

Residential Design & Development Manual



home



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community



play

RESOLUTION 3767
ADOPTED
June 22, 2004

Creating Diverse Neighborhoods



City Council

Elaine M. Scruggs
Thomas R. Eggleston
Joyce V. Clark
Steven E. Frate
David M. Goulet
Phil Lieberman
Manuel D. Martinez

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Vice Mayor, Barrel District
Yucca District
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Planning Commission

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Sahuaro District
Cactus District
Barrel District
Mayoral
Yucca District

City Manager

Ed Beasley

Assistant City Manager

Pam Kavanaugh

Community Development Group Deputy City Manager

Tim Ernster

Planning Director

Jon M. Froke, AICP

Planning Manager

Jim May, AICP

Project Team

Tracy Stevens, Senior Planner
Brian Friedman, AICP, Senior Planner
Teresa Hillner, AICP, Senior Planner
Diana Castro, Senior Secretary
Richard E. Janke, P.E., Assistant Traffic Engineer
Mark Ivanich, P.E., Land Development Engineer
Katherine Emery, F.A.S.L.A., Landscape Architect
Debbie Burdette, P.E., Intelligent Transportation System Manager

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RESOLUTION NO. 3767 NEW SERIES

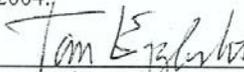
A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, ADOPTING THE RESIDENTIAL DESIGN AND DEVELOPMENT MANUAL AND SETTING FORTH AN EFFECTIVE DATE.

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

SECTION 1. That certain document known as the Residential Design and Development Manual, three copies of which are on file in the office of the City Clerk of the City of Glendale, Arizona, is hereby referred to, adopted, and made a part hereof as if fully set forth in this resolution.

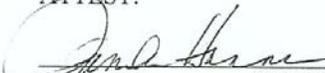
SECTION 2. That the Residential Design and Development Manual shall become effective immediately after passage of this resolution by the Glendale City Council.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 22nd day of June, 2004.



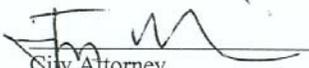
VICE MAYOR

ATTEST:



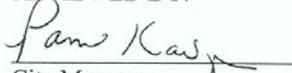
City Clerk (SEAL)

APPROVED AS TO FORM:



City Attorney

REVIEWED BY:



City Manager

Purpose of the Manual

The Residential Design and Development Manual was prepared to promote livable neighborhoods through creative design of Glendale's new residential areas. The Manual provides a tool to assist City Council, Planning Commission, City Staff, landowners, homebuilders, and developers in achieving a variety of high quality residential development. In no way should the Manual limit or restrain a designer's creativity, but will provide background and support of the City's expectations by:

- Identifying design techniques that produce cohesive neighborhoods as adopted by City Council.
- Outlining expectations for residential master planned communities, subdivisions, and multi-family developments.
- Assisting developers in creative design for new residential communities.
- Directing creativity to achieve innovative design specific to Glendale.
- Serving as an addition to the General Plan, Zoning Ordinance, Landscape Ordinance, and Subdivision and Minor Land Division Ordinance.
- Providing key components to new residential development that may not be applicable in all developments but serve as key concepts in others.

The Need to Update

The City Council adopted the "Multiple Residence Housing Design Guidelines" in 1996 and the "Single Family Residential Design Guidelines" in 1999. Both guidelines provided a useful tool to guide high quality development in all areas of the City. As the City continues to grow, these quality standards continue to improve. However, as the City continues to grow, the Guidelines adopted in 1996, and 1999, have not been as effective in guiding and setting the standards for diverse residential development, small lot development, or multi family development, which are now addressed in this document. This growth demands greater quality, not only in the newly developing western area of the City, but for the entire City and smaller infill properties as well.

As we take a closer look at the remaining residential parcels in the City, we acknowledge that they are becoming scarce. As a result, the City needs to reinforce superior improvement and craftsmanship for all remaining land.

Intent

This Manual is an attempt to enhance the quality of residential development, create a sense of place, and establish a unique identity for new development, while being user friendly, and easy to understand.

The Manual addresses four primary issues:

1. There is a growing community concern about the “sameness” and “intensity” of new tract home development. Small lots, narrow houses, uniform setbacks, a lack of open space with a limited range of exterior house elevations, as well as building materials, colors, and garage-dominated streetscapes, all produce monotony in new single-family neighborhoods. These types of developments create an impression of dense building mass and closeness, which should be avoided.
2. The issues specifically related to neighborhood character and compatibility as they relate to the City’s overall presence is addressed with the expectation that developers go beyond the basic requirements of the Zoning Ordinance, and enhance detail.
3. Applicants often choose to rezone property to Planned Area Development (PAD), or use the Planned Residential Development (PRD) Overlay, in an effort to seek relief from minimum zoning standards under these districts.
4. As the City expands to the west, infill properties are left behind to develop at a later date. These infill properties create development constraints and typically attract smaller lot subdivisions and multi-family developments, which are addressed in these expectations and will be critical in neighborhoods with established historic or architectural merit.

How to Use This Manual

This Manual is written for use by the City Council, Planning Commission, City Staff, landowners, developers, homebuilders,

consultants, and local citizens. The City of Glendale Planning Staff, the Planning Commission, and City Council jointly administer the review process. Applications for residential development are classified as zoning, preliminary plats, final plats, and design review. All plats and design review applications are reviewed for zoning requirements, subdivision requirements, and design standards. Depending on the type and size of the proposed development, each section should be viewed as the minimum standards to be applied to all applications. All proposed subdivisions should meet the design expectations and include the Amenities and House Product Design categories as outlined in this Manual.

This Manual is separated into eight categories:

Part One:	Small Lot Development
Part Two:	Medium Lot Development
Part Three:	Large Lot Development
Part Four:	Amenities
Part Five:	House Product Design
Part Six:	Architectural Design Review
Part Seven:	Multi-Family Development
Appendix:	Submittal Requirements Subdivision Model Home Complex Acknowledgements

The Small Lot Development section of the Manual applies to all residential lots that are less than 7,000 square feet. The purpose of the small lot development section is to present the City's for small lot single family developments when reviewing applications for infill proposals, redevelopment, master planned communities, rezoning, preliminary and final plats, and specific housing designs. The expectations for small lot developments are common to all types of dwelling units, densities, lot size, size of project, and location. However, the City's expectation relating to single-family housing developments is that once the lot size is reduced and the density is increased, the quality of the design and project will substantially increase.

The medium lot development section applies to all residential lots that are between 7,000 and 12,000 square feet.

The large lot development section applies to all residential lots that are greater than 12,000 square feet.

Each section includes sub-sections which outline the lot layout, street layout, perimeter improvements, and landscape improvements.

The City of Glendale has several codes, ordinances, and guidelines, which function independently to ensure that all new housing is well built in a safe and livable environment. Some of the assurances provided by the standard subdivision and design review process include buildable lots and parcels, improved streets, safe and efficient access and circulation, proper drainage, adequate water, sewer, fire protection, and coordinated utilities.

The City of Glendale also requires Architectural Design Review for all new single family dwelling units, additions, or accessory structures. This encourages quality development through the use of durable materials and basic architectural features. It also helps to ensure architectural compatibility. Multi-family developments will also follow the standard design review process.

Special Circumstances

The City Council may find that departure from this document is warranted for a given project under special circumstances such as:

- A proposed residential living environment so unique that it would provide a new and desirable component to the City of Glendale housing choices.
- A demonstrated need for lower cost housing, such as in a designated redevelopment area identified in the General Plan.
- Retirement housing wherein the development proposal is consistent with the Senior Citizen Overlay District.
- Infill proposals that would capitalize on existing infrastructure, eliminate vacant or blighted parcels, and provide a desirable contribution to an older neighborhood.

Authority

This Manual is adopted pursuant to Section 31-4 of the City of Glendale Subdivision Regulations and Sections 5.100, 5.200, 5.300, 5.320, 5.410, 5.420, 5.430, 5.440, 5.900, and 6.200 of the City of Glendale Zoning Ordinance.

This document will supplement other guidelines and regulations of the City of Glendale that include, but are not limited to, the following: 1) General Plan, 2) Zoning Ordinance; 3) Subdivision and Minor Land Division Ordinance; 4) Landscape Ordinance; 5) Engineering Design and Construction Standards; 6) Uniform Building Code; 7) Uniform Fire Code; 8) Street Lighting Code; and 9) Grading and Drainage Ordinance, and 10) City Center Master Plan.

Any conflicts with other regulations or guidelines will be resolved through the entitlement process.

This document supersedes the Single Family Residential Design Guidelines, which were previously adopted by the City Council in 1999 and the 1996, Multiple Residence Guidelines.

All, or a portion of the Manual, may be superseded by prior approvals. The Planning Director or a designee will determine the applicability of the Manual on a case by case basis.

The Manual does not address residential density, which is outlined in the Zoning Ordinance. Residential density is the number of lots per gross acre of land and is affected by the minimum lot sizes, the range of lot size, the area devoted to streets and the amount of open space provided. The desired density of residential development is identified on the Land Use Map in the City's General Plan.

Development Master Plan

All new residential development submittals are expected to include a Development Master Plan (DMP) with a rezoning application. The purpose of the DMP is to specifically clarify the expectations for new development relative to lot size, setbacks, layout and overall design, open space, amenities, house products, and diversity, and provide a clear statement of the design expectations. Requiring that the DMP submitted with the rezoning application provides the citizens of Glendale and the development community with the assurance that these expectations can be factored into the land acquisition, site planning and development decisions from the beginning of the project.

In order to receive approval of the application, each developer shall submit a narrative that includes a design concept that identifies the land use, site features, and an explanation that supports the reasoning behind the architecture and how and why the site features are incorporated into the project design and the proposed plan.

A table that provides a clear explanation of the project and how each expectation has been addressed in each category shall be incorporated into the application. The appendix included with the Manual provides additional submittal requirements.

Definitions

The following definitions relate to single-family and multi-family development. The definitions as stated below are not exclusive and are a companion to the definitions as defined in the City of Glendale Zoning Ordinance.

Alley/Drive Lane/Service Lane: A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

Amenity: A natural or man made feature which enhances or makes more attractive or satisfying a particular property.

Development Master Plan: A comprehensive preliminary master plan for the development of a large or complicated land area, the platting that may be expected in progressive steps. The area encompassed by a development master plan may include properties not owned by the applicant or sub-divider. The plan should provide an overview of the proposal to include location of open space, lot orientation, circulation, schools, perimeter improvements, connectivity, water and sewer.

Duplex: A building containing two single-family dwelling units totally separated from each other by an un-pierced wall extending from ground to roof.

Dwelling Unit, Single Family Semidetached: A one-family dwelling attached to one other one-family dwelling by a common vertical wall, with each dwelling located on a separate lot. A semidetached dwelling also could be the end of a townhouse row, a patio house, or a variety of zero lot line houses.

Encouraged: To be favorable to a specific design or development feature, practice, or element over another.

Fenestration: Window treatment in a building or building facade.

Flag Lot: A large lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right of way or driveway. Permitted in rural or hillside areas only.

Front Yard Setback: The building line parallel to the street line touching that part of the residence closest to the street.

H.O.A. (Homeowners Association): A community association that is organized in a development in which individual owners share common interest and responsibilities for cost and upkeep of common open space areas or facilities. The Homeowners Association usually holds title to certain common property, manages and maintains the common property and adjacent landscape in the right-of-way, and enforces certain covenants and restrictions. The City of Glendale does not regulate the Homeowners Associations' Conditions, Covenants, and Restrictions (C, C, & R's).

Infill Development: The development of new housing on scattered vacant sites in a built-up area. Typically a small or irregularly shaped parcel immediately contiguous to existing land uses and physical barriers such as streets, canals, or major power lines which preclude expansion of the development.

Lot Depth: The shortest distance between the midpoint of the front line of the lot and the midpoint of the rear lot line.

Lot Width: The horizontal distance between the side lines of a lot measured at the right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line. If the side property lines are parallel, the shortest distance between these sidelines. If the side property lines are not parallel, the width of the lot shall be the width of the lot at its front setback line.

Master Planned Community: An area of a minimum contiguous size to be planned, developed, operated, and maintained as a single entity and containing one or more residential clusters, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development.

Multi-Family: A building containing three or more dwelling units, including units that are located over the other. Multi-family buildings include garden apartments and mid and high-rise apartment buildings.

N.V.A.E.: Non-vehicular access easement.

Negative Easement: An easement that precludes the owner of the land from doing that which the owner would be entitled to do if the easement did not exist.

Neo-Traditional Development: The incorporation into housing designs features such as front porches that invite interaction with neighbors and passers-by with more focus on the “community” design rather than the subdivision. The layout of the neighborhood is near or includes stores like supermarkets to encourage residents to walk to a shopping district. Walking neighborhoods where houses are close together and near enough to the street.

New Urbanism: See Neo-Traditional Development.

Open Space: An area intended to provide light and air and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, and watercourses.

Any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. These areas may include complementary structures and improvements that are necessary and appropriate for the development.

Active Open Space: Areas used for leisure time activities requiring built amenities which include swimming, tennis, and other court games, or playground equipment.

Passive Open Space: Areas used for relatively inactive or less energetic activities such as walking, sitting, picnicking, nature walks, observation, etc.

Non-Useable Open Space: Landscaped tracts within or adjacent to the right-of-way, landscaped areas between the sidewalk and the curb, and areas used for the sole purpose of storm water retention that would not allow for passive or active open space activities.

Useable Open Space: Land within a development that is designed and intended for the common use or enjoyment of the residents and their guests of the development and may include such

complementary structures and improvements as are necessary and appropriate.

Parking Node: Separate off-street or cul-de-sac parking spaces integrated into the design of a development and dispersed throughout. Exclusively for the use of the owners or their guests within a small lot development. Typically used when a Homeowners Association does not permit on-street parking.

Pedestrian Refuge Area: An island or waiting area separated from the street, which provides shelter or protection for pedestrians before stepping into the stream of traffic.

P.U.E.: Public Utility Easement.

Sense of Place: The characteristics of a location that make it readily recognizable as being unique and different from its surroundings and serves as a special destination (Schultz and Kasen 1984).

Streetscape: The area generally fronting on roadways and pedestrian ways as part of the street scene.

Townhouse: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Two Pack: See zero lot line.

Traditional Neighborhood Development: See Neo-Traditional Development

U.B.E: Use Benefit Easement.

Unique Identity: A distinctive theme created to distinguish a prospective neighborhood from all others.

Wall (fence): An artificial constructed barrier of high quality material. (See Zoning Ordinance for measurement requirements).

Perimeter: Erected to enclose, screen, or separate areas.

Return: Used to divide two properties or internal lots.

Theme: Used along local, collector, or arterial roadways integrated within a development.

View: Constructed of high quality material and used to promote views of open space areas, usually adjacent to tracts, mountains, washes, etc.

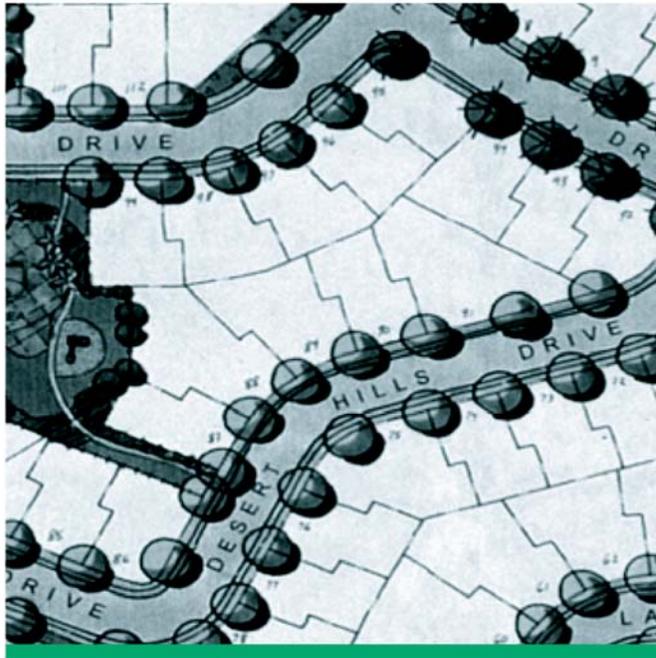
Z-Lot: Location of the dwelling unit along the lot's diagonal axis so that the structure appears larger, enhances visual appeal and makes it possible to add more windows without compromising privacy.

Zero Lot Line: The location of a building on a lot in such a manner that one or more of the building sides rest directly on the lot line. A maintenance and drainage easement is required for any zero lot line.

part 1

Small Lot Development

Introduction
Lot Layout
Street Layout
Perimeter Improvements
Landscape



La Paloma

Part 1 – Small Lot Development

The small lot development section of the Residential Design and Development Manual applies to subdivisions where lots are less than 7,000 square feet. Proposals for this type of development should meet one of the following criteria:

1. The property is identified as 5-8 du/ac on the General Plan or already zoned for small lot development.
2. The property is located within a developed neighborhood with physical barriers that preclude the expansion of the development and qualifies as an infill project.
3. The property is located in a designated Redevelopment Area, as determined by City Council.

A typical small lot development traditionally resembles conventional detached single-family homes on a single lot sharing a common property line, Z-lots, patio homes built on the property line, clustered housing, neo-traditional housing, or a townhouse development with a private rear yard and enhanced open space areas.

Using specific zoning districts like the Planned Area Development (PAD) zoning district, or the Planned Residential Development (PRD) Overlay District are not subject to several of the standard single family zoning standards. The lack of minimum development standards or expectations can result in a project that provides for “uncomfortable” side, front or rear yard areas.

This small lot development section of the manual has been adopted by City Council to encourage innovative high-quality development in all areas of the City, particularly infill properties, redevelopment areas, and vacant irregularly shaped parcels.

Small lot developments are intended to be located in areas shown as Medium to High Density Residential in the General Plan. Small lot subdivisions developing in these designated areas will provide housing for persons desiring smaller lots with privately maintained yards along with the privacy and security offered in a small community neighborhood.

One of the key goals in designing the small lot neighborhoods is to encourage people to walk instead of using their vehicles. This builds a stronger sense of community by creating more interaction with

neighbors, while encouraging residents to become more transit oriented; especially in and around the downtown areas.

To help ensure a strong presence in the future for the City of Glendale’s housing stock, it is important to encourage diversity in housing development by allowing smaller lot designs at appropriate locations, while continuing to provide a level of superior housing design and quality amenities. These small lot design expectations are set forth to ensure and sustain quality small lot development for all Glendale residents while providing high-density developments with superior amenities.

1.1 Lot Layout

The importance of creating a neighborhood rather than subdivision with “little boxes in a row” should be considered when creating a small lot design. Subdivisions usually have one particular kind of house. Neighborhoods have a broad variety of house product designs, with a central focus of the lot layout to include the garage orientation and adding front porches in an attempt to revive a sense of social interaction within the neighborhood. The following criteria used as a whole are intended to create such a neighborhood.

- 1.1.1 At a minimum, setbacks are to conform to the applicable Zoning District.
- 1.1.2 At a minimum, lot width and depth are to conform to the applicable Zoning District.
- 1.1.3 Design infill projects to integrate with existing residential patterns and development, and reinforce the character and functional relationships of the existing neighborhoods.
- 1.1.4 Consideration to the existing natural features such as rivers, washes, open spaces, creeks, etc. should be incorporated into the lot layout design.
- 1.1.5 Discourage long narrow remnant parcels from developing on their own and combine with adjacent vacant properties when possible to allow for a better neighborhood concept and to prevent narrow strips of homes fronting on one street or a dead end street without connectivity.
- 1.1.6 Transition the lot size when lots back up to an existing large lot development (lots greater than 12,000 square feet). Provide a minimum of 8,000 square foot lots with a landscape buffer a

minimum of 40 feet wide between the transitional lots and the existing large lots. New lots proposed adjacent to existing lots an acre or more in size to be developed larger than 8,000 square feet.

- 1.1.7 Orient lots to allow the creation of courtyards to capture views and allow for other design opportunities on the site.
- 1.1.8 Lots backing onto collector streets should be at least 5 feet deeper and lots backing onto arterial streets should be at least 10 feet deeper than the minimum lot depth required by the Zoning District.
- 1.1.9 Vary the lot depths to provide for variation in perimeter wall alignments. Variations are to be visually significant.

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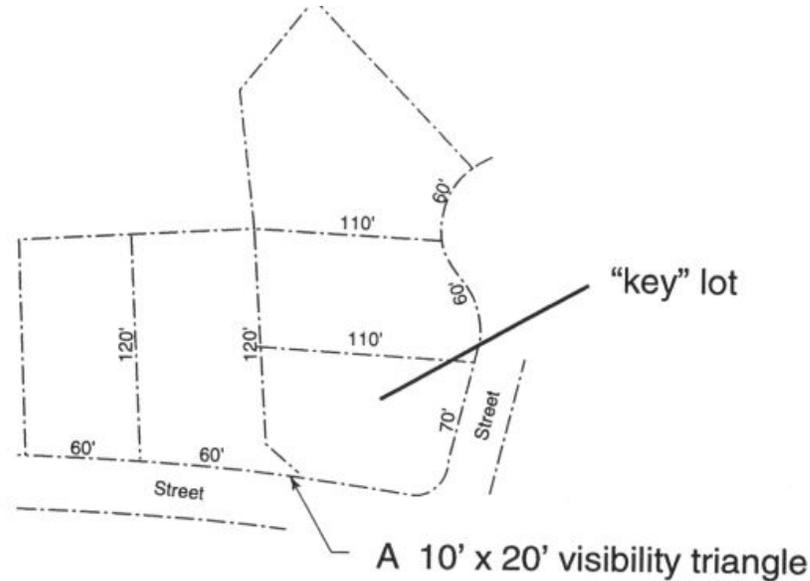
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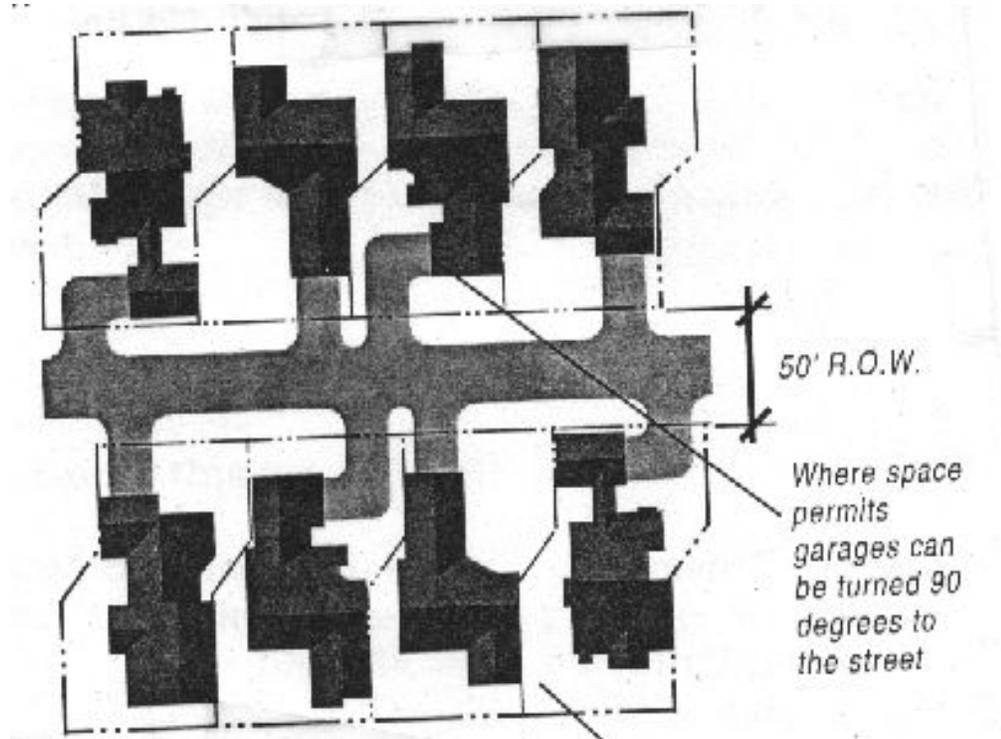
- 1.1.10 Stagger the rear yard setback when a row of lots backs to an arterial or collector street.
 - a. Stagger setbacks by 3 feet or more on adjoining lots and provide a range of 6 feet or more on the same block.
 - b. Vary the depths of the perimeter lots to provide for variation in perimeter wall alignments.
- 1.1.11 Stagger the front yard setback to living area by 3 feet or more on adjoining lots and a range of 6 feet or more on the same block.
- 1.1.12 Locate the garage door a minimum of 5 feet back from the living area. Increased depths for recessed garages are encouraged.
- 1.1.13 Position lots across from the intersecting street at three-way intersections, so that headlight intrusion into living areas is avoided.



- 1.1.14 Avoid siding lots on arterial streets, unless there is a minimum 20-foot landscape buffer in addition to the 30-foot landscape tract required in the Landscape Section of this Manual.
- 1.1.15 Provide straight lot lines at right angles/radial to the right-of-way when Z-lots are not proposed to create rectangular or square lots.
- 1.1.16 Avoid acute angles where rear lot lines and side lot lines meet.
- 1.1.17 Provide sight visibility triangles where driveway visibility may be limited on key lots.



- 1.1.18 Corner lots are to be at least 5-feet wider than the minimum lot width required by the Zoning District with a minimum 6-foot wide landscape tract.
- 1.1.19 Design lots so that no more than six lots are placed in a row backing onto an arterial or collector street before there is a change in the lot pattern, streetscape, or break in the open space.
- 1.1.20 Provide a mix of lot widths on a single block to create a diverse street appearance. Lot widths should vary a minimum of 5 feet or more when adjacent to each other.
- 1.1.21 Position lots so that the majority of the homes have direct access from the front or rear of the lot to open space areas. This could be achieved by lots backing up to lakes, golf courses, parks, etc., or front yards facing a neighborhood park separated by a local street.
- 1.1.22 The development of Z-lots is encouraged when a unique neighborhood design and identity is offered, provided combined side-yards and useable outdoor areas are achieved.



- 1.1.23 A “Passive Use”, “Use and Benefit Easement”, or “Reciprocal Use and Benefit Easement” concept may be used in the following situations:
- The house is shifted three to five feet in from the side property line.
 - The granting of the easement to use the adjacent three to five foot setback of the neighboring house recaptures the space that is lost to the useable side of the house.
- 1.1.24 Provide a minimum of 20 feet from the property line to the face of the garage when a detached sidewalk is provided.
- 1.1.25 If a large portion of the front elevation is devoted to a driveway (recessed garages or side entry drives), provide a visually contrasting paving surface such as stamped concrete, brick paving, or parallel strips of asphalt.
- 1.1.26 Side entry garages are to be a minimum of 20 feet from the face of the garage to the opposite side property line to allow for adequate vehicular maneuverability.
- 1.1.27 Provide a mix of driveway orientations to include straight, angled, or side entry so that no more than 75% of the drives are straight.

- 1.1.28 Adjacent properties may not share a common/shared drive to access either lot. This does not preclude private streets.



- 1.1.29 Spread grade changes gradually across the neighborhood to avoid major differences in elevation between adjacent lots, no more than 1-foot.

1.2 Street Layout

The street design and layout within small lot developments becomes a substantial element in creating safe, innovative, high quality subdivisions. Narrow curvilinear or straight streets on short blocks used with traffic calming measures tend to lower vehicular speeds and create a more interesting and safe neighborhood configuration. The following criteria are provided to accommodate a safe neighborhood configuration.

- 1.2.1 All private streets are to be designed to the same standards as public streets.
- 1.2.2 Permit gated communities when an interconnection to an existing adjacent neighborhood is not needed.
- 1.2.3 Provide secondary access points for fire department accessibility.

- 1.2.4 Provide a functional hierarchy of arterial, collector, and local streets, that reduce the speed and volume of traffic on the local streets.
- 1.2.5 When developing adjacent to arterial roadways, provide a minimum of two arterial street access points at quarter-mile and half-mile locations. Provide additional access points, when appropriate, to eliminate the need for the majority of residences located in a square mile to use only one or two streets for ingress and egress.
- 1.2.6 Provide connectivity in the neighborhood by designing shorter block lengths, which will reduce vehicular speeds.
- 1.2.7 Limit straight neighborhood streets to a maximum of 600 feet and cul-de-sacs to a maximum of 400 feet.
- 1.2.8 Minimize the number of turns and loops that interior residents have to drive through to get to their destination.



New urbanism allows travel from one destination to another without using collector roads. (Photos and caption, ENR, May 9, 1994.)

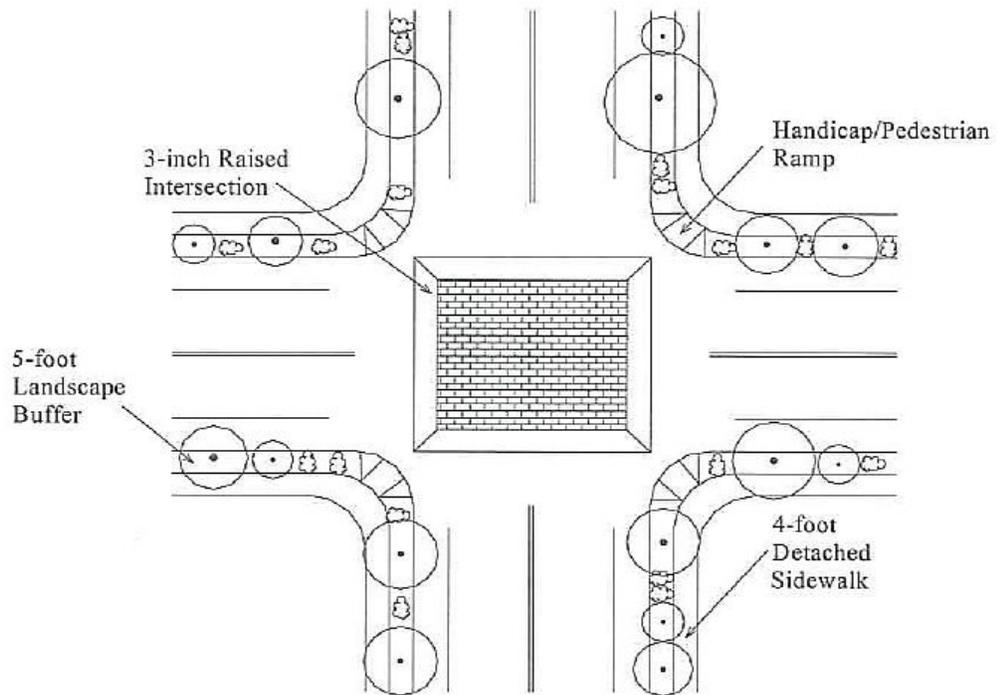
- 1.2.9 Restrict direct access to arterial and collector streets where lots back onto these streets by providing the required landscape tract and non-vehicular access easements.
- 1.2.10 No street is to terminate on a blank wall or narrow landscape strip (less than 15-feet). Streets should terminate on cul-de-sacs with lots or common open space connections.

NOT THIS . . .



- 1.2.11 Provide landscape islands with prominent landscaping into the design of cul-de-sacs. The required turning radius for Fire Department access is required to be provided within the landscaped cul-de-sac.
- 1.2.12 Incorporate traffic calming devices such as roundabouts, landscape islands or medians, chokers, raised intersections and/or raised crosswalks on collector streets to reduce the potential speed of traffic and at main intersections or thoroughfares where a signal or stop sign is not provided. All proposed traffic calming measures are to be reviewed and approved by the Fire and Transportation Departments.

RAISED INTERSECTION



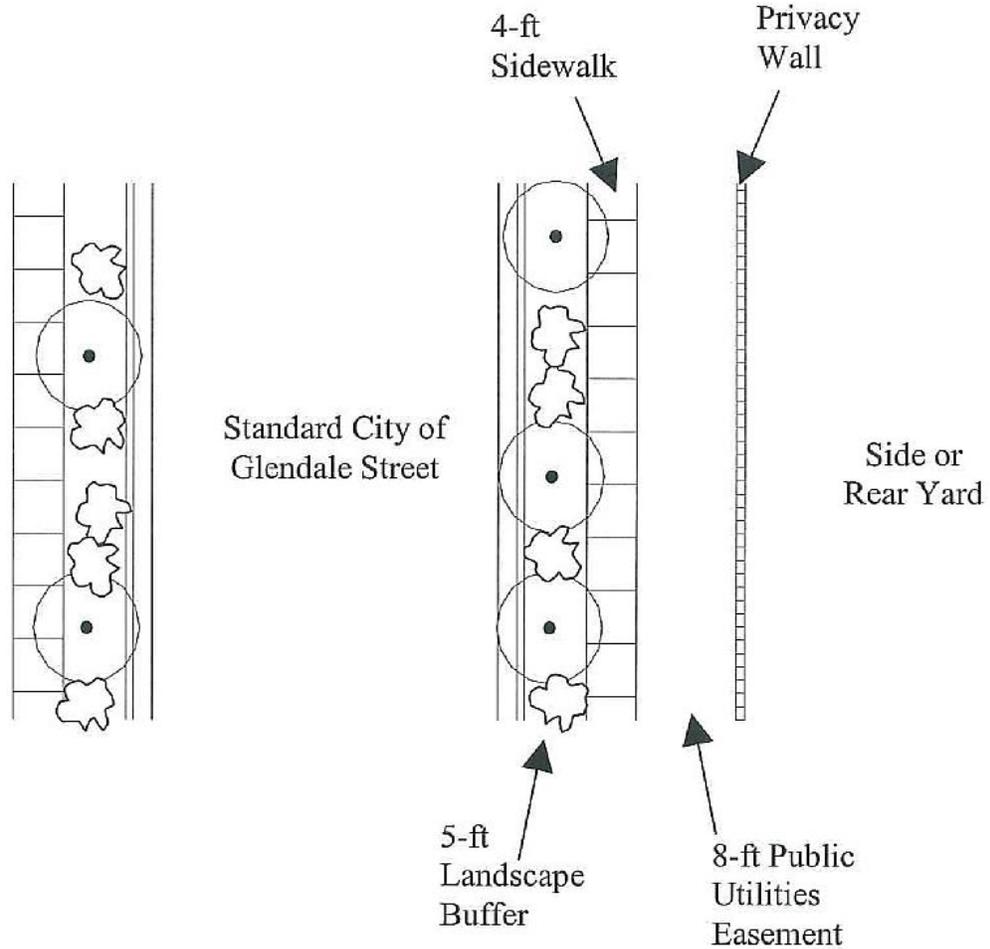
ROUNDBOUT



- 1.2.13 As another traffic calming measure, provide curves or turns around open space areas instead of at the mid-block of a street where houses reside.



- 1.2.14 The typical local street crosssection is to be a minimum of 32-foot street width in an overall right-of-way width of 50 feet to include 5 feet for a landscape buffer and 4 feet for a detached sidewalk. A 6-foot detached sidewalk is required adjacent to all schools.
- 1.2.15 Provide a minimum 8-foot P.U.E. between the right-of-way and perimeter wall to allow for adequate landscaped area.



- 1.2.16 Fire hydrants to be located 2 feet from the back of curb.
- 1.2.17 Provide landscaped entry medians at entrances and incorporate decorative paving surface, or other hardscape accent material across the entry drive for pedestrian crossing.
- 1.2.18 Provide a landscaped area with bench seating, shade structures, etc. or landscape feature within a minimum area of 50' x 50' at the intersection of local or collector streets with an arterial street. The landscape area or feature shall be located on one or both sides of the entrance.

1.3 Parking

Install parking nodes throughout a neighborhood to ensure that residents are not impacted by excessive on-street parking. Carefully disperse the parking nodes throughout the development to provide all dwelling units reasonable access to guest parking. The location of parking nodes shall not block or interfere with open space areas. Parking nodes may also be located within cul-de-sac islands.



1.4 Streetscape

Designing a neighborhood to engage the street rather than look at the street as a nuisance, will create safe neighborhoods. Design all neighborhoods to create a balance between the pedestrian, vehicular, and transit riders by including the roadway, curb gutter, street lighting, sidewalk, landscaping, bench and/or drinking fountains, and fire hydrants into a harmonious street-scene design.

Creating a safe, attractive, public or private environment that encourages pedestrian activity could be achieved by incorporating detached sidewalks on local streets and collector streets (when houses face onto a collector) into neighborhoods.

The width of the planting strip adjacent to the local street is to be 5 feet wide to allow the trees, when full grown, to provide a canopy over the sidewalk. A minimum of a 4 foot wide sidewalk is required.



If detached sidewalks are not offered in a development, then increased amounts of open space in addition to what is required is expected.



Design the detached sidewalk to connect to the back of the handicap ramp at all intersections.

When the houses back up to an arterial roadway, a sidewalk is required to be located a minimum of 7 feet from the back of the curb and a minimum of 8 feet from the back of the perimeter wall.

Provide a logical location for the storage of trash receptacles, that is fully screened from public view behind a fence or gate.

Above ground utility boxes, such as transformers or utility pedestals, are to be appropriately painted to minimize the visual impact on the street. Locate the doors away from the street to allow landscaping on all three sides. Underground all cable and telephone boxes when possible.

1.5 Perimeter Improvements

The perimeter improvements for small-lot development need to be coordinated with all aspects of the entire design concept for the project, the adjacent properties, and the surrounding area. Perimeter improvements include project entries, theme walls, landscaping, bus bays, graphic identity used on entrance signs, and other transit related activities. Each new neighborhood is required to integrate with existing transit related activities. The following address the opportunities a developer has to provide a special character to the neighborhood or district proposed.

- 1.5.1 All developments locating in any of the City’s designated areas where bus shelters, bus bays, bus stops, bikeways, pedestrian refuge areas or other transportation related amenities are required should include all amenities into their plan.
- 1.5.2 Connectivity is to be provided to off-site trails, paths, bikeways, schools, transit areas, and adjacent neighborhoods when needed.
- 1.5.3 Provide a sense of arrival at all primary and secondary entrances from collector and arterial streets through decorative entry features such as:
 - a. Signage (to utilize common colors, materials, and architectural style),
 - b. Landscape median with attractive landscape. Low water usage plants are preferred.
 - c. Paving material, lighting, and either artwork, sculpture, or water features such as lakes, fountains, or ponds to be owned and maintained by a HOA.



- 1.5.4 Entrance features must not obstruct sight visibility.
- 1.5.5 Gated neighborhoods must provide decorative gate material with stone, river rock, brick, or other decorative material to compliment the main entry feature.



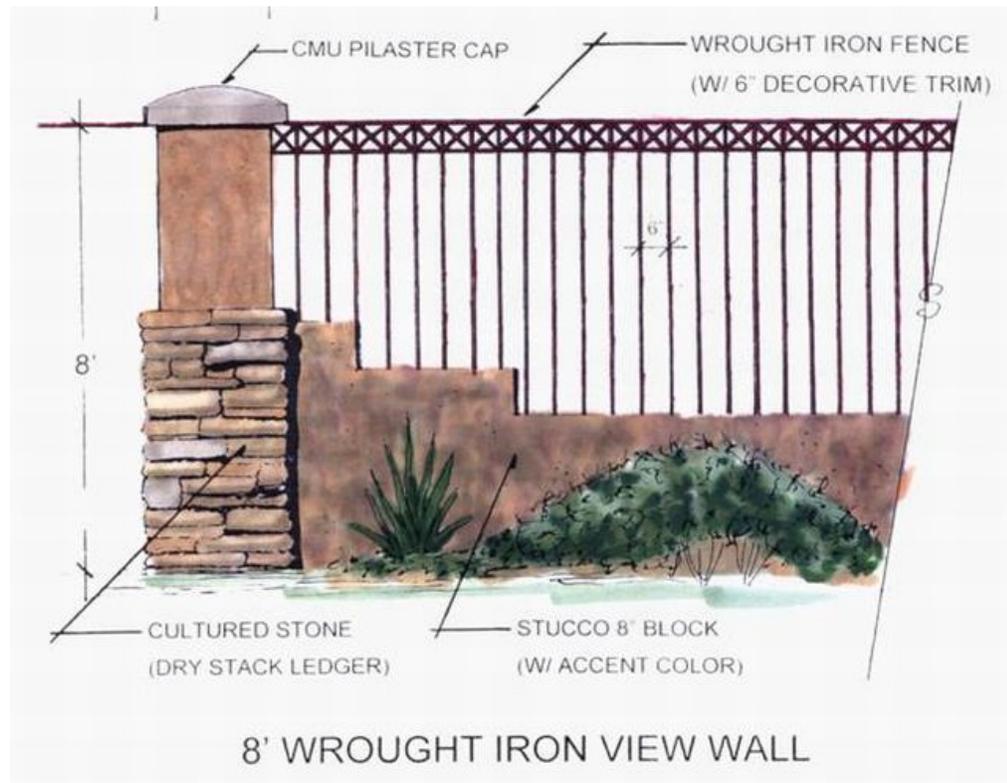
1.6 Walls and Decorative Fencing

An enhanced wall plan is to be submitted with the application for review. Creativity is encouraged and should tie into overall theme of the project. Suggested wall designs and materials are provided below.

A decorative masonry perimeter theme wall, designed and constructed to provide sound attenuation, is required adjacent to all arterial streets. The minimum height of the wall is 8 feet and the width is 8 inches. Acceptable materials include: Single score stone, brick, or split face or fluted concrete block with stucco finish.

Design theme walls or view walls are to be of an enhanced decorative nature with the incorporation of design elements such as: cap stones, brick or stone veneer, rock, decorative pilasters, tile, planters, pots inserted on the wall, or another high quality decorative design for the wall. Plain concrete block is not acceptable. Provide view fencing when adjacent to all open space areas.

VIEW WALL



THEME WALL



Walls designed in gated communities to compliment the entry gate material.

All perimeter walls must be constructed in the first phase of development, or concurrent with each phase of a multi-unit development.

All walls designed to meet the City of Glendale Pool Ordinance.

Design neighborhood theme walls or fencing, a minimum of 6 feet in height and 6 inches thick, and with the same architectural materials used for the 8- foot arterial wall. Horizontal relief must also be provided in the design of the fence to include staggers, alternating materials, breaks, etc. with adjacent landscaping. The maximum horizontal run without variation is 150 feet.

Retaining walls and return walls are, at a minimum, to be finished with paint and stucco to match the neighborhood. Other high quality wall designs and materials may be acceptable.

NOT THIS . . .



Theme walls are to be installed in all areas visible from public view.

Consider landscaping, hedgerows, low walls, or another design and screening mechanism instead of property boundary walls on side lot lines and rear lot lines when adjacent to open space to reduce the physical barriers that tend to isolate neighbors.

1.7 Landscape

In addition to the City’s Landscape Ordinance requirements for all new residential development, the following is provided in an effort to design an attractive street appearance, create increase buffers from intense or incompatible land uses, and compliment the exterior design of each residence.

Drought tolerant, low water use plants, trees and shrubs are encouraged in right-of-way areas subject to the Arizona Department of Water Resources Drought Tolerant/Low Water Use Plant List.

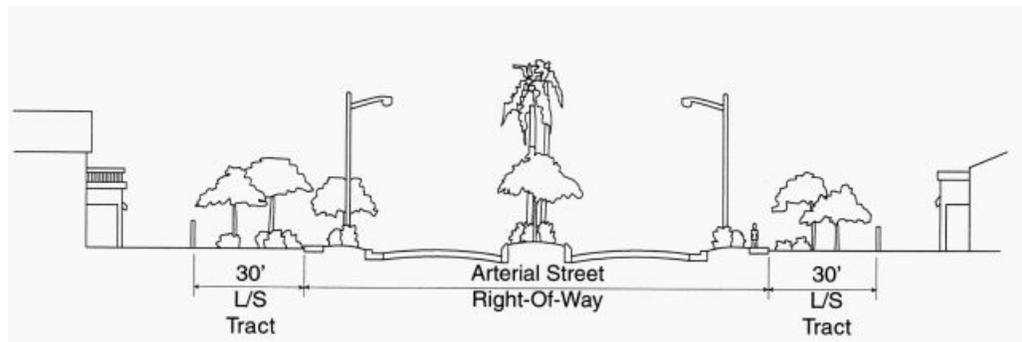
Consider berms, hedgerows, or another six-foot tall alternative instead of fence walls to achieve privacy unless needed for private pools.

Provide decomposed granite a minimum of $\frac{3}{4}$ inch in diameter.

To foster a more mature looking neighborhood, provide large mature trees with a minimum 36" box at the onset, or plant the trees at closer intervals.

Incorporate a minimum of 6-foot wide landscape tract at the end of each block to be maintained by an HOA.

A landscape tract with a minimum width of 30 feet is to be provided along all arterial streets. A minimum of a 15 feet landscape tract is to be provided along all collector streets as a buffer for lots that back up to these roadways. This tract may be used for storm water retention, but must be aesthetically designed and owned and maintained by the HOA.



The HOA is responsible for maintaining the landscaping in the adjacent street right-of-way.

Each lot is to have at least one associated street tree, selected for consistency with the dominant and/or approved block street tree, and planted within the 5-foot landscape area between the curb and the sidewalk.

Landscaped retention areas are to meander through the development as a greenbelt. Do not utilize single rectangular basins.

Provide increased landscaped buffers in addition to the minimum 30-foot requirement along arterial streets.



1.8 Stormwater Retention

- 1.8.1 All stormwater retention basins are to meet the requirements set forth in the Engineering Design and Construction Standards.
- 1.8.2 All retention basins are to be aesthetically contoured, have a natural appearance and be landscaped to meet or exceed the requirements of the Landscape Ordinance.
- 1.8.3 Retention basins to be owned and maintained by an HOA.
- 1.8.4 Locate retention basins so they are visible, attractive, and accessible for recreational use. Avoid hidden basins which do not provide visibility and may create safety concerns. All basins are to have adequate street frontage.
- 1.8.5 All basins to meander the side slopes with a maximum side slope of 4:1 and must not exceed 6:1 along any public or private sidewalk.

part 2

Medium Lot Development

- Introduction
- Lot Layout
- Street Layout
- Perimeter Improvements
- Landscape



Part 2 – Medium Lot Development

The design and size of any one lot is a significant community issue, and will assist the City in achieving sustainable neighborhoods. The City of Glendale has several codes, ordinances, expectations, and standards which function independently to ensure that all new housing is well built in a safe and livable environment. Buildable lots, improved streets, safe and efficient access and circulation, proper drainage, adequate water, sewer, and fire protection, and coordinated utilities are among the assurances provided in the medium lot residential development section of this Manual. Medium lots are defined as those lots between 7,000 square feet and 12,000 square feet in size.

2.1 Lot Layout

The intent of the Manual is to provide some flexibility to encourage variety and innovation while ensuring that the objectives for well planned neighborhoods are achieved. A variety of lots and setbacks avoid uniformity and help create variety and interest. This can also maximize building separation and privacy, create useable side yards, and convey an open low density appearance. The following design elements are provided to encourage diverse neighborhoods.

- 2.1.1 The minimum lot width and depth are to conform to the applicable Zoning District.
- 2.1.2 Corner lots are to be at least five feet wider than the minimum lot width required by the Zoning Ordinance with a minimum 6-foot wide landscape tract.
- 2.1.3 Some variation in lot size is expected due to wider corner lots, cul-de-sac lots, and buffer lots.
- 2.1.4 Vary the width of lots that are side by side by five (5) feet or more.
- 2.1.5 Stagger the front yard setback to living area and garage by a minimum of 3 feet or more on adjoining lots and provide a range of 6 feet or more on the same block.



- 2.1.6 Locate the main garage a minimum of 5 feet back from the living area and a third or fourth car garage a minimum of 3 feet recessed from the main garage. Different garage orientations and depths are encouraged to prevent a garage dominant street appearance.

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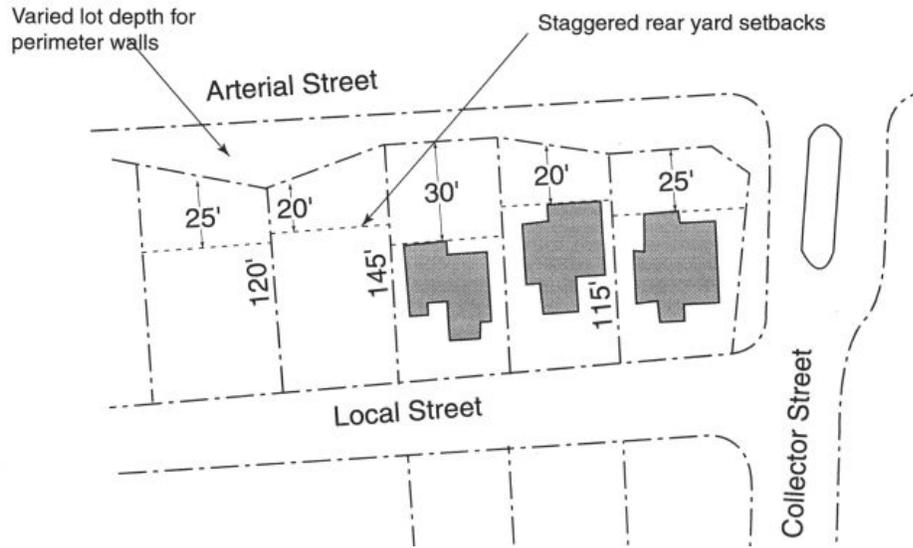


- 2.1.7 Stagger the rear yard setbacks when a row of lots backs onto an arterial or collector street.
- a. Stagger setbacks by 3 feet or more on adjoining lots and provide a range of 6 feet or more on the same block.
 - b. Vary the depths of the perimeter lots, which are visually significant to provide for variation in perimeter wall alignments.

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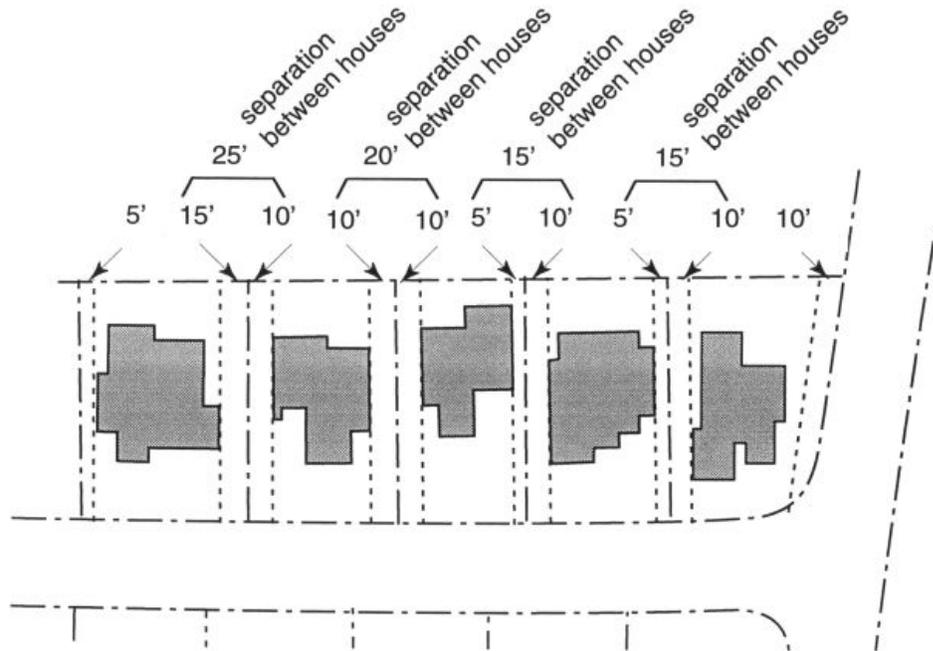
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- 2.1.8 Provide a minimum of 20' from the property line to the face of the garage when a detached sidewalk is required.
- 2.1.9 Provide variation in the width of the side yards and in the separation between houses on the lots. Increase the side-yard

width on some lots to provide a minimum of twenty feet combined side yards.

- a. Group wider side yards together on some adjoining lots to provide a separation of twenty feet or more between houses.
- b. Provide a minimum of 15-foot side yards for two story houses.
- c. Provide a minimum 30-foot rear yard setback for all two-story houses including those with integral patios. A covered patio and balcony may extend into this setback up to 10 feet.



- 2.1.10 Lots backing onto collector streets must be a minimum of 10 feet deeper than the minimum depth required by the Zoning Ordinance.
- 2.1.11 Avoid siding lots onto arterial streets unless an additional 20' landscape tract is provided. In addition to the 30' landscape tract required along arterial streets.
- 2.1.12 Lots backing onto arterial streets and more intense and potentially incompatible land uses must be at least 20 feet deeper than the interior lots.

- 2.1.13 Design the subdivision so that no more than six lots are placed in a row backing onto an arterial or collector street before there is a change in the lot pattern or streetscape.
- 2.1.14 Provide mix of driveway orientations to include angled, circular, or side entry so that no more than 75% of the drives are straight.
- 2.1.15 Locate lots adjacent to or backing up to open space areas.
- 2.1.16 Provide a transition in lot sizes adjacent to existing development where lots are larger than 12,000 square feet. New lots abutting the existing lots must have a minimum lot area that is at least 80% of the average area of the existing lots.
- 2.1.17 Position lots across from the intersecting street at three way intersections, so that headlight intrusion into living areas is avoided.



- 2.1.18 Spread grade changes gradually across the neighborhood to avoid major differences in elevation between adjacent lots, no more than 1 foot.
- 2.1.19 The creation of new flag lots or similar irregular lots is discouraged where such parcelization is not the prevailing pattern. Lot shapes generally should be simple and rectangular

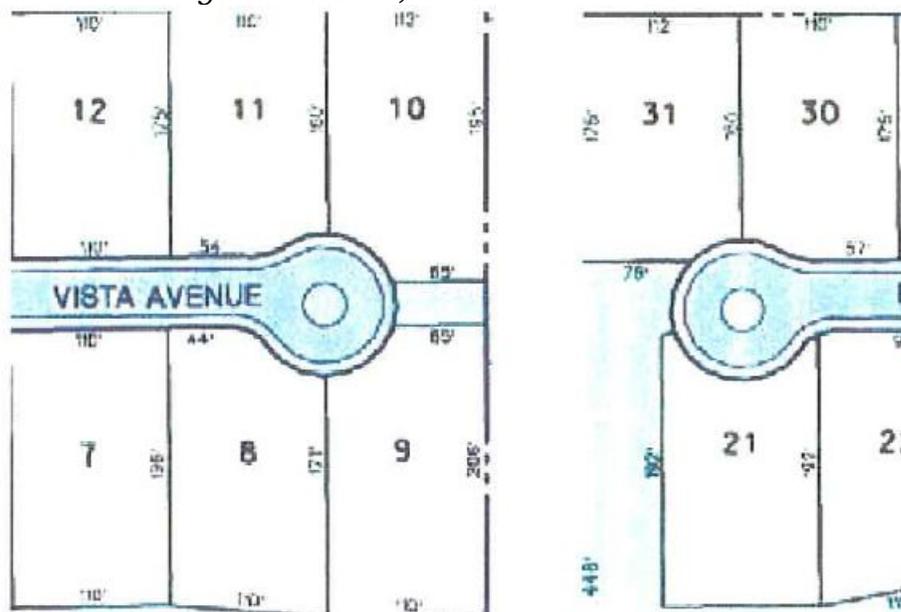
without narrow lot frontages, and flag lots should only be designed in rural or hillside areas. This does not preclude wedge-shaped cul-de-sac lots.

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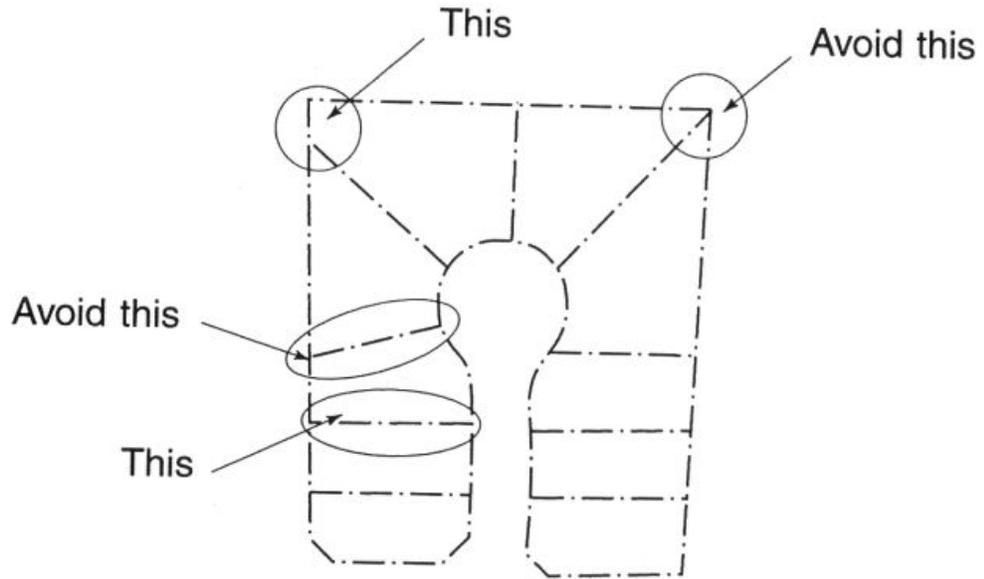


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Irregular Lots: 9, 10 and 31



2.1.20 Avoid acute angles where rear lot lines and side lot lines meet.

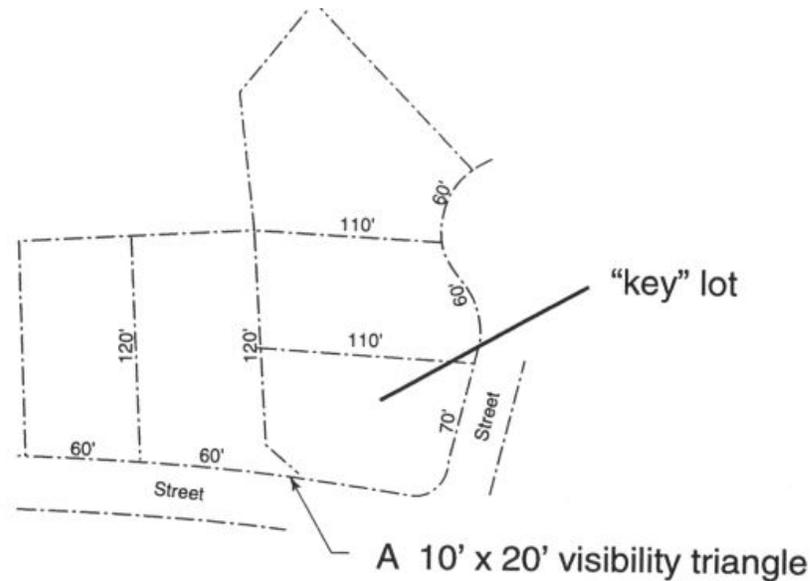


2.1.21 Provide straight side lot lines at right angles or radial to street lines. Avoid irregular shaped lots. See No. 19.

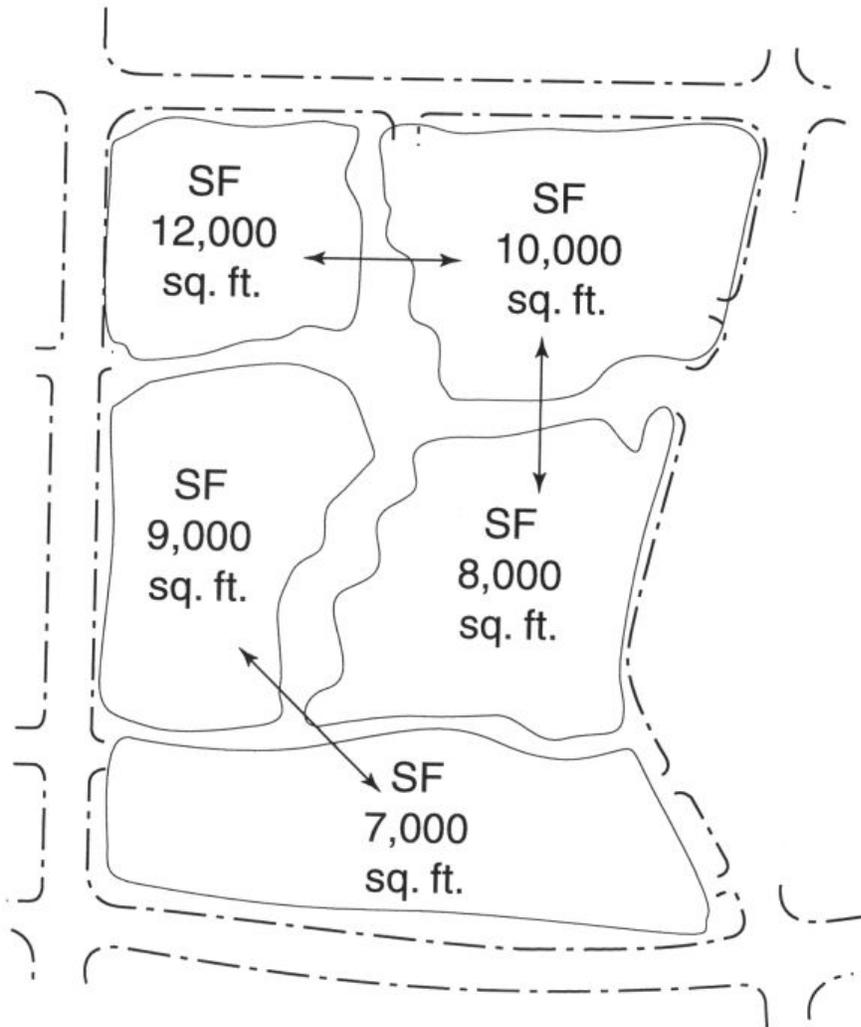
2.1.22 Avoid lots that are isolated from the pattern of lots in a block.



- 2.1.23 Provide sight triangles where driveway visibility may be limited on “key lots”.



- 2.1.24 Driveways are to be a minimum of 20' in length, exclusive of sidewalk or curb. Driveways which are designed to serve more than two cars in width (i.e., a three car garage) to incorporate an alternative treatment paving surface (to reduce the amount of pavement) such as:
- A paving outline,
 - Parallel strips of asphalt,
 - Stamped or Colored concrete, or
 - Aggregate or brick banding.
- 2.1.25 Provide a difference of at least 2,000 square feet between the minimum lot size of two or more parcels in a master planned community.

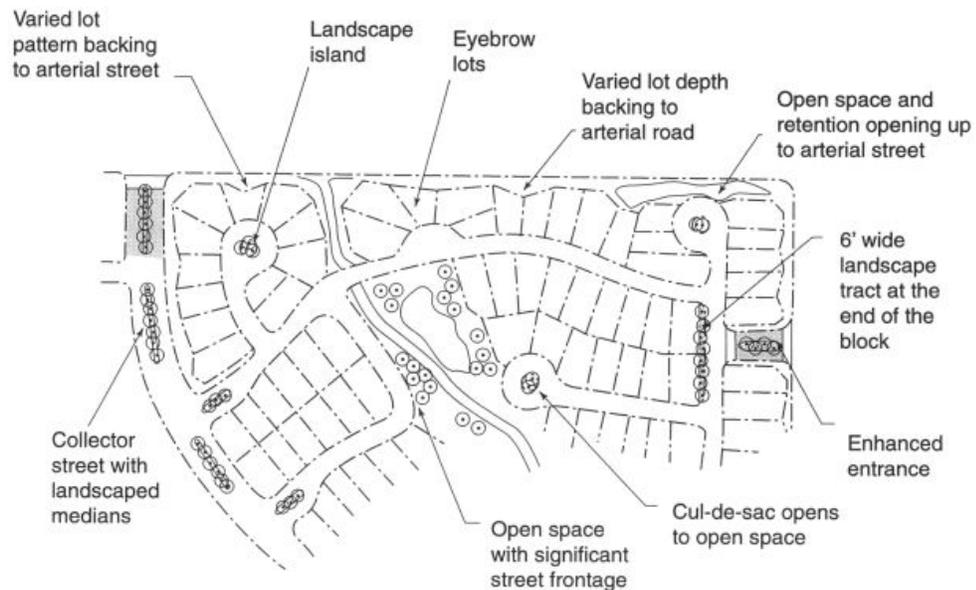


2.2 Street Layout

The street system affects lot layout and the visual quality of the streetscape. Streets must be carefully integrated into the overall design concept to include the lot layout, open spaces, pedestrian linkages, recreational amenities, focal points, drainage and house products. Proper design will result in a more pleasing living environment and add to the overall character of the development. To achieve an efficient street system the following expectations are outlined below.

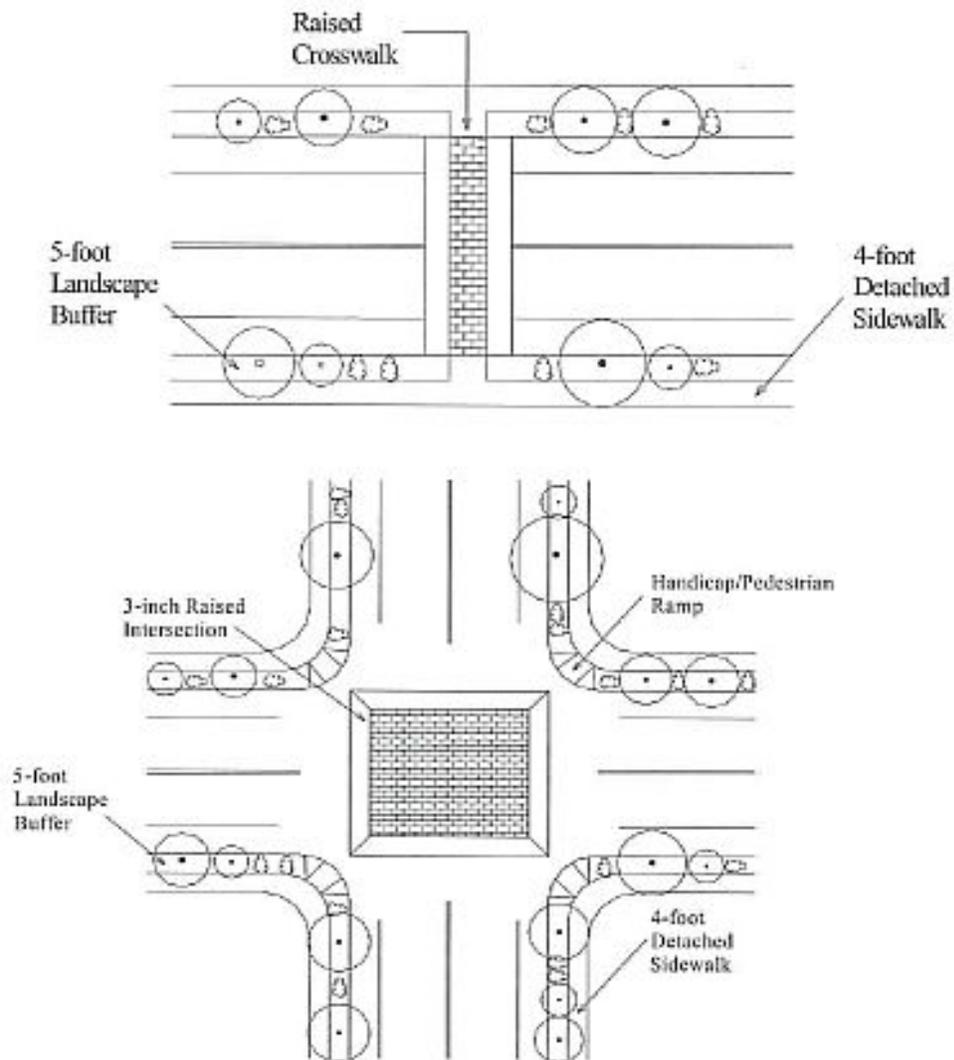
- 2.2.1 The creation of new private streets is discouraged except when compelling and clear findings can be made that the private streets would benefit the entire neighborhood.

- 2.2.2 Gated communities are acceptable only when an interconnection to existing adjacent neighborhoods is not needed. Occasionally stub street may be necessary to ensure future access to adjacent parcels as required by the Transportation Department.
- 2.2.3 Provide a minimum of two arterial street access points at quarter mile and half mile locations when developing adjacent to arterial roadways. Provide additional access points when appropriate to eliminate the need for the majority of residences located in a square mile to use only one or two streets for ingress and egress.
- 2.2.4 Secondary access points are encouraged for fire department accessibility.
- 2.2.5 Provide a functional hierarchy of arterial, collector, and local streets, which reduce the speed, and volume of traffic on the local streets.
- 2.2.6 Restrict direct access to arterial and collector streets from lots backing onto these streets by wide landscape tracts and non-vehicular access easements (NVAE).
- 2.2.7 Use cul-de-sacs, shorter block lengths, loops, knuckles, and eyebrows, extensively to provide a variety of lot orientations.



2.2.8 The typical width for local streets consists of a 32-foot wide street width in a 50-foot right-of-way.

2.2.9 Incorporate traffic calming devices such as landscape islands, horizontal speed islands, chokers, raised intersections, raised crosswalks, roundabouts, or another technique when needed to reduce the potential speed of traffic on long thoroughfares which sometimes cannot be avoided. The approval of the Transportation Director, and the Fire Department is required.



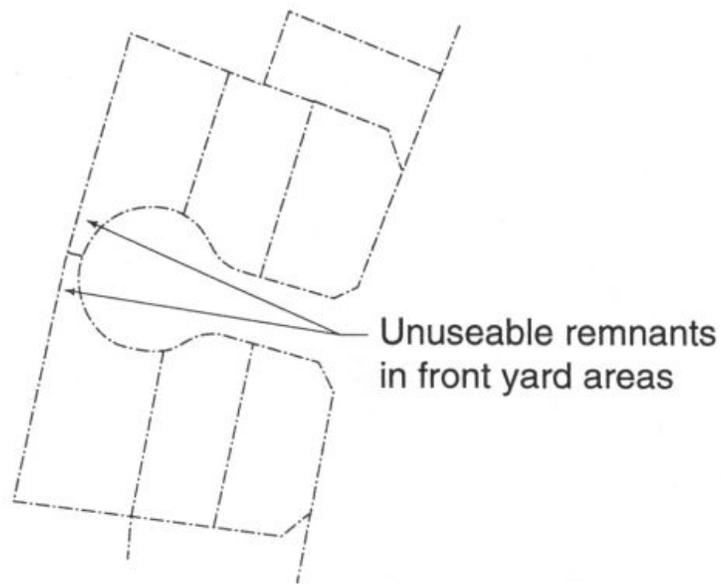
2.2.10 Limit local streets to a maximum of 600 feet and over-length cul-de-sacs to a maximum of 400 feet.

- 2.2.11 Cul-de-sacs are to terminate on lots, a minimum of 15-foot wide landscape tract, or entrances to common open space areas, not blank walls or narrow un-useable remnants in the front yards.

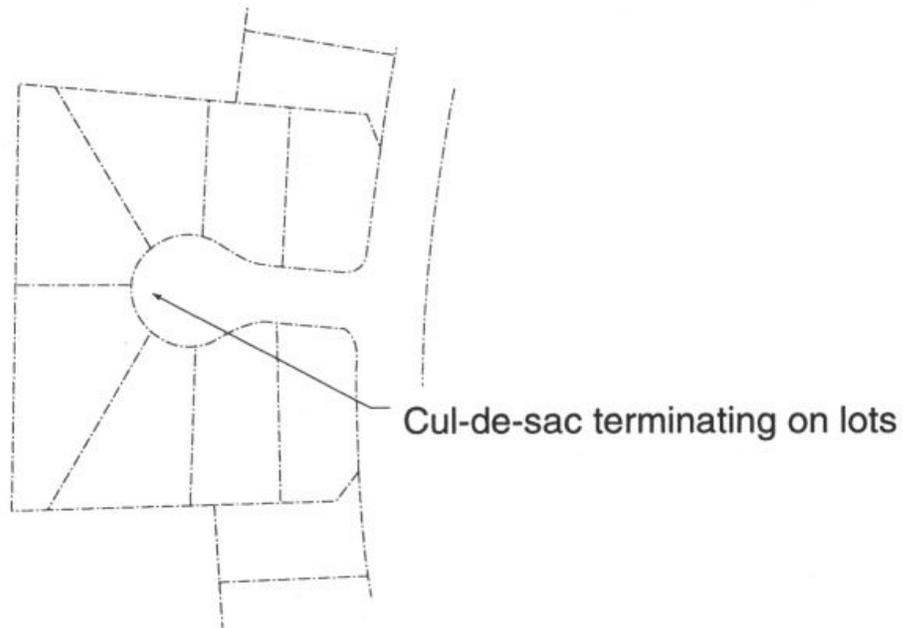
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- 2.2.12 Eliminate potential “short cut” maneuvers through a development by minimizing straight-long drives through the subdivision.
- 2.2.13 Provide collector streets with a landscaped median that connects through a development with enhanced streetscape landscaping.



- 2.2.14 When houses back up to an arterial roadway a sidewalk is required to be located a minimum of 7 feet from the back of the curb, and a minimum of 8 from the back of the perimeter wall.

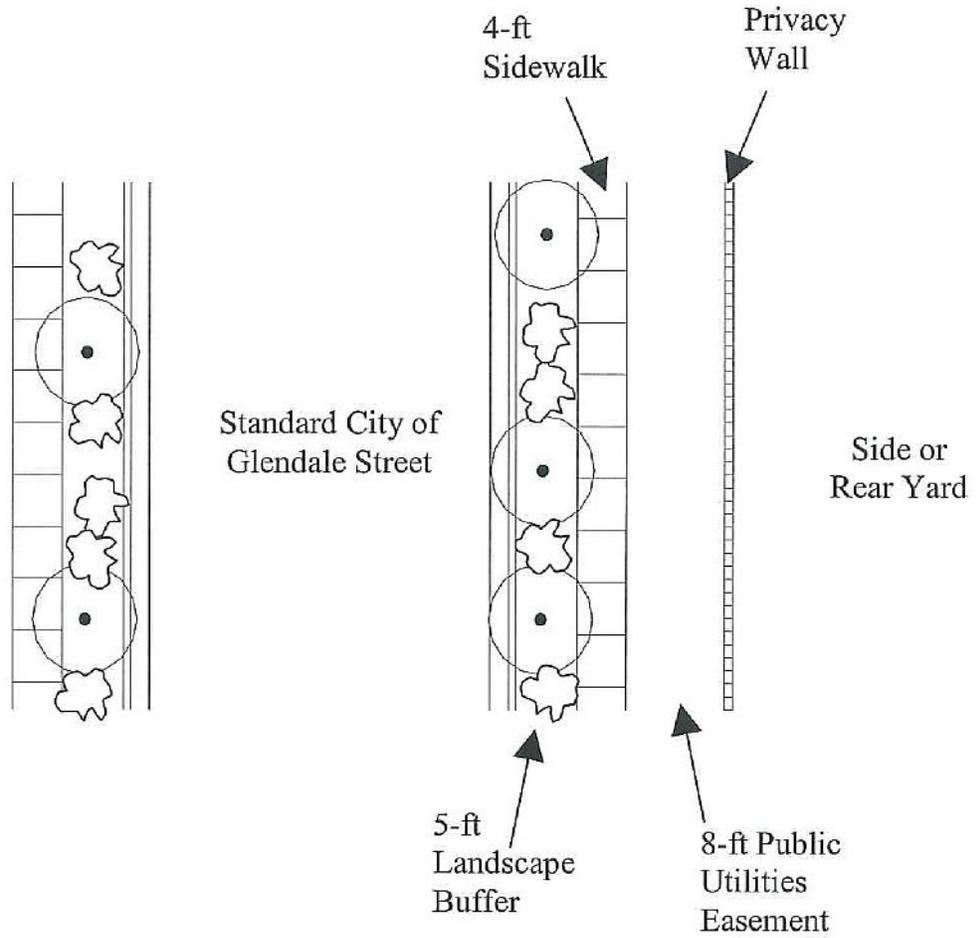
2.3 Streetscape

The streetscape within a residential neighborhood is perhaps the most visible part of the community. All streetscape elements should be considered in relationship to one another, keeping in mind the type of neighborhood of which is created.

- 2.3.1 Creating a safe, attractive, public or private environment that encourages pedestrian activity could be achieved by incorporating detached sidewalks on local streets and collectors (when houses face onto a collector) into neighborhoods. The width of the planting strip adjacent to the local street is to be 5 feet to allow the trees when full grown to provide a canopy over the sidewalk. A minimum of a 4-foot wide sidewalk is required.



- 2.3.2 A minimum 6-foot wide detached sidewalk is required when located adjacent to all school sites. Design detached sidewalks to connect to the back of the handicap ramp at all intersections.
- 2.3.3 If detached sidewalks are not offered in a development then provide increased amounts of useable open space in addition to what is required in Part Four – Amenities.
- 2.3.4 Fire hydrants are to be located 2 feet from the back of curb.
- 2.3.5 Provide a minimum 8-foot P.U.E. between the right-of-way and perimeter wall to allow for adequate landscaped area.



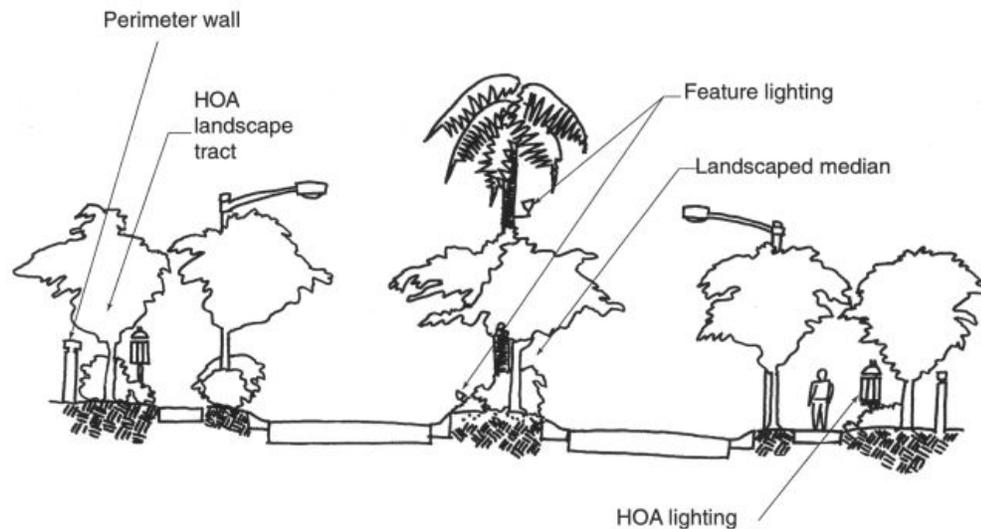




2.4 Perimeter Improvements

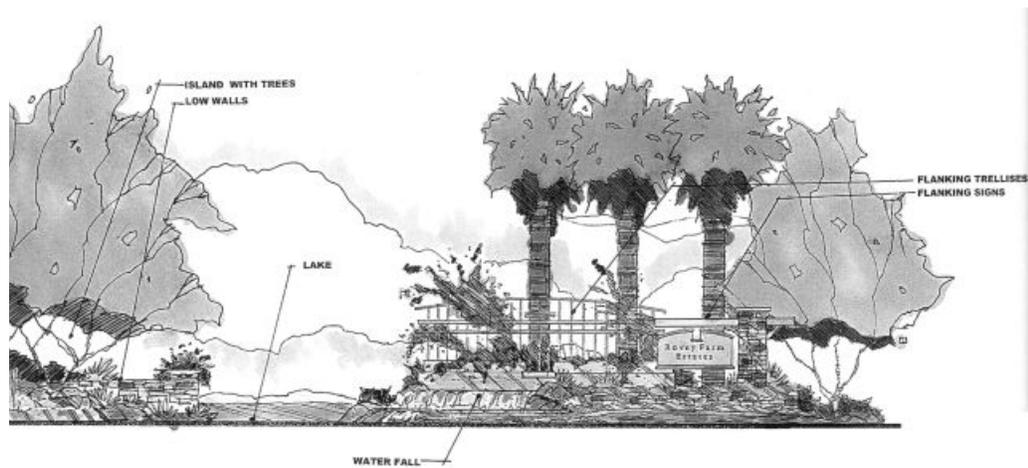
Perimeter improvements are to be coordinated with other aspects of the design concept to create a special identity, unique character and a sense of place. The following design elements address the opportunities a developer has to provide a special character in a neighborhood by the design of the project entry signs, theme walls, landscaping, art, etc. This type of creativity could be achieved by:

- 2.4.1 Enhanced entrances from arterial and collector streets to include:
- a. Landscaped tracts and landscape medians,
 - b. Decorative paving material,
 - c. Feature lighting,
 - d. Monument signs,
 - e. Distinctive wall details, and
 - f. Clearly distinguished primary and secondary entrances.
- 2.4.2 Decorative paving and accent materials for crosswalks, walkways, entrance areas to provide special settings and designate pedestrian crossing areas.
- 2.4.3 Entry features integrated with the entry monumentation to include pedestrian areas with stamped concrete or special hardscape material, water features, sculptures, fountain, ponds, or lakes.
- 2.4.4 All entrance features and signs to be owned and maintained by a HOA and must not obstruct the sight visibility.



- 2.4.5 Site features such as natural ground forms, raised planters, large rock formations, stone, water and significant view corridors shall be identified and incorporated into the design of the sign.

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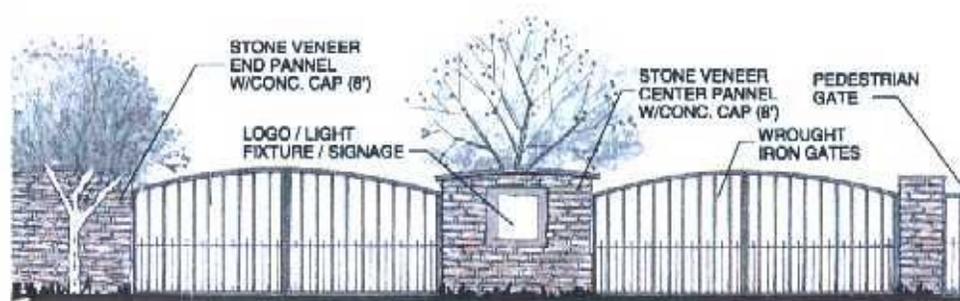


2.4.6 All gate entries to be enhanced with light fixtures compatible with the design of the wall and high quality materials used for the gate and entry feature.

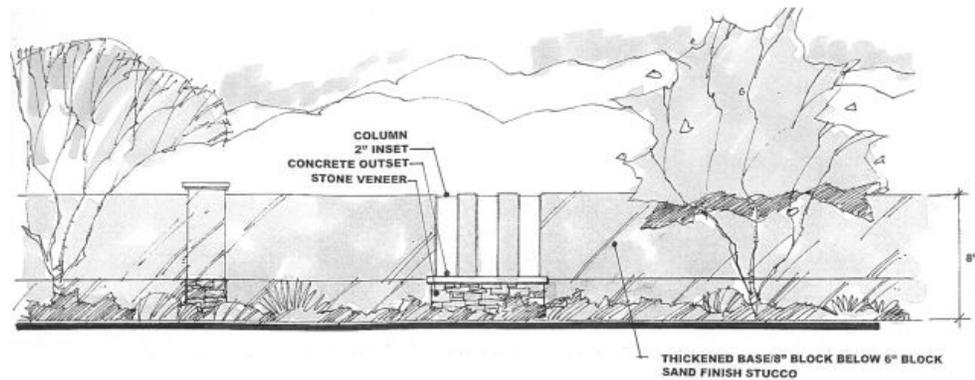
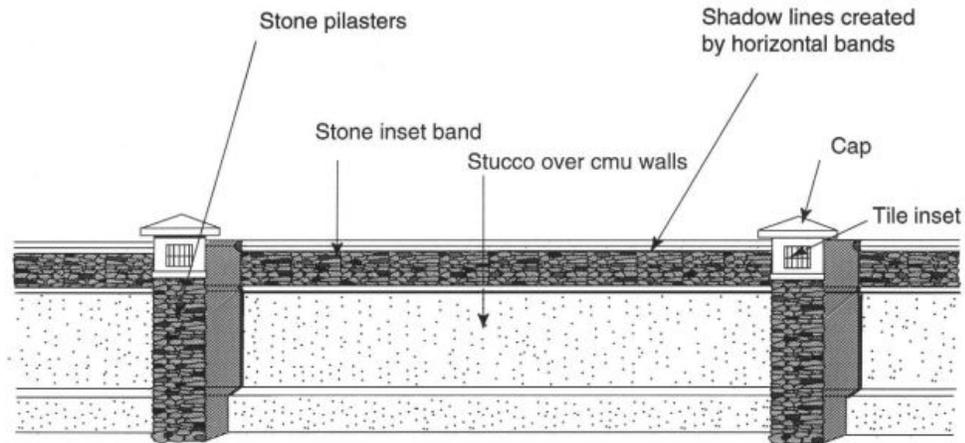
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ENTRY GATES



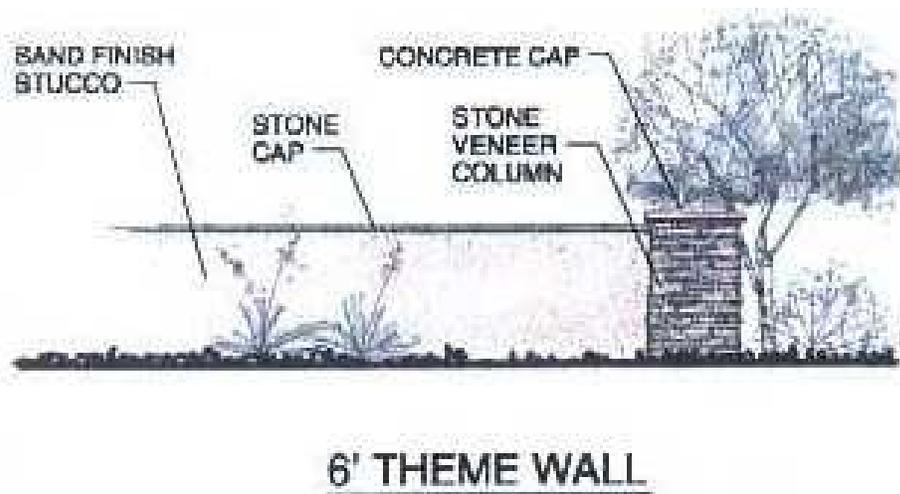
2.5 Walls and Decorative Fencing

An enhanced wall plan to be submitted with the application for review of the wall design and materials.

- 2.5.1 Perimeter theme walls along arterial and collector streets are to be of high quality compatible with the development concept.
- 2.5.2 Decorative walls are to be provided in all visible locations such as adjacent to collector streets and major entries. All areas that can be seen from public view to be designed with an enhanced theme wall.
- 2.5.3 A decorative masonry wall designed and constructed to provide sound attenuation is required adjacent to all arterial streets. The minimum height of this wall is 8 feet and 8 inches thick.



2.5.4 Provide a 6-foot theme wall adjacent to all collector streets.



2.5.5 All walls are to be of an enhanced decorative surface with accent landscaping and design elements such as stone veneer, brick, planters, marble, rock, decorative pilasters, decorative caps, stone or tile insets, or other significant design features. Plain concrete block, split-faced blocks or single scored block is not acceptable.

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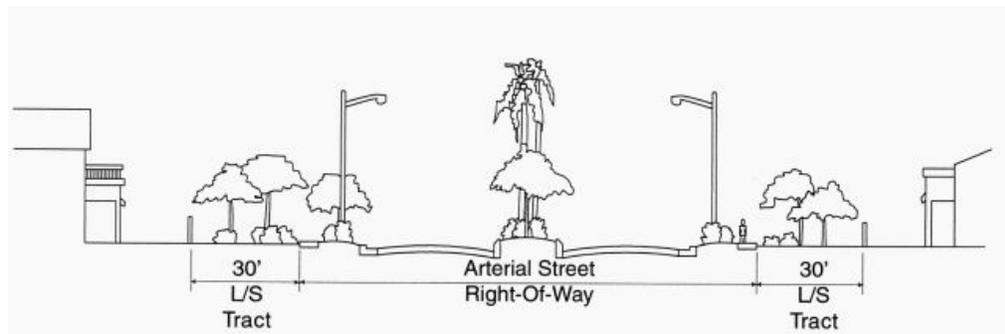
- 2.5.6 View fencing is to be used on lots adjacent to common open space areas when they will add to the amenities and improve security.
- 2.5.7 Retaining walls on corner lots and return walls are to be finished with paint and stucco to match the neighborhood.
- 2.5.8 All walls designed around any water feature such as swimming pool, Jacuzzis, waterfalls, ponds, etc to be fully enclosed or appropriately protected consistent with the City of Glendale Pool Ordinance.
- 2.5.9 Establish pass-through's designed in a safe and secure manner to destinations such as neighborhood parks, trails, schools, transit, or shopping.
- 2.5.10 Perimeter walls are to be designed to break up long expanses. This can be accomplished through alternating materials or patterns, pilasters or landscape planters built into the design of the wall, angled alignments, curves, or staggers. Provide distinctive horizontal and vertical relief on perimeter walls adjacent to arterial and collector-street. The maximum horizontal run without variation is 150 feet. The variations should occur regularly and in a comfortable pattern.

- 2.5.11 All perimeter walls to be constructed in the first phase of development or concurrent with each phase of a multi-unit development.

2.6 Landscape

The purpose of this section is to provide expectations in addition to the City's Landscape Ordinance requirements for all new residential development in an effort to effectuate an attractive street appearance, create buffers from intense or incompatible land uses, and compliment the exterior design of each residence. Drought tolerant/low water usage plants, trees and shrubs are encouraged in right-of-way areas subject to the Arizona Department of Water Resources Drought Tolerant/Low Water Use Plant List.

- 2.6.1 Drought tolerant/low water use plants, trees and shrubs are encouraged in right-of-way areas subject to the Arizona Department of Water Resources Drought Tolerant/Low Water Use Plant List.
- 2.6.2 A minimum six-foot wide landscape tract to be located on all corner lots.
- 2.6.3 A landscape tract with a minimum width of 30-feet to be provided along all arterial streets as a buffer for the neighborhood and for lots that may back or side onto the arterial roadway.



- 2.6.4 Provide a 15-foot landscape tract adjacent to all collector roadways. These tracts may be used for stormwater retention or to meet open space requirements.
- 2.6.5 All tracts to be owned and maintained by the HOA.
- 2.6.6 Each lot is to have at least one associated street tree, selected for consistency with the dominant and/or approved block street

tree and planted within the 5-foot landscape area between the curb and the sidewalk.

2.6.7 Landscape tracts in the adjacent street right of way are to be maintained by a HOA.

2.6.8 Provide increased landscaped buffers in addition to the minimum 30-foot requirement along arterial streets.



2.7 Stormwater Retention

All stormwater retention areas subject to the Engineering Design and Construction Standards.

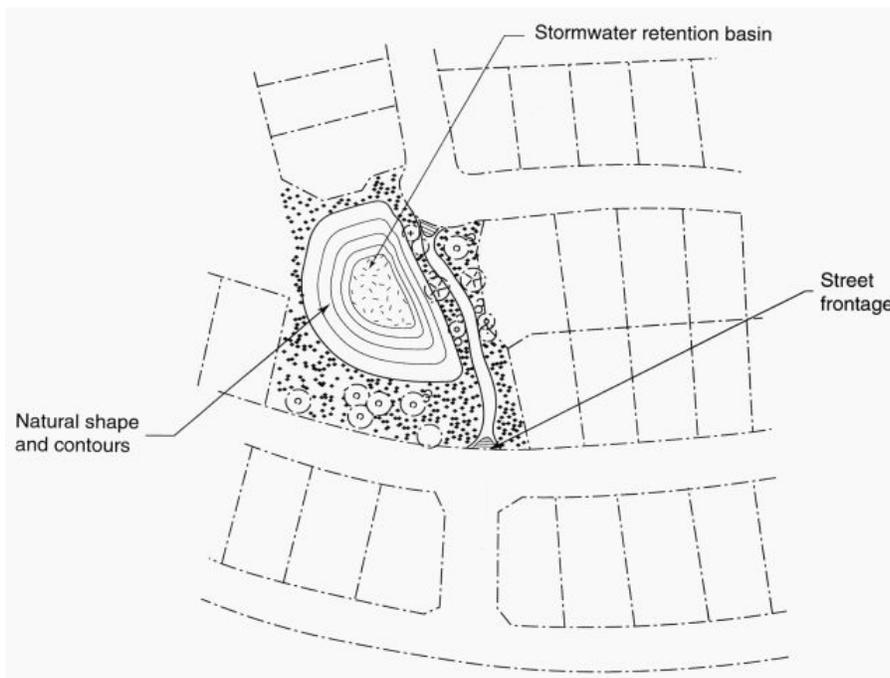
2.7.1 Retention basins must be owned and maintained by a HOA.

2.7.2 Contour the sides and bottoms of basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of rectangular forms and long stretches. No single rectangular basins will be allowed. All basins must be landscaped to meet or exceed the requirements of the Landscape Ordinance.

2.7.3 Retention areas to meander through the development as a greenbelt.

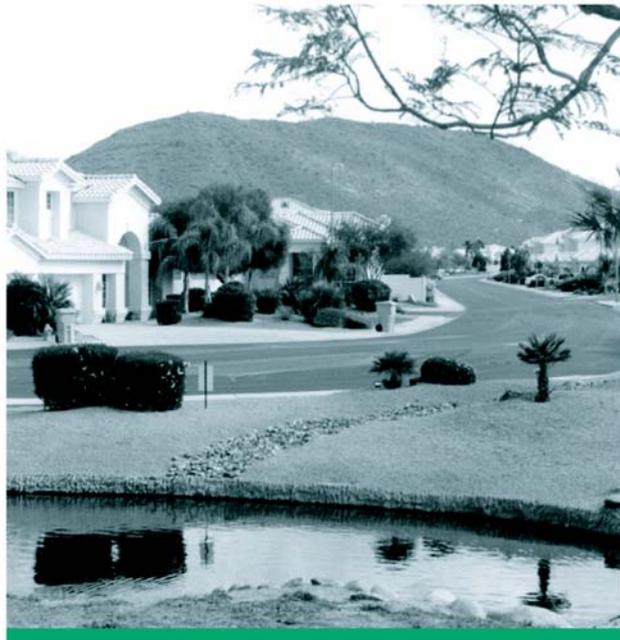


- 2.7.4 Locate retention areas so they are visible, attractive, and accessible for recreational use. All basins must have adequate street frontage.



part 3

Large Lot Development



Introduction
Street Layout

Part 3 – Large Lot Development

Large lot development includes subdivisions where the lots are larger than 12,000 square feet. This type of development has its own unique character. Custom or semi-custom homes with spacious yards and extensive landscaping create a feeling of openness and low density. The City has many large lot residential developments and through the General Plan would like to continue to develop more of this type in the future.

Large lot developments are to meet all of the Medium Lot Development and Amenities Expectations, pertaining to lot layout, perimeter improvements, Open Space, etc. However exceptions can be made to several of the expectations if superior performance and quality is portrayed in the proposal. This applies to a single parcel or any unit of a multi-parcel development.

The development expectations presented in this section pertaining to storm-water and street improvements will be considered on a case by case basis subject to the approval of the City Engineer and Transportation Director.

3.1 Street Layout

- 3.1.1 Provide a maximum street width of 32 feet with a minimum of 50 feet of right of way. Access and maneuverability for emergency and public service vehicles, sight visibility, speed limits, traffic generation, and on-street parking restrictions to be considered in the street design.
- 3.1.2 Detached sidewalks may be provided on one side of the street when lots are not flood irrigated. Flood irrigated lots should not have any sidewalks.
- 3.1.3 Developments without sidewalks shall provide alternative pedestrian connections.
- 3.1.4 Ribbon curbs are permitted, subject to the approval of the City Engineer.
- 3.1.5 Alternative lighting is encouraged in addition to the City's lighting standards and requirements.



3.2 Stormwater Retention

- 3.2.1 All stormwater retention areas are subject to the Engineering Design and Construction Standards.
- 3.2.2 On lot retention is permitted on lots that are flood irrigated.
- 3.2.3 Common retention is required for street drainage and must be maintained by the Home Owners Association.
- 3.2.4 Equestrian trails/attached pathways are to be integrated with the development for flood irrigated lots.



part 4 Amenities



Open Space
Lighting
Mailboxes

Part 4 – Amenities

As the City's population and job opportunities expand, it is important to offer a wide range of neighborhood open space areas. A key element when providing open space or amenities is to design the neighborhood around the open space and rather than the open space around the neighborhood.

Well-planned, well-designed, and well-maintained open space, go hand in hand with creating sustainable neighborhoods and communities.

The intent of this section is to provide a certain level of "quality of life" and "sense of place" for residents. The City would like to provide existing and new residents to Glendale with an abundance of trees, open spaces, and uncluttered pedestrian ways in addition to other recreational opportunities from pool and lakefront amenities to common gathering areas depending on the type of neighborhood. Various types of amenities provided in developments will promote resident interaction and build a strong sense of neighborhood.

4.1 Open Space

All preliminary plats to be accompanied by a Landscape/Open Space Plan.

- 4.1.1 A minimum of 15% open space is required in medium lot developments. Substantially increase open space in excess of 15% for small lot developments, and provide not less than 10% for large lot developments.
- 4.1.2 The areas that may be included in the calculation of open space include: dedicated park sites, multi-use paths, equestrian and hiking trails, private parks, and swimming pools or water gardens. Perimeter landscape areas used for decorative purposes only adjacent to the right-of-way may not be counted towards the total open space.
- 4.1.3 Open space areas may also include areas used for stormwater retention, but must provide active or passive recreational opportunities as defined in the Manual.
- 4.1.4 Utilize the existing linear open space areas such as Agua Fria, New River, Skunk Creek, Arizona Canal, Grand Canal, and Thunderbird Paseo Park as possible view corridors, connections, and trail systems whenever possible.

- 4.1.5 If golf courses are proposed within a development, the overall area used for the golf course may not account for the total open space in an effort to allow for other amenities within the project boundaries.
- 4.1.6 Show any relationship to the City’s trails, parks, or schools in the area and provide connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- 4.1.7 Active play areas are to be carefully located and designed to ensure safety and compatibility. Useable open space areas that include tot lots and active play equipment should be located “central” to the neighborhood or in each phase of a development if designed as a multi-phased project.



- 4.1.8 Open space areas used for active recreational activities such as tot lots, basketball, volleyball, etc. and the access to them cannot be inundated by storm-water or used for water retention purposes.
- 4.1.9 Design retention areas accordingly to prevent all open space from being used for retention.

- 4.1.10 Design active open space for a variety of activities for all age groups such as: walking, sports, neighborhood events, etc. Amenities should include but not be limited to: Tot lots, sport court, basketball, amphitheaters, tennis courts or volleyball with sand court, barbecue areas with ramadas, cabanas, or gazebos, courtyards with bench seating, fountains, water gardens, pool, or lakes by means of effluent.
- 4.1.11 Integrate bike racks in all passive and active open space areas.
- 4.1.12 Tot lots and other active play equipment to be covered and located adjacent to each other to function as a central activity center. Design active recreational opportunities for all ages adjacent to each other to allow a diverse recreational setting.



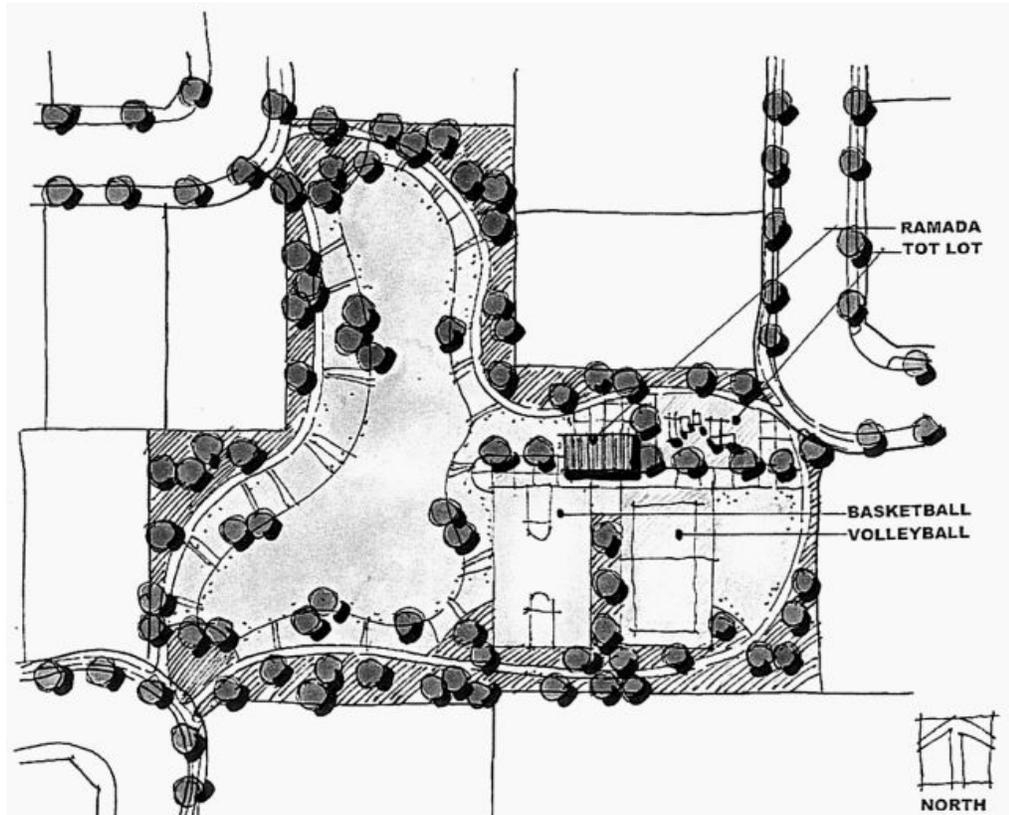
- 4.1.13 Passive open space areas include ground cover or turf with low growing plant and theme trees incorporated throughout with lighting, benches in covered areas to be placed throughout the development to offer restive breaks and views, and drinking fountains with trash receptacles to be maintained by a HOA.



- 4.1.14 Design passive open space areas such as courtyards or gazebos in a central location within the neighborhood to promote a meeting place for residents.



- 4.1.15 Design open space areas toward the main entrance of the neighborhood and open to street view to create focal points and scenic views.

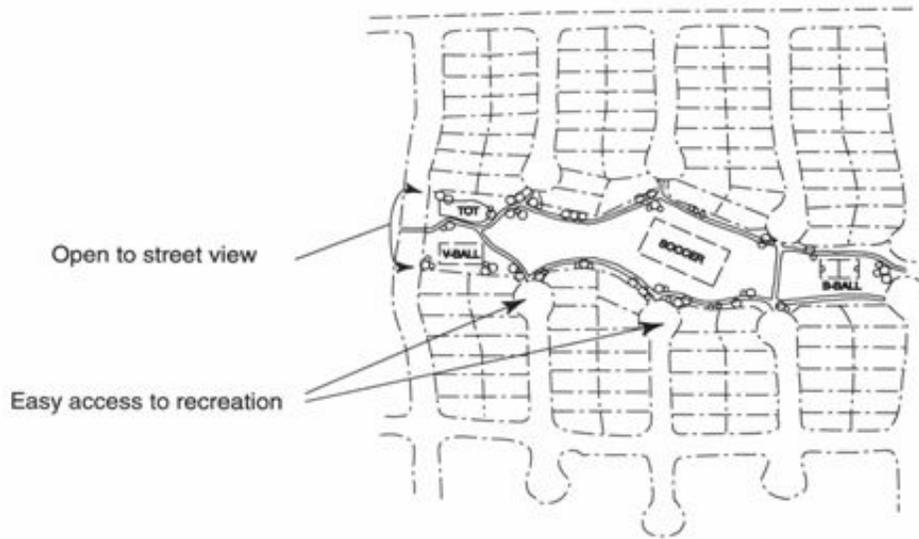




- 4.1.16 Incorporate public art into passive open space areas.
- 4.1.17 Provide a sufficient amount of open space and facilities to match the scale of the development.
- 4.1.18 Integrate pathways with the local street system to maximize access and flexibility of use.



- 4.1.19 To provide connectivity throughout the neighborhood design open space to meander as a greenbelt system.



- 4.1.20 Use view fences on lots adjacent to common areas when they will add to the amenity and improve security. The design of outdoor spaces shall recognize and incorporate views, climate, and the nature of outdoor activities.





- 4.1.21 Increase grade changes in open space areas gradually.
- 4.1.22 Provide turf or a turf equivalent in all areas used as active open space.
- 4.1.23 Decorative theme lighting is to be placed at all pedestrian walkways and active play areas throughout a neighborhood.
- 4.1.24 Cross sections for walkways, trails/paths shall have a minimum overall width of 20 feet with a minimum of 10 feet dedicated to a multi-use path, exclusive of any vehicle and/or landscape areas, and 10-feet (5 feet on each side) dedicated to landscaping directly adjacent to the path.

4.2 Lighting

Lighting in neighborhoods provides both security and aesthetic benefits. A coordinated lighting design can unify and distinguish a neighborhood or community. A thematic streetscape should be designed to include innovative street lamps (in addition to the required City streetlights), street furniture, and pedestrian scale lighting established and maintained by an HOA.

Appropriately located light fixtures will provide for a safe environment in addition to enhancing the character desired within the neighborhood. The following is to be included in all neighborhoods:

- 4.2.1 Standard City of Glendale Street lights in accordance with the City’s Street Light Manual.
- 4.2.2 Theme lighting such as pedestrian lights or bollards.
- 4.2.3 Street-lamps located in the 5-foot landscape border between the street and sidewalk.
- 4.2.4 Lighting at all interior streets, trails, paths, open space areas, active or passive play areas.
- 4.2.5 Continuity of theme lighting with a family of compatible lighting fixtures throughout the entire neighborhood, using accents or highlights only in open areas.
- 4.2.6 Theme light equipment that has an aesthetic relationship to the surrounding residential architecture during daylight hours and compatible with the natural landscape.
- 4.2.7 Streetlights and pedestrian lighting placed at all mailbox locations, and entrance areas.
- 4.2.8 The pull box and streetlight must be located in the right-of-way between the sidewalk and the curb. Street light conduits must be located behind the detached sidewalk in an 8-foot P.U.E.
- 4.2.9 Any private developments with streetlights maintained by an HOA must be in conformance with the City of Glendale Streetlight standards.

4.3 Mailboxes

- 4.3.1 Mailbox designs and locations are to be integrated with the development and used as a meeting place for residents.
- 4.3.2 Streetlights are to be located adjacent to all mailbox locations.
- 4.3.3 The mailbox design shall reflect the same type of building materials as used throughout the development. The location of the mailboxes should not be located at the entrance into the development along a blank wall, but integrated into the theme and character of the neighborhood and located around open space areas. If the mailboxes are located at the perimeter of a development then a kiosk is required for screening purposes.

NOT THIS . . .



OR THIS . . .



BUT THIS . . .





- 4.3.4 Smaller groupings of mailboxes or single mailboxes are encouraged where appropriate, depending on the type of development throughout the local streets.

part 5 House Product Design ▶



Introduction
Design Criteria

Part 5 – House Product Design

Diversity best describes the housing product expected in the City of Glendale. The goal is to include a tremendous range of style and size while achieving architectural continuity within each neighborhood. Each neighborhood is to achieve a unique and superior level of design quality for each house product offered.

New development locating in the historic downtown area, designated infill area, or custom home development areas to adhere to the design theme established in that area.

All requests for zoning, preliminary or final plat are to be accompanied by:

- A minimum of 4 floor plans and 4 distinct and different elevations for each floor plan.
- Developments of 30 lots or less to provide three floor plans and three distinct and different elevations for each floor plan.
- Color and material palette illustrating building materials, paint colors, and finish schemes proposed for the roof, walls, and any other architectural details.

5.1 Design Criteria

This section addresses common issues that define the character and theme of a neighborhood.

5.1.1 Design elements and detailing to be continued completely around the structure with the same importance put on all sides. Such design elements shall include:

- a. Articulation of wall planes, a variety of roof forms, variation in roof heights, and ridgelines, or other architectural treatments.



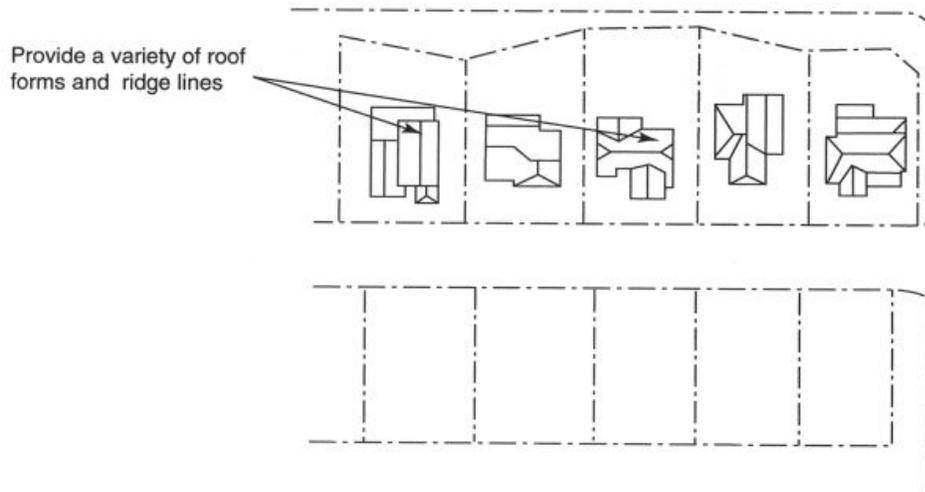
- b. Accent treatments and finishing details such as pop-outs, reveals, and recesses are required around all windows (dual pane) and doors, gable ends and wall expanses on all elevations. Window frames and mullions must be finished with baked enamel paint or anodized.



- c. Garage doors made from sectional metal or high quality wood or equivalent. Window panels are encouraged to be integrated into the design of the garage door.
- d. Pillars, columns, and posts are to be enhanced with stucco and other architectural treatments such as brick or stone veneer.
- e. The main feature, which shall not be the garage door, and to be prominently placed on the elevation either facing the street or at an angle. The inclusion of front porches on

new houses or remodels is encouraged as a symbol of entry.

- 5.1.2 Linear repetitive streetscape appearance and building facades shall be avoided by providing variations between the front elevations.
- 5.1.3 Provide a variety of roof forms and ridgelines.



- 5.1.4 All building materials to be durable and appropriate for their intended use.
- 5.1.5 Colors to relate well to the house and area and be appropriate for the proposed style of architecture.
- 5.1.6 Metal flashing, vents, pipes, electrical panels and other exposed metal must be painted to match the color of the roof or house.
- 5.1.7 Completely screen all ground mounted mechanical equipment behind a fence or gate.
- 5.1.8 Box all fireplace chimneys to avoid exposed metal flutes.
- 5.1.9 Porches, balconies, and/or seating areas on the front of the home are encouraged to be incorporated into the design of the dwelling unit to provide covered area to protect residents from weather, enhance the elevation, provide more depth to the dwelling unit and create a sense of arrival.

THIS . . .



OR THIS . . .



5.1.10 All front entryways to be emphasized, lighted and open. Side entries and doorways are allowed if the door is visible from the street and not behind the garage or living area. Narrow front

porches are not permitted in order to avoid potential safety hazards.

NOT THIS . . .



OR THIS . . .



- 5.1.11 A minimum of one window from the living area of the house on the first floor must be visible from the street.
- 5.1.12 The same front or rear elevations should not be located directly across from one another.
- 5.1.13 Patio covers must be provided as a standard feature and match the architecture of the house and the roof material.
- 5.1.14 Integrated patio covers are encouraged. Columns must be enhanced to match the house such as stucco, brick, or stone veneer. If a flat roof is provided, it must be screened with a parapet or similar treatment.



- 5.1.15 Clay or concrete tile to be used as a roof material.
- 5.1.16 A minimum of two coach lights to be placed at the face of the garage.
- 5.1.17 Accessory buildings to match the architectural style of the principle structure including materials and colors.
- 5.1.18 All return walls must be finished with stucco and paint to match the development.
- 5.1.19 Recessed garages have been addressed in the small and medium lot development expectations under Lot Layout.
- 5.1.20 Garages should not be the dominant feature on the lot but shall be located a minimum of 5 feet back from the entry feature or living area in medium and large lot developments. In small lot developments the garage should be located in excess of the 5-foot requirement.
- 5.1.21 If side entry garages are incorporated into a development with the driveway internal at the front of the house or external on the side of the lot the front facing wall must be architecturally integrated with the design of the home.

- 5.1.22 Courtyard walls a maximum 3' in height in the front yard or side yards adjacent to the driveways to create gathering areas are encouraged.



- 5.1.23 Provide decorative pilasters, molding, cornices, brick stone, masonry or other façade and accent materials to encourage curb appeal.

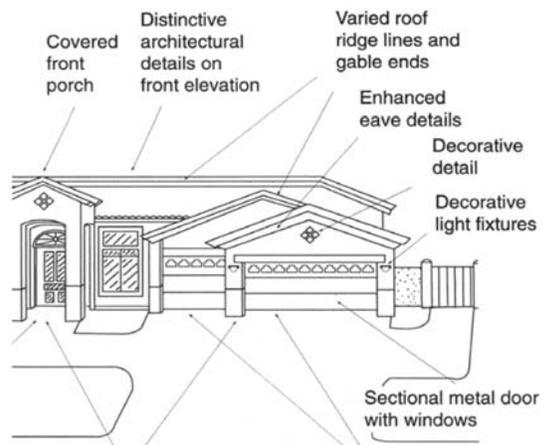


- 5.1.24 Add brick, river rock, natural stone, or masonry to elevations in each neighborhood to add a distinctive finishing touch to the home.
- 5.1.25 Roof mounted mechanical equipment is prohibited.
- 5.1.26 Each home to provide a logical location for the storage of trash receptacles which is fully screened from public view.
- 5.1.27 The location of the house on the lot, windows, orientation, building height and location of on-site open space shall consider preservation of the privacy of adjacent development.
- 5.1.28 Custom homes when developed on large lots, in rural or hillside areas, or within an existing neighborhood without an HOA must take into consideration the design of the existing homes on the adjacent lots, in an effort to provide compatibility within the neighborhood. Custom homes are subject to review and approval of the Planning Department.



part 6

Architectural Design Review



Requirements

porch in front of garage face

Garage face staggered to break up the mass

Part 6 – Architectural Design Review

The Residential Architectural Design Review is intended to apply to all developments with four or more lots in a subdivision. This includes all production home buildings, semi-custom homes, additions, and accessory buildings in all zoning districts. All new dwelling units are subject to the Architectural Design Review and approval by the City for conformance with this Manual prior to obtaining a building permit.

- 6.1.1 All requests for a building permit for a model home or subdivision through the Development Services Center shall accompany the following:
 - a. Narrative and details describing how the House Product Design Expectations and all other expectations pertaining to the dwelling unit have been met.
 - b. Architectural Elevation for each elevation offered.
 - c. Floor plan for each floor plan offered.
 - d. Color and Material Board to include samples of all color schemes and materials offered.
 - e. Landscape board and detail of lot landscaping requirements.
 - f. Setback and Lot Layout Exhibit illustrating the staggering of the front and rear setbacks, and the side yard setbacks.
 - g. A model home complex layout reflecting all house products available, setbacks, parking spaces to include ADA requirements, fencing, etc.

- 6.1.2 Once the model home complex, project landscaping, and fire access is in place and completed the Homebuilder shall contact the Planning Department for a Final Inspection.

- 6.1.3 All phased Master Planned Communities shall complete all landscape, street improvements, and open space areas during each phase of the development and contact the Planning Department for separate inspections.

- 6.1.4 Building Permits will not be issued for additional dwelling units if all on-site and offsite improvements have not been completed at the time of construction. A cash bond posted equal to the amount of work remaining may be considered under the following circumstances:
- a. Water and Sewer hookups are installed,
 - b. Fire protection can be provided,
 - c. Paved roadway surfaces are installed, and
 - d. All street signs and streetlights are installed.

part 7

Multi-Family Development



- Introduction
- Purpose and Intent
- Compatibility with Adjacent Uses
- Open Space and Amenities
- Safety
- Site Planning
- Parking and Driveways
- Pedestrian/Bicycle Circulation
- Signs
- Site Furniture, Lighting and Facilities
- Landscape Architecture
- Building Architecture



Part 7 – Multi-Family Residential

Multi-family residential developments are to respect the scale and character of adjacent residential neighborhoods through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways, noise, lighting, and landscape and buffering.

Building facades to be articulated by using color, arrangement, or change in materials to emphasize the façade elements. The plans of the exterior walls may be varied in height, depth or direction. Extremely long facades to be designed with sufficient building articulation, reveals and landscaping to avoid a monotonous or overpowering institutional appearance.

Exterior site design and landscaping to provide functional recreational spaces and community site amenities (including trailheads, etc). Exterior spaces to be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering and daylight, and to provide a pleasant transition to the street.



7.1 Purpose and Intent

The City of Glendale has a goal of improving the quality of the community's multiple residence developments and to mitigate impacts associated with higher residential densities. Multiple residence developments shall exhibit quality in architectural design, the use of building and landscape materials, and the relationship of buildings to their environment and their neighborhood. The following objectives are to be applied for all new developments:

- a. Create multiple residence projects that are compatible with adjacent neighborhoods.
- b. Provide attractive and functional living spaces for residents.
- c. Provide living environments that incorporate the principles of safety in their environmental design.
- d. Provide amenities that make a multiple residence development a fully functional residential community.
- e. Encourage multiple residence projects built with quality materials that will physically endure and ensure a positive long-term living environment for residents.

The Manual is to be used in conjunction with the Glendale Zoning Ordinance development standards and the Engineering Design and Construction Standards to evaluate multiple residence development proposals during the design review process. Multiple residence developments are defined as those of a density range of 8 or more dwelling units per acre, and include town homes, patio homes, condominiums, duplexes, and apartments, typically found in the R-2, R-3, R-4, and R-5 zoning districts. Developments of this type are characterized by attached units (shared walls), common open spaces, and common recreational areas.

The expectations presented here are purposefully general in nature, and avoid dictating any specific design treatments or establishing any one specific design theme. Creativity and design expertise lie more appropriately in the private sector, and the proper role for the City is to ensure fair application of these design expectations and to insure that the community standards for quality development are achieved. The Manual is not absolute, nor is it intended to apply equally, in formulaic fashion, to every project, and it should be noted that not all of these expectations will apply to every project. For example, some of these expectations describe situations, which may apply only to large apartment projects and will clearly not be applicable to a small

townhouse development. The overall intent of designing quality developments remains, regardless of project type, size, or location.

In applying the Manual, it will be the responsibility of the developer to justify why a particular expectation does not apply in a specific case and to show why the guideline will not result in a better quality development. The City will recognize that certain sites present limitations. Due to the potential for site limitations, some design features may need to be traded off to obtain other design features that are compatible with the limitations of the site. Such questions of applicability will be resolved through the normal design review process.



7.2 Compatibility with Adjacent Uses

The design of a quality multiple residence development must be evaluated in the context of the surrounding neighborhood. The most significant compatibility concerns occur when multiple residence developments are built near single residence neighborhoods. Effects of the development on neighboring uses must be considered, along with potential impacts of existing uses on the multiple residence development. The following expectations help insure that a multiple residence development promotes a functional and compatible relationship with adjacent land uses, incorporating provisions, which assure mutual compatibility.

- 7.2.1 All building setbacks to conform to the appropriate zoning district. The minimum setbacks are determined by the zoning of the project but there may be particular situations where larger setbacks are needed to ensure compatibility with the adjacent use or surrounding neighborhood.
- 7.2.2 Put open space and retention areas next to lower intensity uses in order to increase building separations. Increase landscape buffers along the perimeter to allow larger buffer areas between parked vehicles and the property line.
- 7.2.3 Locate building heights and masses according to the intensity of the adjacent use. Shorter buildings with smaller footprints should be sited near lower intensity uses; and taller, more massive buildings located near higher intensity uses.
- 7.2.4 Landscape the areas between the development and adjacent uses to help mitigate impacts, particularly any potential visual intrusion on the private outdoor space of adjacent backyards. Landscape materials must be of a size, type, and height to visually separate the development from private outdoor areas. Large, evergreen trees planted close together are the key component of such landscaping.
- 7.2.5 A minimum of 8-foot high perimeter walls to separate and screen projects from adjacent lower density or less intense developments, particularly single family residence neighborhoods.
- 7.2.6 Each multiple residence project to have its own identity. A street, landscaped area, or other defining edge, to help create a separate project identity should separate adjacent land uses. A

consistent design theme or concept must be established and used throughout the entire development.

- 7.2.7 On-site vehicular circulation patterns should guide traffic away from local streets and onto collector and arterial streets. Direct vehicular access from multiple residence developments to local neighborhood streets to be avoided. Where it is necessary to do so in order to provide adequate safe access for residents or for emergency vehicle access, access should be restricted to the minimum necessary.
- 7.2.8 Design windows and balconies so they do not visually intrude on the private outdoor space of adjacent backyards. Orient buildings so any views to nearby private open spaces are minimal and, when they do occur, insure that they are indirect.
- 7.2.9 Locate components of the development which generate noise (such as active recreation areas, trash dumpsters, maintenance buildings, and car washes), where they will not disturb adjacent uses.
- 7.2.10 Provide safe, convenient, and attractive pedestrian links between the development and adjacent uses likely to be frequented by residents. Where appropriate, walkways are to be interconnected with adjacent developments, open spaces, tot lots or parks, and to public facilities such as bus stops, schools, and walkways along collector or arterial streets.
- 7.2.11 Using features, which absorb or deflect sound, should minimize noise generated by adjacent uses (such as major streets) and by using building configurations and architectural details, which limit the intrusion and amplification of noise. Masonry walls, earth berms, water features, and the use of noise resistant windows are examples of these techniques.
- 7.2.12 Design parking lot and other on-site lighting so it does not shine on adjacent uses.

7.3 Open Space and Amenities

On-site amenities and open spaces are critical to providing a quality living environment and a sense of community for a multiple residence project and can help create aspects of a neighborhood similar to that provided by single residence development.

- 7.3.1 Thirty percent of the site area of any multi-residence development must be common open space (exclusive of any parking or drive areas).
- 7.3.2 Private open space in the form of balconies or patios must be provided for each residential unit. The minimum area per unit is provided in the Glendale Zoning Ordinance.
- 7.3.3 Each project should provide recreation areas to serve the residents. The facilities provided in these areas will vary, depending on the tenant mix expected/desired by the developer, but facilities must be provided throughout the project and have a functional relationship to the buildings and individual units in the development:
 - a. If children will be expected to live in a development, tot lots or playgrounds to be provided with the exception of property zoned (SCO) Senior Citizen Overlay District. Retention basins may be included in these areas, provided that pre-school play equipment is located outside the flood basin.
 - b. Barbecue grills, ramadas, and benches are to be provided in open spaces designed for recreation and/or picnicking. Barbecue grills should be located away from windows and doors to prevent smoke from bothering adjacent residents.
 - c. Provide community recreation facilities such as swimming pool(s), hot tubs/spas, volleyball, basketball, racquetball or tennis courts, and recreation room/clubhouse.
- 7.3.4 Washers and dryers are required to be placed in each individual dwelling unit. Common laundry room facilities are discouraged.
- 7.3.5 Garages are encouraged and may be attached or detached. Complexes larger than 150 dwelling units are required to provide garages for 25% of the required parking.
- 7.3.6 Storage/utility rooms are encouraged in all dwelling units.
- 7.3.7 Provide cable/internet hookups, ceiling fans, and community meeting spaces in all developments.

7.4 Safety

Providing a safe and secure environment is as important in multiple-residence developments as in the rest of the community. The design of a multiple-residence project can have a significant impact on the safety and security of its residents and the adjacent neighborhoods. Multiple-residence developments have some unique safety concerns due to factors such as higher densities, more transient residents, and the fact that residents are often renters rather than owners. It is important that the following principles of safety are incorporated in the design of multiple-residence projects.

- 7.4.1 Provide a specific layout of the overall complex to the Police Department for emergency purposes and accessibility.
- 7.4.2 Developments with guarded or card-operated entry gates are encouraged. Security guards are encouraged.
- 7.4.3 Proper site design can encourage safety in the following ways:
 - a. Create a sense of place by arranging buildings in a logical manner that allows people to find their way around easily. A confusing array of unrelated buildings does not foster a sense of neighborhood or community.
 - b. Design common open spaces so that they invite use by residents. Open spaces frequented by people are less likely to attract criminal activity.
 - c. Design public areas such as parking lots, mailboxes, tot lots, and sport courts to be easily seen by residents. Walkways should be visible as well. Hiding or isolating these public areas encourages criminal behavior.
- 7.4.4 Doors are important features in creating safe dwelling units:
 - a. Use solid exterior doors (including storage area doors) with deadbolt locks.
 - b. Reinforce the strike plate on exterior doors to make it more difficult to pry doors open.
 - c. Use peepholes on all front doors.
 - d. Include locking mechanisms with all arcadia doors.
- 7.4.5 Use good quality windows that will resist being popped out and that have good, positive locks.

- 7.4.6 Allow enough distance between stairways and balconies to discourage burglars from jumping from stairs to balconies and entering units through patio doors.
- 7.4.7 Lighting is very important in creating safe multiple residence projects. Lighting design should adhere to the following criteria:
 - a. Walkways and open areas should be well lit so as to minimize shadows and hiding places, but not overlit so as to glare harshly or disturb residents. Particular care should be taken in lighting parking areas and underneath parking covers.
 - b. Use fixtures that resist vandalism.
 - c. Insure that doorways and entry alcoves or courts are well lit so they do not provide hiding places.
- 7.4.8 Use built-in street furniture (seating, trash receptacles, lights, etc) where possible to reduce vandalism and theft. Ensure that playground equipment is solidly anchored to the ground.
- 7.4.9 Providing home security systems is encouraged, but not required.

7.5 Site Planning

Good site planning is critical to achieving quality multiple residence developments. The relationships of buildings, access drives, parking, open spaces, and site amenities to one another are basic to creating most of the features of a good neighborhood environment. Privacy, attractive and usable open spaces, a good relationship between public and private spaces, safe and efficient driveways and parking areas, and an attractive and logical pedestrian circulation system are the objectives of good multiple-residence site planning.

- 7.5.1 Buildings will be arranged on the site to meet the following criteria:
 - a. Provide interest to the “street scene” within the development and give as open a feel as possible to the site by angling buildings to one another and offsetting them from one another in plan.
 - b. Create a sense of place by relating buildings to each other and to adjacent open space.
 - c. Provide a variety of open spaces of different sizes and shapes that perform different functions on the site;

including contiguous areas large enough to be used for recreation (both active and passive), semi-protected areas suitable for conversation and people-watching, and more intimate spaces such as niches and alcoves.

- d. Separate balconies and patios on adjacent buildings from one another to ensure the privacy of these spaces.

7.5.2 Where buildings are located along arterial streets provide a building setback a minimum of 1:1 foot for every 1-foot of building height.

7.5.3 Separation between buildings should be equal to the height of the tallest building, no less than 20 feet apart in order to provide adequate light and air, quality open spaces, and reduce noise transmission and “echoing” between buildings. This is a basic guideline, and there may be situations where the quality of open spaces on the site is improved by reducing this distance. Reducing the required building separation will be considered when it achieves one of the following objectives:

- a. Creating larger, more usable open spaces in another part of the site. Creating open space must not be done at the expense of building crowding.
- b. Creating private, protected, and intimate semi-public spaces such as gardens, arbors, and courtyards around which dwelling entries are grouped. Closely spaced buildings can provide the sheltering and space definition that these “outdoor rooms” require.

7.5.4 Design projects so there are entry features viewed from the street into the project.

7.5.5 Create viewpoints within the projects to take advantage of a clubhouse and other amenity areas. Amenities should not be so close to major streets that the quality of the amenity or the privacy of the residents is affected by the proximity of pedestrian or vehicular traffic.

7.6 Parking and Driveways

7.6.1 Long, uninterrupted rows of parking should be avoided. Visually break up parking areas by using the following techniques:

- a. Landscape islands.
- b. Curving and turning the parking drives.

- c. Breaking up large parking areas into several smaller parking areas.
- 7.6.2 Drives should end in focal points. These will typically consist of, landscaped areas, fountains, interesting building views, or other features that present a pleasing view. Drives should not end in views of trash dumpsters, storage areas, or parked cars.
- 7.6.3 Parking areas should be screened from the street with masonry screen-walls and/or landscaped berms.
- 7.6.4 The majority of resident parking spaces should be located within 200 feet of the unit to which it's dedicated.
- 7.6.5 Unenclosed parking spaces should not be closer than 15 feet to any unit door, window, patio, or entry, unless it is fully buffered through architectural design, landscaping, or screen-wall.
- 7.6.6 At least one covered parking space should be provided for each unit. Garages integrated into residential buildings are encouraged.
- 7.6.7 Provide covered parking for all spaces. No more than 10 parking spaces should be covered by one span of structure(s) without a break. Breaks between structures can consist of uncovered spaces and/or landscaped planters. Breaks should be a minimum of 2 spaces wide if uncovered parking, and 15 feet wide if a landscape planter. The same spacing requirements for locating parking structures apply to garages, as overly long rows of garages can have a detrimental effect on the look of a parking area.
- 7.6.8 Parking space covers or garages are typically not allowed along perimeter streets. There are situations however, where putting parking along the street furthers other site objectives, such as allowing buildings to be moved further into the interior of the site, or opening up the site to allow larger, more continuous internal open spaces. When other design objectives are achieved by putting covered parking along a major street, the parking structures may be allowed, but must be designed to blend in and disappear from street view as much as possible. This is accomplished by using the following techniques:
- a. Breaking up the length of canopies/garages. No more than 10 parking spaces should be covered by one structure without a break.

- b. Using berms, dense landscaping, screenwalls, and planters to screen the structures from the street.
- c. Lowering the parking elevation in relation to the street.

7.7 Entries

Special design consideration shall be given to project entry points. Main entries must be a major feature of the development and include landscaping and signage that identify it as a main arrival point. The use of entry gates and guard kiosks is highly encouraged. Secondary entries need not be as elaborate as the main entries, but must use some of the same design elements as the main entry. Entries will meet the following criteria:

- 7.7.1 Entries will have a landscaped median(s) or other significant landscape or hardscape feature(s), such as sculpture or water features.
- 7.7.2 The initial parking area or intersecting driveway encountered upon entering the project will be sufficient to allow space to enhance the entry and allow for safe traffic, pedestrian, and bicycle movements.
- 7.7.3 Buildings on either side of the main entry must be set back from the entry drive. Buildings along minor entries must also be set back. The purpose of the setbacks is to make an entry statement and to protect residents from noise generated by vehicular traffic.



7.8 Pedestrian/Bicycle Circulation

- 7.8.1 Provide a system of attractive pedestrian ways, which link the various components of the development with each other and connect the site's pedestrian system with adjacent developments and public sidewalks.
- 7.8.2 Pedestrian circulation within the project should be characterized by a hierarchy of walkways classified in much the same way streets are classified; with local walkways taking pedestrians from individual units to collector walkways, and collector walkways connecting buildings to other buildings, recreation facilities, parking, and public streets. The walkway system must meet the following criteria:
- a. The location of walkways will minimize potential conflict points between pedestrians and vehicles, with the circulation route designed to reduce the number of places pedestrians must cross streets and drives. Where crossings occur, use textured material such as pavers or patterned concrete to emphasize the pedestrian crossing. Textured paving must comply with Americans with Disabilities Act (ADA) requirements.
 - b. The environment pedestrians pass through should be pleasing, incorporating landscaping, shade, and interesting visual features. The walkway itself should be constructed of materials rich in texture that complement the rest of the development, such as brick, pavers, and patterned or textured concrete.
 - c. Locate walkways so passing pedestrians will not visually intrude on the private spaces of adjacent dwellings. Collector walkways should be located a minimum of 12 feet away from ground floor windows; local walkways should be a minimum of 8 feet away.
 - d. Local walkways/sidewalks should be a minimum of 4 feet wide. Collector walkways should be a minimum of 5 feet wide.
 - e. Walkways should be set back from curb a minimum of 5 feet for local and collector street with a landscape buffer.
 - f. Multi-use paths are required to be a minimum of 10-feet in width.
- 7.8.3 Provide bikeways as part of the street cross-section on collector streets that are interconnected with open spaces, public facilities, and other bikeways along collector and arterial

streets. Bikeways must be consistent with the Bicycle Plan of the City of Glendale.

7.9 Signs

7.9.1 All signage must be in character with the development. Design, materials, and details of signs must be compatible with building architecture.

7.9.2 Project identification/entry signage must be integrated with screen walls and landscaping. Wall signage is preferable, but well designed, well-integrated monument signs are acceptable. Signs shall consist of individual dimensional letters. Wall mounted sign cabinets are not permitted.



7.9.3 Sign illumination may be from an external or internal source, but all external lighting will be designed to be an integral part of the signage. Ground-mounted lights must blend with building and landscaping. The appearance of sign-mounted lights must add to the overall quality of the signage, not detract from it.

7.9.4 Directory signs must be located so as to be easily read from vehicles arriving on the site and must comply with all Fire Department criteria. They must also meet the following criteria:

- a. Locate directory signs so they are not visible from off-site.
- b. Integrate directory signs into the architecture and landscape of the project.

7.9.5 Provide on-site directional signs and building identification signs as necessary to allow emergency personnel, visitors, and delivery services to locate buildings and units.

7.10 Site Furniture, Lighting and Facilities

7.10.1 The design and quality of site details, such as street furniture, trash receptacles, lighting standards, mailboxes, and bus shelters are important to the overall quality of a multiple residence development. These features must be designed as an integral part of the project, not added as an afterthought. Site details must meet the following criteria:

- a. Incorporate items such as mailboxes, seating, and lights into buildings, screenwalls, and other structures where appropriate.
- b. Locate benches and seatwalls to take advantage of open spaces, shade, and views.
- c. Locate trash receptacles where they will see the most use, such as in seating areas, play areas, and mail kiosks.

7.10.2 Lighting design should enhance the quality of the development. Parking areas, walkways and entries should be adequately lit at night to assure safety and security, taking care not to over-light or produce glare that will be annoying to residents. Use lighting to enhance entries and buildings and to highlight special landscape or hardscape features.

7.10.3 Light fixtures should have a common design compatible with the architectural design of the project. All light fixtures must comply with the City of Glendale Outdoor Light Control Ordinance.

7.10.4 Provide sufficient lighting in pedestrian, open space, and parking areas to address security issues.

7.11 Refuse Facilities

7.11.1 Trash dumpster enclosures must be located and designed to be consistent with the City's design expectations for sanitation facilities.

- 7.11.2 Dumpster enclosures must meet the following expectations:
- a. A 6-foot masonry wall and a gate must enclose all dumpsters. The design of the wall and gate must be consistent with buildings and screenwalls in the development.
 - b. Dumpsters should be located away from adjacent residential uses and a minimum of 25 feet from residential buildings within the project.
 - c. Avoid placing dumpsters at the end of drives so they don't become the focal point of the drive.
 - d. Trash enclosures to be located in areas where landscaping can be provided on all three sides.

7.12 Landscape Architecture

Landscaping should help accentuate the architectural features of the site, define and shelter open spaces, provide privacy and security, and generally add to the overall character of the project. Landscaping is also critical to a high quality street scene and providing adequate screening between uses and structures.

- 7.12.1 Landscape areas and quantities must be consistent with the Landscape Ordinance of the City of Glendale.
- 7.12.2 A strong landscape theme should be developed for the project. A variety of landscape materials should be used, but they should be within a cohesive plant palette. Plant materials should be compatible with the color, texture, and scale of buildings and established landscaping on streets and in the surrounding neighborhood.
- 7.12.3 Landscaping should provide a lush, shady interior to the project and should avoid large expanses of decomposed granite with few plants. The use of turf is encouraged in active open spaces. Orient plant material to take advantage of winter sun and include seasonal color in plantings.
- 7.12.4 Landscaping in parking areas and driveways is encouraged to break up expanses of asphalt and provide shade for vehicles.
- 7.12.5 Perimeter landscape buffers on parcels zoned R-3, R-4, and R-5 shall be a minimum of 25 feet.

7.13 Screenwalls

Screenwalls are to be constructed on-site of masonry, 8 inches wide or more. Pre-fab walls, chain link, or wood fences are prohibited. Screenwalls must meet the following criteria:

- 7.13.1 Screenwalls are to be of appropriate heights for their specific function, typically 6 to 8 feet when used on property lines and 3 to 4 feet when used for parking screening.
- 7.13.2 All walls are to use materials, colors, and details consistent with the main structures.
- 7.13.3 Walls are to be stuccoed and painted or use high quality masonry designed to be used without additional finish. Inlays, material or color accents, capping, pilasters, texturing, wrought iron panels, planters, or other details are encouraged to add interest and richness to the wall.
- 7.13.4 Long stretches of wall should be given shadow and depth by staggering, using projections and recesses, and using landscape planters against the wall.
- 7.13.5 A free-standing perimeter wall which doesn't end at a building or another wall will return, step down to the ground, end in a pilaster or monument, or have its end screened with landscaping.

7.14 Grading and Landforms

- 7.14.1 Add interest to open spaces and building locations by using changes in site elevation. Where these don't exist naturally, create them through grading, cutting, and filling the site. Do not increase building elevations in areas adjacent to single-residence neighborhoods where the privacy of adjacent residents would be impacted.
- 7.14.2 Stormwater retention to be spread throughout the development as much as possible. Basins will be designed according to the standards in the City of Glendale Engineering Design and Construction Standards. Stormwater retention is not allowed on parking areas, driveways, or in the right of way.

7.15 Building Architecture

The design of the buildings in multiple residence developments must not only be appropriate to regional architecture and climate, but provide a high-quality living environment for residents; one that combines privacy and convenience with a sense of neighborhood. While personal preferences in style and design will always exist, there are underlying fundamentals of good architectural design that must be followed.

Building Elevations

- 7.15.1 Avoid the repetitive use of a single building configuration and repetition in building facades. There should be a rhythm to building elevations which adds unity and interest without becoming monotonous.
- 7.15.2 The proportions and details of building components and materials must reflect a residential character. Particularly on the ground floor level, use-building features of a human scale, sized for their function.
- 7.15.3 Reduce the scale of a building by visually dividing it and giving character to the individual units within it. This is accomplished by doing part or all of the following:
 - a. Varying building heights.
 - b. Limiting the number of dwellings in a single building footprint to 12 units.
 - c. Using offsets in wall planes on all elevations to create visual interest and avoid flat walls.
 - d. Adding interest to the roofline by using offsets, stepping the roof elements, and using a variety of treatments (parapets, hips, gables, mansards, etc).Featuring patios, balconies, and a strong fenestration in the building elevations.
 - e. Using architectural details on cornices, handrails, or parapet edges.
- 7.15.4 Individual unit entries cannot open out directly on to public spaces, parking lots, collector walkways, or streets. Recessing doorways back into the building achieves unit individuality. Arches, gateways, entry courts, and roof forms can be used to shelter doorways and foster a sense of arrival. Entries should be covered and private, yet visible for safety.

- 7.15.5 Treatment of stairways is important to the appearance of multi-story buildings. Stairs must be designed according to the following techniques:
- a. Freestanding stairways cannot make a straight run from upper floors to the ground, they must have a landing(s) and make a right-angle turn(s). Balusters and banisters of stairways are to consist of a mix of detailing. Stairs that are well recessed into buildings and are largely hidden from view may be left open, if doing so allows the entry/courtyard area to remain more open and airy.
 - b. Stairways should be built into courtyards and entry areas and not simply hung off the sides of buildings.
 - c. Detail stairways by using insets, reveals, decorative tile or stucco texturing, decorative handrails, newel posts, etc.
- 7.15.6 All balconies and patios should be covered to shade them and protect them from weather. All patios must be enclosed by screenwalls to separate them from the public spaces adjacent to them and patios of units next door. Balconies must be separated from adjacent balconies by walls of the same design and construction as the building. Solid walls or open structures may enclose the open sides of balconies, but materials must be compatible with the buildings.
- 7.15.7 Patio covers should be integrated into buildings. Flat patio roofs will be screened with a parapet wall. Supports must be masonry or stuccoed and painted wood structures. No exposed wood posts or metal pipes.
- 7.15.8 Place windows to provide light into the living spaces from as many directions as possible.
- 7.15.9 Use clerestory windows, glass block, or other similar methods when providing privacy are an issue.
- 7.15.10 Recessing, using pop-outs or projections, or shadow boxes, planter boxes, sills, awnings (using materials that can withstand sun exposure), or shutters must accent windows. Window frames and mullions must be finished with baked enamel paint or anodized. Features such as accent trim, divided windows, and rectangular or round openings are encouraged.

- 7.15.11 Blank walls to be avoided. All walls should be given shadow and depth by articulating them, using projections and recesses, and using features such as planters and fountains to break up the expanse of blank wall. In no case should the length of blank walls exceed 50 feet.
- 7.15.12 All mechanical equipment, regardless of location, must be screened from view, using the following techniques:
- a. Rooftop equipment must be hidden behind parapets or other structures designed into the building.
 - b. Ground-mounted equipment such as exterior transformers, utility pads, satellite earth station, cable TV, and telephone boxes will be installed out of view or screened with a combination of walls and landscape.
 - c. Mechanical control equipment and meters will be internal or ground-mounted and screened with walls, enclosures, or landscaping.
- 7.15.13 Parking covers and detached garages must be designed to be compatible with other project buildings:
- a. They should be constructed of durable materials (no exposed wood or plastics). Parking covers and garages should be the minimum height necessary to perform their function.
 - b. Parking covers should be constructed with fascias, parapets, recessed lights, and other details that give a finished look. Garages should repeat details of the main buildings in their design, and treat all sides of the buildings, which are visible.
 - c. Colors should match colors used on the main buildings.
 - d. All garages will have closed doors.
- 7.15.14 Where separate structures are necessary for accessory uses, they must be of materials, design, and colors compatible with the main buildings.

Materials and Colors

- 7.15.15 Building materials and color selection should be kept simple and consistent throughout the development. The project should blend and complement the surrounding area, not stand out. Using contrasting materials and colors as accents are encouraged, but the basic palette should be simple and

relatively unobtrusive. Materials must be durable and appropriate for the climate. Stucco, stone, and masonry are primary building materials, with clay or concrete tiles (or equivalents) used as roof materials.

- 7.15.16 Chimneys must be constructed of the same materials and textures used in the building. Exposed flues are prohibited.

part 8 Appendix ►

Submittal Requirement Checklist
Subdivision Model Home
Complex Requirements
Acknowledgements



Part 8 – Appendix

8.1 Submittal Requirement Checklist

The City has provided this checklist and guide to assist applicants in the preparation and submittal of an application to rezone property to Residential Developments within the City of Glendale. Additional information can be obtained from the Glendale General Plan, Zoning Ordinance, and the Subdivision and Minor Land Division Ordinance.

In an effort to obtain school district input early in the process, all land use applicants are required to send a copy of the plan and meet with the appropriate school district representative prior to submittal of the application with the City. Upon submittal of the application, the City will send a copy of the request to the School District for formal comments.

Rezoning requests submitted to the Planning Department should include all the information listed below. Rezoning applications will not be accepted until all the following information is provided. All narrative information shall be provided on 8½” x 11” paper. All full size plans must be folded to approximately 9” x 12” and 15 copies of each element/provided.

All rezoning applications shall contain the following:

- a. Application for Rezone.
- b. Applicable Fee.
- c. Narrative Statement.
- d. Legal description of the parcel to be rezoned, including all adjacent half street right of ways.
- e. Vicinity Map.
- f. Existing Conditions Map indicating adjacent zoning districts, streets, and land uses within 150’ of the site.
- g. Traffic Study if applicable.
- h. ALTA Survey.
- i. PRD Report and Plans (table of contents “example” is provided).
- j. House Products and Design Standards.
- k. Citizen Participation plan with adjacent property owner list to include the recommended notification area and 2 sets of mailing labels.
- l. Letter addressed to the appropriate school district explaining the project.

The Narrative shall include:

- a. The type of development and uses proposed by this rezoning request.
- b. Whether the proposal is consistent with the existing General Plan Land Use Map, goals, policies, and objectives of General Plan 2025.
- c. The Compatibility with the surrounding land use and zoning patterns.
- d. Describe any unique design considerations of the PRD beyond the zoning ordinance requirements or the Single Family Residential Guidelines.
- e. Why the property as zoned is not suitable for the uses allowed under the current zoning?
- f. How the proposed project meets the PRD Findings.

8.2 Subdivision Model Home Complex Requirements

A model home complex may be provided in conjunction with residential subdivisions or Architectural Design Review subject to the following requirements:

- 8.2.1. The complex is used only to market homes being built in the subdivision in which it is located. No off-site sales are allowed. Use Permit is needed for off-site sales.
- 8.2.2. A model home complex plan is required which contains information as required by the Planning Director. The Planning Director shall review and approved the plan prior to the issuance of building permits or models.
- 8.2.3. Prior to occupancy as a single-family residence, all model homes must conform to all provisions of this ordinance and any temporary parking, office, lighting, fencing, or other similar improvements shall be removed.
- 8.2.4. The model home complex plan shall be submitted in conjunction with house product plans for the subject subdivision and shall include the following plan information:
 - a. The plan shall be drawn to scale and sheet size shall be no greater than 24"x36" not less than 11" x 17".
 - b. The subdivision name, homebuilder/developer name, north arrow, scale, and date of plan preparation.

- c. Property boundaries, dimensions, street names, lot numbers, house address, house plan model number and elevation (example 2440 B), and building setback lines as approved on the recorded final plat.
- d. Adjacent street right-of-way width and sidewalk and driveway locations and widths.
- e. Proposed customer/employee parking areas and surface materials to provide dust-and weed-free conditions. One paved handicapped space with paved access to the model complex shall be provided.
- f. Dimension and location of all landscaped areas and general landscape concepts which include shade, accent , berms, and screening, etc.
- g. Location and height of all perimeter walls, screen walls, and gates. Identify all wall materials (stucco finish, split face, veneer edgestone, decorative pilaster, etc).
- h. Location and height of wrought iron trap fences (maximum 36" height).
- i. On-site advertising signs and flagpole locations (maximum 25' height).
- j. Location of existing adjacent fire hydrants within 300'.
- k. Location and type of all on-site lighting.

8.3 Acknowledgements

The Glendale Planning Department utilized various organizations and Departments for input and information in the preparation of this document and would like to take the time to thank them for their efforts in assisting us in providing you with a document that will guide all future development in the City.

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