

CITY OF COOLIDGE

SUBDIVISION DESIGN GUIDELINES



**APPROVED AND ADOPTED BY THE
COOLIDGE CITY COUNCIL
ORDINANCE 19-09
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CITY OF COOLIDGE

Design Guidelines

Purpose

These *Guidelines* are intended to lead to a standard of development in the City of Coolidge that avoids the appearance of “production” style subdivisions and create diversity and quality in future housing development. The intention is to:

- ◆ Foster a variety of architectural styles, houses, lot sizes and prices;
- ◆ Create pedestrian friendly neighborhood streets through the provision of less pavement and more landscaping;
- ◆ Provide visual relief and shade through the provision of landscaping along streets, at common entryways, in common areas and on individual lots;
- ◆ Integrate roads, paths and trails in neighborhoods and through adjoining neighborhoods;
- ◆ Incorporate parks and open space into the fabric of neighborhoods.

Applicability

These *Guidelines* will apply to all detached dwellings in subdivisions with lots of sixteen-thousand (16,000) square feet or less; where subdivision applications contain multiple blocks, these standards will apply to each block as if it were a single subdivision. Applicants may request a modification of these guidelines within a *PAD Application*.

Neighborhood Design Plans

These should be submitted as part of the *Preliminary Plat* submittal and shall include the following:

Site Planning Standards:

- ◆ Streetscape standards shall show:
 - ◆ Layout;
 - ◆ Curbs;
 - ◆ Sidewalks
 - ◆ Landscape and relationship to building frontages.

Common Area and Recreation Area Standards:

Before submission of a *Preliminary Plat*, the applicant shall consult with the Planning Director and Parks Director regarding the size, location and design of parks required. Public neighborhood parks and open space shall be incorporated within the fabric of neighborhoods and shall be located and designed to maximize proximity to the largest number of homes. Ideally, neighborhoods should be designed around parks and open spaces. Access to parks shall also comply with ADA standards.

Landscape Standards

- ◆ Trails shall, where possible, link neighborhoods within developments and also should link with trails in surrounding developments. Applicants should liaise with the owners or developers of neighboring properties to ensure linkage and integration.
- ◆ Integrate preserved washes and constructed drainage features into overall site design.
- ◆ Drainage ways and detention/retention areas should look as natural as possible, meandering rather than linear.

Street Trees:

It is the City's intention to ensure the provision of as many trees as possible in the streetscape of *Subdivisions* and *Master Planned Communities*. The reason for this approach is two-fold. Firstly, trees serve to soften the linear appearance of streets and, secondly, they serve to mitigate any 'heat island' effect.

- ◆ Separate sidewalks: A six (6) foot wide minimum landscaped curb way is recommended, with trees planted at intervals of fifty (50) feet.
- ◆ In subdivisions where there are no separate sidewalks front yards must have landscaping which should include at least one (1) decent sized tree in every front yard.

A list of acceptable low-water usage species is provided in *Article XII, Table A* of the City's *Zoning Code*. When considering the plant palette for a landscaping scheme, the use of frost-sensitive species shall be avoided. As stated in *Section 1214, Paragraph B* of the *Zoning Code*, all trees shall be a minimum of twenty-four (24) gallons in size.

Entry Landscaping:

Entry features should not interfere with the 'visibility triangle' and should visually enhance the character of a given neighborhood. The City also encourages secondary landscape treatments at other points of access to subdivisions and master planned communities. We welcome innovation in the provision of landscaped entry features and would welcome the inclusion of the following to be integrated with entry signs:

- ◆ Sculptures
- ◆ Water features
- ◆ Landscaping
- ◆ Variety of materials

Entry features shall contain an externally illuminated sign that identifies the name of the *Subdivision* or *Planned Area Development*. These shall be placed at all entries from arterials.

Edge Landscaping:

It is recommended that applicants should provide landscape plans for the edge of *Subdivisions* and rights of way, in consultation with the Planning Director and City Engineer.

Irrigation:

Drip irrigation is the preferred means of providing water to landscaped areas.

Perimeter Walls:

Monotonous stretches of blank, featureless walls shall be discouraged. Where walls are visible from public rights of way and adjacent, existing residential development, perimeter walls should incorporate two or more visually appealing treatments, such as:

- ◆ Stucco
- ◆ Stone
- ◆ Tile
- ◆ Wrought iron

Other treatments could include incorporating a design, motif or theme into perimeter walls or varying the alignment, with the use of curves, notches or setbacks, and softening the lines with trees and shrubs.

Housing Standards

The objectives of the *City's Housing Standards* are to:

- ◆ Create diversity within subdivisions and from one subdivision to the next;
- ◆ To support the notion of sustainable development by ensuring that lots are large enough to accommodate the expansion of a dwelling unit in future.

Site Planning Guidelines

Buildings should have variety in terms of their siting and orientation. In order to create a diverse and visually appealing streetscape, the following techniques should be considered:

- ◆ Staggered front setbacks will create variety in the types and sizes of yards, as well as ensuring there is no monotony in the streetscape;
- ◆ Varying the lot widths also would add variety and interest to residential streets and would create a more “evolved” and less “contrived” street scene.
- ◆ Varied garage placement and orientation is also encouraged to ensure that a given street is not dominated by garages. Where possible, vary the placement of driveways.

Clustering homes or using zero lot lines is an effective way of achieving a higher residential density without compromising the appearance of a neighborhood, by lessening the impact of too many close spaced homes.

Z-lots:

Wider lots than average can allow for varied amounts of open area between homes. Different types of residential layouts, including Z-lots and wide-shallow lots can enhance the streetscape.

Zero Lot Lines:

Any zero (0) side yards shall not be adjacent to private or public rights of way. Atriums or courtyards may be acceptable when they are enclosed by three (3) walls of the home and a solid wall. To allow for the maintenance of homes located in a zero (0) side yard, a five (5) foot maintenance easement will be provided on the parcel adjacent to that property.

Side and Rear Yard Setbacks:

- ◆ Rear setbacks shall be a minimum of twenty (20) feet
- ◆ Side setbacks shall be a minimum of five (5) feet/eight (8) feet
- ◆ Encroachment of patios, heat pumps, a/c units, pop outs, bay windows, fireplaces and other architectural details are allowed no closer than five (5) feet to the side property line.
- ◆ For Zero lot line and Z-lot line homes, one interior side setback shall be zero (0) with a minimum ten (10) foot setback on the other side.

Architectural Guidelines

There is no specific architectural style for Coolidge. Architectural elements should be incorporated into the design of houses through elevational treatments, e.g. windows, doorways, entries, porches, etc. Deep-set or pop out windows and doors, along with other architectural projections and recesses will be strongly encouraged in order to add interest to residential elevations. Arched bay, projecting and transom windows, exterior shutters, window balconies are also encouraged. Front porches add interest and create an attractive architectural transition with front yard areas.

Massing:

- ◆ Homes shall be no more than two (2) stories and thirty (30) feet in height;
- ◆ Two (2) story homes should have a single (1) story element to break up the mass. Any architectural features that create a transition from single (1) story to two (2) story are encouraged;
- ◆ The height, mass and appearance of residential units shall include some variation to add visual interest to the street scene;
- ◆ The same elevation, floor plan or exterior colors for homes shall not be adjacent to another unless the elevation is fundamentally different, as determined by the Development Services Director or designee. Houses directly across the street from one another that share the same floor plan shall use an alternative elevation, wherever possible and a different exterior color/roof tile color shall also be used.
- ◆ Two (2) story homes should have a single (1) story element closest to the front of the house or next to the street. However, if there is enough architectural variety in the product choice the first (1) story element may be waived by the Development Services Director or designee. Examples of such diversity could include varying front setbacks due to different placement of garage or adding a useable courtyard area;
- ◆ Two (2) story homes which directly overlook neighboring back yards are to be avoided.

Building Facades:

- ◆ Building facades shall contain elements that create variety and visual interest. Elevations that include trim elements and other architectural treatments are encouraged;
- ◆ Long, unbroken facades are discouraged. Building masses shall be broken up by stepping back from front and rear minimum setbacks, fenestration or by similar architectural treatments.

Rooflines:

- ◆ Variation in ridgeline height and alignment is strongly recommended;
- ◆ Full sloped roofs are strongly encouraged and both vertical and horizontal roof articulations are advised. Flat roofs, where appropriate to the architectural style, are acceptable;
- ◆ Roof articulation can be achieved by changes in plane of no less than two (2) feet and the use of traditional roof styles such as gables, hips and dormers.
- ◆ Second (2) story roof plane lines set back from the first (1) story elevations to reduce building mass are strongly encouraged;

Materials and Colors:

- ◆ Use materials, color, and other architectural treatments to create visual unity, continuity, and an identifiable character;
- ◆ Exterior materials and architectural details should complement each other, for example, heavy materials should appear to support lighter ones;
- ◆ Acceptable exterior building materials include brick, masonry, stucco, adobe, stone and wood. The use of wood as predominant material is not encouraged.
- ◆ Use of wood as trim or accent material is encouraged. Wood products should be of sufficient quality and should be substantial in proportion and appearance
- ◆ Acceptable roof materials include clay tile, slate or flat concrete tile. Combustible materials are strongly discouraged.
- ◆ Roof materials should have muted earth tone colors. The palette should contain more than one (1) color in order to achieve a multicolored appearance throughout a subdivision. A wide variety of roof materials throughout a neighborhood would be encouraged.
- ◆ Exposed gutters and downspouts, unless designed as an outstanding architectural feature of the overall theme, shall be the same color as either the fascia or wall material.
- ◆ Proposed residential projects shall include a minimum of three (3) elevations with six (6) different color schemes and at least two (2) different tile options in three (3) different colors. Also, the elevation should be structurally different with different roof types facing the street.
- ◆ Colors shall be non-reflective in muted tones that recall the shades of the ground plane, surrounding mountains and plant materials. We would not encourage the use of bright and primary colors.

Miscellaneous Items:

- ◆ The design of ancillary structures shall be architecturally linked with the main structure through the use of the same architectural treatment
- ◆ Vents and flues shall be located on the least prominent side of the ridgeline, whenever possible, and should be painted to match the color of the roof
- ◆ Pop-out features are strongly encouraged around the exterior of all windows and doors jams. Additionally, all windows shall have a non-reflective finish and all windows are to be dual pane.
- ◆ Outdoor lighting, used for security, landscaping, or building illumination, shall be shielded so it does not reflect onto adjacent homes or streets. Additionally, all light structures shall match or blend with the primary streetscape design of the community.