SINGLE FAMILY RESIDENTIAL
DESIGN MANUAL

APPROVED | 7/16/2018

Avondale

Aspiring. Achieving. Accelerating.

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RESOLUTION NO. 3474-718

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, ADOPTING THE 2018 CITY OF AVONDALE SINGLE FAMILY RESIDENTIAL DESIGN MANUAL.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The 2018 City of Avondale Single Family Residential Design Manual is hereby adopted in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. All resolutions or parts of resolutions in conflict with the provisions of this Resolution, including Resolution 3108-513, are hereby repealed.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, July 16, 2018.

for

Kenneth N. Weise, Mayor

ATTEST:

Linda Mendenhall for

Carmen Martinez, City Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, City Attorney

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Introduction

The City of Avondale encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the homebuilding industry and the consumer. The Single Family Residential Design Manual (this "Manual") seeks to provide project designers the City's expectations for single family residential development. Compliance with the manual is required and will be evaluated during the entitlement and design review process.

Purpose and Intent

This document is designed to further the goals and policies in the Avondale General Plan. This includes emphasizing visual character, environmentally conscious design, and pedestrian-friendly opportunities to establish a healthy sustainable community. The Plan stresses the desire for neighborhoods to become more sustainable by promoting walkable, livable communities that enhance a resident's quality of life. This can be accomplished through plentiful parks and open space, trails, bike paths, active recreational opportunities, conditioned space, and quality home products and choices.

Serving in conjunction with the General Plan, Subdivision Regulations, the Zoning Ordinance, and the General Engineering Requirements, this Manual was prepared to promote and create a sense of community, livability, and unique identity for the residents of Avondale. The intent of this Manual is to provide a set of specific criteria that will achieve the City's design expectations for single family development by:

- Providing a framework so that residential developments offer a variety of diverse and attractive housing products, floor plans, and architectural styles.
  - Eliminating redundancy within developments, by encouraging a variety of lots sizes, and reducing garage dominance through driveway treatments, courtyards, and entry features, building materials, and colors.
- Providing innovative subdivision design standards that create safe, walkable, sustainable neighborhoods, usable open space, and amenities.
- Ensuring streets follow the City's hierarchy of classifications and are designed to conform to the City's General Engineering Requirements Manual, maintaining arterial and collector grid systems that are designed to meet the 1/2 mile and mile spacing standards.
- Providing expedited review for all developments that incorporate solar, Low Impact Development (LID), water harvesting opportunites or other sustainable features into the proposed project.
  - Expedited review will also be provided for subdivisions that orient lots and/or building for solar efficiency, that build solar-ready single-family homes or that include a 30% of residential units that incorporate a solar energy option.

Discretionary Decision Making

Every project is unique and requires some decisions to be made on a case-by-case basis. While some provisions of this Manual include quantitative standards, most require qualitative interpretation. The Zoning Administration has the latitude to interpret this Manual and to permit flexibility so long as proposed projects meet the intent of this Manual.

Comments and Suggestions

To ensure that this Manual helps to achieve the City's objectives, it will be reviewed on a periodic basis. Comments and suggestions to improve them are welcome and should be made in writing to the Development and Engineering Services Department.

SECTION 1 - SUBDIVISION DESIGN

The City expects developments to provide new residents a special and unique sense of place with open space that takes advantage of the natural open spaces that surround Avondale, including the Estrella Mountains, the Gila and Agua Fria Rivers, and other beautiful natural landscapes. Residential communities in the southern area of the City, where these natural open spaces are most prominent, shall create a true destination that draws residents interested in an outdoor lifestyle. The orientation of lots and viewpoints should take advantage of the view corridors of the Estrella Mountains and the Sonoran Desert.

1.1 Lot Design and Street Layout

A. Diversity in the lot sizes in any one neighborhood is recommended to create a variety of choices for the prospective home owner.

B. Maximize the number of lots that front onto common open spaces and maximize opportunities for view corridors.

C. When siting homes, highlight view corridors of prominent natural features, such as the Estrella Mountains, from streets, backyards, and open space.

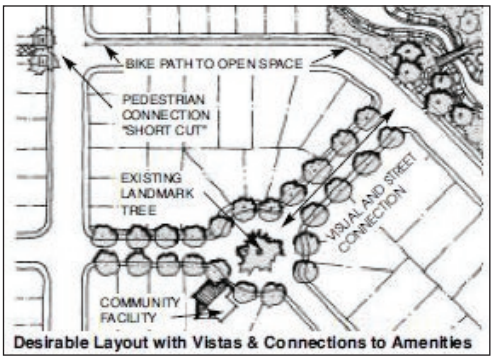
D. Locate the neighborhood activity centers, parks, or plazas central to the project equipped with a Zoom or transit bus stop and shelter to promote a centralized meeting place.

E. Group wider side yards together on some adjoining lots to provide a separation of 20 feet or more between houses.

F. Avoid creating narrow lot frontages or irregular lots that create unuseable space.

G. Stagger front setbacks throughout a neighborhood to avoid a monotonous streetscape and, incorporate courtyards, porches and other design features.

H. Avoid the placement of lots centered on "T" intersections and avoid driveways opposite a "T" intersection to limit headlight intrusion.



Desirable Layout with Vistas & Connections to Amenities

I. Plan streets to efficiently connect all parts of the neighborhood, integrate all modes of transportation, simplify circulation patterns, and connect with adjacent streets through shaded corridors.

J. Cul-de-sacs may only terminate on lots, landscape tracts, or entrances to a common open space area.

K. Use traffic calming measures such as islands or traffic circles to slow vehicular speeds within the neighborhood, especially where pedestrian pathways intersect streets.

L. Provide direct vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential areas through trail development and buffered bike lanes.

M. Internal pathways shall directly connect to schools, parks, community buildings, or open space.

N. Recess front facing garages a minimum of five feet from the front façade or provide side entry garages to break the uniformity and to vary the street scene.

O. Small lot development typically characterized with lots less than 6,000 S.F. should provide greater emphasis on how the home is oriented onto the lot to minimize garage dominance and provide an inviting presence on the street or open space.

P. Alley loaded designs are desirable to eliminate the impact of the garage door and driveway apron on the streetscape and eliminate access conflicts on streets with higher traffic volumes or speeds.

Q. It is anticipated that alleys would only be used in areas with unique site constraints that may need a cluster type development or when developments face major streets to which driveway access is not allowed.

R. Alleys are also encouraged to allow homes to front tot lots, parks or open space without a road separating the homes from such features.

S. Incorporate accent paving material into each alley/auto-court.

T. Each lot should provide lighting from either building or pedestal lighting.

1.2 Safe Routes to Schools

A. Inter-connected trail systems and pedestrian gates shall be incorporated throughout a neighborhood.

B. Provide a direct route for students to neighborhood schools so they may walk without having to connect along the major arterials.

C. Neighborhoods that are planning for a neighborhood primary school site should reserve a minimum of 16 acres adjacent to a park for extended operations and functional activities. The acreage should be away from powerlines and arterial roadways.

1.3 Project Theming/Walls & Entry Areas/Landscape

A. Entry features shall reflect the overall architectural identity, character and theme of the development.

B. Provide enhanced landscaping including large specimen trees and landscaped medians.

C. Design entry landscape medians at a minimum of 7' wide to accommodate planting of trees, rainwater, and storm-water retention.

D. Incorporate residentially-scaled LED street lights, landscape medians, and accent paving at neighborhood entries and crosswalks throughout the development.

E. Incorporate LED lights in all common areas.

F. Include enhanced wall materials such as stone, brick, tile, or other sustainable materials.

G. Design entry gates to be compatible with overall design intent of the development.

H. Other unique identifying features may be proposed subject to approval by the Zoning Administrator.

I. All new developments shall be designed in accordance with the Street Tree Master Plan and shall be able to provide full canopy coverage over walkways.

J. Streets should be designed to contain entry landscape medians at all collector/arterial, collector/collector and collector/local intersections. Medians shall be of sufficient width to accommodate planting of trees and shrubs and appropriate elevations to accommodate rainwater and storm-water retention.

K. To ensure effective management of storm-water and healthy growth of native vegetation, all landscape areas should, to the extent practicable, be part of the drainage infrastructure and make all conveyance features landscape amenities.

L. Landscape corridors should be designed to a minimum of 40' wide when used to convey drainage only. Areas designed to incorporate a multi-use path should be a minimum of 50' wide.

M. Grade all hardscapes to direct storm-water to the nearest adjacent landscape designed to manage storm-water flows.

N. Provide a minimum 12' wide landscape tract (inclusive of PUE) on the side of the lot adjacent to the street.

O. Provide a variety of planting palettes that soften the development, reinforce the home design and add variety to the streetscape.

1.4 Low Impact Development (LID) / Water Conservation

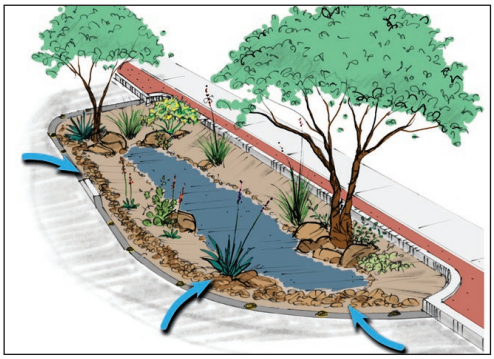
Additional density or expedited review will be granted to subdivisions that provide for water conservation/water harvesting, more naturalized drainage "bio swales" and cool roofs.

A. Meander retention areas through the development to create a connected, green-space amenity, such as a greenbelt, to encourage maximum recreational use.

B. All man-made slopes shall receive erosion control from plantings and from terracing.

C. Group plants with similar water needs together.

D. Incorporate one xeriscape landscape example into each model home complex.



E. Contour the sides and bottoms of the basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of a rectangular forms and long stretches.

F. Minimize water features unless designed for rain-water harvesting at all entry areas

G. All common landscaped areas, tracts and retention basins shall be owned and maintained by the HOA.

H. Maximize water permeability by reducing paved areas (hardscape), using permeable paving materials, and preserving open space drainage ways when feasible.

I. Each valve shall irrigate a landscape zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.

J. Irrigation system layout, irrigation type, zone treatment for trees, and water use shall be part of the site plan review process.

K. Homeowner covenants requiring use of turf grass should be prohibited.

1.5 Open Space and Amenities

Open space is considered the common area portion of a residential subdivision, located outside of required setbacks, where there are no buildings, driveways, or parking. Usable open space is considered any area on a site that is designed to be used for recreational or gathering purposes and viewed as an amenity to the residents and not solely a retention basin.

A. A multi-generational approach should be considered when designing open space to promote resident interaction and community choice.

B. Turf should only be used in open space areas and not used on slopes greater than four feet of horizontal distance per one - foot vertical change (4:1).

C. Locate tree plantings adjacent to all roadways throughout a subdivision in common areas to soften the streetscapes.

D. Provide sufficient open space and facilities to match the scale of the development.

E. Usable open space may include:

- Tot lots
- Community gardens
- Community Pools
- Clubhouses
- Golf Course
- Play areas
- Private parks and trails
- Dedicated park sites with amenities
- Multi-use paths
- Improved utility corridors
- Sports courts
- Picnic Ramada areas with BBQs outside of retention areas
- Pickle ball, putting greens, or other similar amenities

F. Provide a clubhouse and community pool for subdivisions over 500 lots.

G. Parking is required for parks over 4 acres.

H. Design lots so that each home is a maximum of ¼ mile from a park or usable open space amenity.

I. Neighborhood parks should be designed as part of the street and residential lot pattern and connected to the neighborhood by sidewalks or trails.

J. Design multi-use trails a minimum of 10 feet in width, lighted with low level security lights, and connect through the neighborhood as a greenbelt.

K. Open space trails not interconnected to a larger trail system shall be a minimum of eight feet in width and lighted with low level security lights.

L. Provide pedestrian amenities such as benches, trash receptacles, bicycle racks, and pedestrian scale lighting along trails and near the tot lots, sport courts, and other active open spaces.

M. Playground tree species with wide canopies shall be planted near pedestrian seating to provide cover from the sun.

N. Cover all playground equipment with shade structures and locate trees with wide canopies close by.

O. Locate LED decorative lighting throughout the development in open space areas.

1.6 Safety

Crime Prevention Through Environmental Design, or CPTED (pronounced sep-ted), is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime. It focuses on the positive use of a space and natural elements to maintain a sustainable quality of life for intended users, while offering a sense of security by increasing the difficulty for criminal or abnormal activities. The principles of CPTED - natural access control, natural surveillance, territoriality, and maintenance - when integrated with the principles of physical security, present a unique approach to minimizing crime opportunities. This may be accomplished through the design elements described in this Manual.

A. Natural Surveillance

Design the placement of physical features and activities in such a way as to maximize visibility and foster positive social interaction among legitimate users of the space. Creating environments that allow the opportunity for people to engage in their normal behavior and to observe the space around them limits the potential for crime to occur.

B. Natural Access Control

Strategically locate entrances and exits, fencing, lighting, and landscaping to control or limit the flow of or access. Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder.

C. Natural Territorial Reinforcement

Design buildings, fences, pavement, signs, lighting, and landscaping to express ownership and define public, semi-public and private spaces, so that natural territorial reinforcement occurs. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of ownership within a community or space creates an environment where "strangers" or "intruders" stand out and are more easily identified.

1.7 Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others, and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties, lighting, landscaping, or open space areas can increase the level for criminal activity.

Maintenance within a community and with each individual housing unit must be maintained always to include, paving surfaces, landscaping, walls, gates, entry features, light poles, play equipment, pools and ponds, signs, paint, and other related items typically found within a neighborhood.

The best time to apply this philosophy is in the design phase before a building or neighborhood is constructed. These elements can be successfully applied later but retrofitting an existing environment can sometimes be costly. The use of CPTED standards will deter crime and reduce fear by minimizing criminal opportunity and fostering positive social interaction throughout a community.

The CPTED Theory advocates that all possibilities for natural crime prevention be exhausted prior to the involvement of the mechanical and organized strategies. The CPTED approach is much more user friendly and customer service oriented than the traditional target hardening approach. Each element below must be carefully analyzed when reviewing and designing projects and must be included and addressed with each neighborhood to ensure the safest neighborhoods for Avondale residents.

- Provide clear border definition of controlled space.
- Provide clearly marked transitional zones that indicate movement from public to semipublic to private space.
- Relocate gathering areas to locations with natural surveillance and access control or to locations away from the view of would-be offenders.
- Place safe activities in unsafe locations to promote natural surveillance of these activities to increase the perception of safety for normal users and risk for offenders.
- Re-designate the use of space to provide natural barriers to conflicting activities.
- Improve the scheduling of space to allow for effective use, to attract more people, and to increase the perception that these areas are controlled.
- Redesign or revamp space to increase the perception or reality of natural surveillance.
- Overcome distance and isolation through improved communication and design efficiencies.

When considering walls for security, they must be of substantial construction to resist vandalism and excessive deterioration, with materials and finishes as described in the Zoning Ordinance. Where not required for visual screening or noise control, walls may have decorative wrought iron fence panels that present an opening of four inches or less and are designed as an integral part of the wall. In some locations, such as between property lines and bike paths, golf courses, parks, and walkways, the use of the decorative wrought iron is encouraged to increase visual surveillance and to maintain aesthetics.

SECTION 2 – HOME DESIGN

The design features in this section promote high-quality architectural designs that enhance the character of Avondale and establish a unique neighborhood identity. Creativity and variety are encouraged to create a sense of place that residents enjoy.

Special attention must be paid to roof type, symmetry, articulation, massing, window and door treatments, building materials, colors, trim, porches, columns, and driveways.

Defining and establishing the character and theme of a neighborhood is addressed through many design elements as described below.

2.1 Architectural Design/Materials and Colors

A. Articulate all facades, including variation in massing, roof forms, and wall planes, as well as surface articulation.

B. Incorporate architectural elements and details that add visual interest, scale, and character to all sides of the home to include four-sided pop outs.

C. Front doors located on the side of the residence should incorporate design features that provide porch, courtyard and architecture that pronounces the area and provides direct visibility to the front yard.

D. Incorporate pavers or other similar treatments to driveways.

E. Provide architectural design for home products to ensure that the smallest house has the same amount of effort, art, and detail as the largest house.

F. Materials and colors shall remain true to the architectural "style" of the home.

G. Utilize energy-efficient components and building materials to conserve energy and promote sustainability.

H. Utilize high-quality, durable, natural materials. Synthetic materials are acceptable if they are sustainable products.

I. Utilize contrasting, but complementary, colors for trim, windows, doors, and key architectural elements. Pastels are discouraged.

J. Roof materials and colors shall be consistent with the desired architectural style. The colors of roofing materials shall not be altered by staining or painting.

K. Roof materials shall exhibit earth-tone colors and be non-reflective in muted tones. Acceptable roof materials include: clay tile, slate tile, barrel tile, flat tile, cool roof tile.

L. The design, color, and materials of accessory structures shall be architecturally tied to the main structure.

M. Metal flashing, vents, pipes, gutters, electrical panels and other exposed metal must be painted to match the color of the house and avoid exposed metal flues.

N. Design chimneys as an architectural element.

O. Variation of roof materials shall be provided per Table 1-1 below.

2.2 Roof Articulation and Design

A. Developers should provide a purchase option for homes that can be built with a section reserved for the future installation of a solar photovoltaic or solar thermal system. [Per IECC 2018]

B. No adjacent home or home directly across the street shall have the same elevation or roofline.

C. The roofline may be changed by the following options:

- Alternating the ridgeline between parallel and perpendicular to the street.
- Alternating the roof type between gable and hip.
- Alternating the roofline pitch by a minimum of three units vertical (i.e. 3:12 to 6:12).
- Alternating between one and two - story homes.

2.3 Architectural Elements and Details

A. Each home should utilize a variety of the following elements to enhance the home's character:

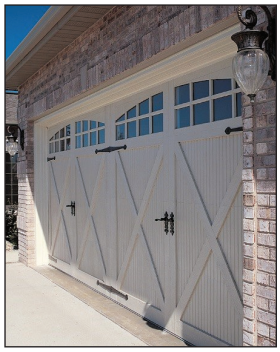
- Recessed or projecting balconies
- Driveway pavers
- Trellises
- Awnings
- Porches
- Columns
- Decorative doors and windows
- Exterior moldings
- Roof overhangs
- Stucco
- Masonry
- Wood or metal accents
- Decorative lighting
- Ledges
- Arched windows
- Shutters

B. The entry way of the home is required to be located so it is clearly visible from public view; it shall act as the home's focal point.

- The primary entry and windows shall be the dominant elements of the front façade.
- Integrate front porches, courtyards, or other entry features that create an attractive interface with front yard areas.
- Pillars, columns, and posts should be architecturally enhanced with stucco, brick, stone, or other authentic materials for visual interest.

C. Patio covers shall be provided as a standard feature and shall be compatible with the architectural style.

D. Decorative outdoor lighting at entry areas and garages is required as a standard feature to create a safe environment. LED or Solar light fixtures shall match the architecture of the home and shall be fully shielded and directed downward to prevent light spill onto adjacent property and streets.



E. Incorporate decorative garage doors to assist with the overall design of the front façade. 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.

F. Incorporate driveway pavers into one or more homes in each model home complex and provide as an option with each elevation.

2.4 Massing and Building Façade

A. Massing shall accentuate entries and minimize garage dominance.

B. Emphasize massing, articulation, and proportion of a home by providing changes in detail, color, and/or material.

- Corner lots shall feature either (i) one-story homes or (ii) two-story homes that feature a one-story element adjacent to the side street.
- Avoid long, unbroken facades.
- Gated entries on the side yards shall be designed with colors and materials compatible with the architecture of the home.

2.5 Required Home Diversity

Single-Family subdivisions shall include a diversity of architectural types as set forth in Table 1-1 below:

TABLE 1-1	Single-Family Units (Per Plat)	
	0-99	100 +
Number of Floor Plans Required	Minimum of 3 floor plans, 4 elevations per plan.	Minimum of 4 floor plans, 4 elevations per plan.
Number of Roof Styles Required	Minimum of 3 different roof styles	Minimum of 4 different roof styles
Number of Color Schemes Required	Minimum of 8 different color schemes per plan.	Minimum of 10 different color schemes per plan.
Number of Roof Colors Required	Minimum of 3 different roof colors.	Minimum of 4 different roof colors.