel within the site.

D. *Additional Requirements for All Commercial Uses.*

1. Buildings detached from the main commercial development within the same commercial center (pad buildings) shall be designed in a complimentary architectural style, and incorporate the same materials, colors and landscaping as the host development.
2. The use of standardized "corporate" architectural styles associated with chain type restaurants, convenience store and / or automobile service stations are prohibited. Applicants should be encouraged to incorporate local elements to compliment the "corporate" style.
3. Placement of structures should consider the existing built context, the location of incompatible land uses, the location of major traffic generators as well as an analysis of a site's characteristics, particular influences and design goals embodied by the Town.
4. Structures shall be designed in a manner that will complement the adjacent structures. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development.
5. Whenever possible, new structures should be clustered. This creates plazas or gathering spaces and prevents long "barrack-like" rows of structures. When clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis or other open structure.
6. Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts and not create new ones where possible. Link structures to the public sidewalk where possible with textured paving, landscaping, and trellises.



7. Recognize the importance of spaces between structures as “outdoor rooms” that are the public realm. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “after thought” areas between structures.
8. Loading facilities shall not be located at the front of the structure where it is difficult to adequately screen them from public view.

DS.7 Downtown Core (DC) Design Standards

A. *Purpose.* This Downtown Core (DC) district section incorporates the Town Center Downtown Core Design Guidelines Manual by reference. The DC Design Guidelines are intended to attract redevelopment of higher and better uses, to create a unique marquee destination, and in so doing increase property values. The guidelines were created to catalyze, inspire, and elevate the quality and innovation of development. This document is not intended to inadvertently create unbuildable, undevelopable future conditions. The greatest barrier to this could be the inability to adapt. The purpose of the DC Design Standards is to define the qualities of architecture, urban design, and public space that make for successful projects and communities, and to serve as a tool for guiding individual projects to meet those expectations through the Town’s Design Review process. The goals associated with this section are based on the following principles:

1. The Downtown Core should not be a typical commercial strip mall environment that is made up of “big-box”

commercial chain stores and/or drive-thru restaurants.

2. The Downtown Core is envisioned to become a destination oriented environment that focuses on pedestrian oriented, compact development that is integrated with more specialty oriented use related to retail, dining, entertainment, services, residences and recreation.
3. As market conditions evolve over time, the Design Guidelines must remain adaptable and have the ability to be adjusted in order to accommodate future development needs. The Design Guidelines are not meant to be a rigid, inflexible document but rather a way to encourage highest and best use while avoiding impasse.

B. *Applicability.* Within the DC zoning district, the following standards shall apply to all future development. Please refer to the DC Design Guidelines Manual for additional design considerations.

C. *Design Guidelines.*

1. *Urban Block Massing*

- a) No parking lots shall be located in front of the façades adjacent to primary or secondary streets.
- b) Parking lots shall be strategically located behind most building masses and accessed primarily from secondary and tertiary streets.
- c) Build-to-lines, which may include patios, courtyards, and alternative designs that meet the intent of the Design Guidelines, shall be required for at least 75% along Ellsworth Road and a minimum of 40% on secondary roads.
- d) No single building mass longer than 100’ shall be allowed without the incorporation of pedestrian links from parking to sidewalk (second story mass can be continuous)
- e) Alleyways (pedestrian connections between public sidewalks and linking

TOWN OF QUEEN CREEK DESIGN STANDARDS

private parcel parking lots shall have a minimum width of 20'

- f) Transparency and access between inside and out will mean that more people are aware of what is happening in alleys, creating greater safety. With improved safety, more pedestrians and cyclists will use alleys as secondary entrances, and businesses will be able to open within alleys, providing yet more eyes on the alley.



4. Urban Block Patterns

- a) Any single side block length shall be in the range of 300' to 450'. Total perimeter block length shall not exceed 1600' unless providing key added value to the overall urban fabric (any block dedicated to open space shall be the exception).
- b) Blocks shall be organized within at least two of the three proposed street sections from the Town Center Plan Update (primary, secondary and or tertiary).
- c) Where blocks meet in a three-way or four way intersection, the resulting layout should be safe, functional and meet all Town engineering and site plan requirements.
- d) East-West connector roads should be utilized to establish north and south ends of blocks.

5. Building Facades and Entrances

- a) Blade signs shall be the preferred sign type along building entrances.

- b) Glass storefronts shall be used for promoting merchandise in an organized and attractive manner with only minimal secondary signage.
- c) Any outdoor merchandise sales shall be allowed per current Town requirements and not placed within the public sidewalk.
- d) Each principle building shall include at least 3 of the following features at the entrances:
 - i. Canopies or porticos;
 - ii. Overhead or arcades
 - iii. Outdoor patios;
 - iv. Display windows;
 - v. Raised parapets over entrance doors;
 - vi. Architectural details such as tile work and/or moldings'
 - vii. Integral planter or seating areas.
 - viii. Other features as approved by the Planning Administrator.



6. Outdoor Spaces

- a) Outdoor dining space located at the front of the building shall be carefully coordinated with the Town staff to ensure continuity (dining service with alcohol shall meet required codes including fence enclosures)
- b) Outdoor service oriented uses with dumpsters and or recycling bins should be screened from view.

7. Architecture Character and Materials

TOWN OF QUEEN CREEK DESIGN STANDARDS

- a) No more than three main building elements shall be utilized in the orchestration of the elevation (including painted stucco/EFIS)
- b) Window treatments at the street level should be the dominant element.
- c) No true ribbon windows shall be used on any floor
- d) All building elevations facing a public street shall have at least one main entry
- e) Bright colors shall be avoided on buildings facades (paint or finishes), roofs, and windows.
- f) Building facades, colors and materials should be consistent with the Towns architectural standards, which includes the use low reflectance, subtle, neutral, or earth tone colors.



8. Signage

- a) Total wall signage shall not exceed one hundred and fifty (150) square feet.
- b) All temporary signs are subject to the zoning ordinance's regulations and processes;
- c) Materials, colors and detailed shall be compatible with those used for the building.
- d) Banner or blade signs shall not be less than eight feet 8' from the base of the building.
- e) No sign shall project into the public right-of-way, except upon approval.

- f) Sandwich signs shall be allowed for use on the property.
- g) Flashing and sound signs are prohibited.



9. Lighting

- a) Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings and art.
- b) Each project and building shall incorporate a system of lighting that contributes to the night-time experience, including façade up lighting, sign and display window illumination, landscape, and streetscape lighting to be reviewed during the development process.
- c) Make sure the alley is clean and well lit. Doors and windows opening onto alleys are signs of use and safety for pedestrians. Stores and businesses bordering alleys become places of interest, drawing more pedestrians in.

10. Parking Lots

- a) Parking lots shall integrate main drive aisles to appear more like streets, and shall include sidewalks, landscaping including trees, and pedestrian scaled lighting.
- b) Within any parking area located behind a building, there shall be at least one tree planted every 10 to 12 stalls.
- c) Parking aisles shall be organized to create a central pedestrian access to building entries.

TOWN OF QUEEN CREEK DESIGN STANDARDS

- d) Where the walkway crosses a parking lot, a color, paving pattern or "ladder" striping shall be used to differentiate it from driving surfaces.



11. Existing Buildings

- a) Property owners planning to remodel existing structures and change current uses may conform with the Downtown Core Area zoning requirements.
- b) New constructions and/or remodel projects that remove the non-conforming use status in the Downtown Core shall follow the proposed Design Guidelines for Architecture Character and Materials.

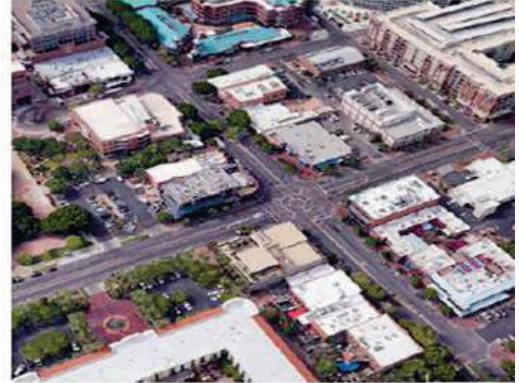


12. Urban Block Patterns

- a) Any single side block length shall be in the range of 300' to 450'. Total perimeter block length shall not exceed 1600' unless providing key added value to the overall urban fabric (any block dedicated to open space shall be the exception).
- b) Blocks shall be organized within at least two of the three proposed street sections from the Town Center Plan Update (primary, secondary and or tertiary).

- c) Where blocks meet in a three-way or four way intersection, the resulting layout should be safe, functional and meet all Town engineering and site plan requirements.

- d) East-West connector roads should be utilized to establish north and south ends of blocks.



13. Sidewalk Life & Patterns

- a) Sidewalks shall be a minimum of 8' clear along primary and secondary streets and 6' wide along tertiary streets (not including the designated landscape planting buffer separating the sidewalk from curb).
- b) Any proposed mid-block crossing shall utilize a HAWK (pedestrian mid-block signalized crossing system) or a like system approved by the Town.
- c) Sidewalks in the public realm shall have furnishings and features that are organized on the "curbside" of the street section in order to ensure flexibility for future integration on the adjoining private realm parcels.
- d) Sidewalk life shall not be limited to private sector realm improvements, but is made best by a careful integration of private and public-sector improvements.



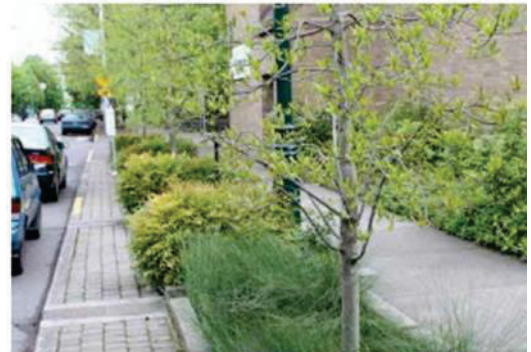
14. Urban Furnishings

- a) While all furnishings are not expected to be the same design or from the same manufacturer for every location, placement of adjacent benches, trash cans, recycling bins (i.e.; when paired together) shall be of the same design/product.
- b) No street furnishings shall be placed in or near an accessible curb ramp.
- c) All furnishings shall include a detail and/or mechanism that allows the specific item to be secured to the pavement so it cannot be removed (unless the Town provides movable furniture in areas such as the Village Green). In the case of trash and recycling cans, select a product that has internal bins that can be easily accessible by maintenance personnel.
- d) Urban furnishing materials should consist of quality, low maintenance materials that can withstand weather and use.
- e) Environmentally eco-friendly materials such as resin wicker, recycle materials, cast aluminum, and other materials may be considered.



15. Trees and Landscape

- a) Mesquite and Palo Verde tree species shall not be planted as street trees.
- b) All planting shall include drip irrigation water systems that are highly sensitive to low water use.
- c) If street trees are located in tree grates, planting soils shall be specially "prepared" to accommodate urban conditions, and; tree pits should be connected below pavement with planting "trenches" that provide greater degrees of soils, oxygen, nutrients and irrigation for proper root growth.
- d) No monoculture landscape design and associated street trees planting shall be allowed.
- e) Artificial turf can be used in small and shaded areas only, and not in the Village Green (plaza / square). The reason is that the upfront cost of synthetic grass can be high, it also gets extremely hot in direct sunlight, and it is not real.
- f) All tree planting should be complemented by generous areas of ground cover, small low shrubs and perennials. In addition, lawn areas may be utilized in medians and accent areas adjacent to and near sidewalks.



16. Village Square and Open Space

- a) The Village Green shall act as an early phase catalyst to help support future private sector capital investments.

TOWN OF QUEEN CREEK DESIGN STANDARDS

- b) The minimum size for the Village Green should be 39,000 square feet.
- c) The Village Green shall be located near the "center" of Downtown Core and face Ellsworth Road.
- d) The Village Green shall be generally square in form and be fronted by at least two streets (one being Old Ellsworth Road and the second being either a public or private street).

