

Chapter 3 – Multi-Family Residential

1. Introduction

The multi-family design guidelines are intended to promote quality developments and to provide a pleasant residential environment within the context of higher density.



Multi-family residential development

Multi-family buildings in Goodyear should contribute to the sense of community by carefully relating to the scale and form of adjacent properties, and by designing street frontages that create architectural and landscape interest for the pedestrian and neighboring residents. As defined for purposes of this section, multi-family includes all “attached” dwelling units, including duplexes, cluster townhomes, and attached court homes, are considered multi-family units. Apartment complexes, detached and attached single-family units within the MF-12 Zoning District are also included as multi-family.

2. Site Design

Intent: To promote multi-family developments that enhance and reinforce the broader neighborhood context in terms of circulation, access and landscaping, and, within an individual multi-family development to establish a human scale and a distinct project identity in the manner in which buildings are arranged

(See also the City of Goodyear Parks and Recreation Master Plan for policies related to open space in and around multifamily developments.)

A. Site Layout and Orientation

- || New multi-family residential development should respect the development in the immediate area through the use of setbacks, complimentary building arrangements and avoidance of overwhelming building scale and visual obstructions to views.

- Clustering of multi-family units should be a consistent site-planning element. Large projects should be broken up into clustered groups of structures.



The multi-family residential development in the background does not complement the building scale of structures in the foreground.

- Buildings should be generally oriented parallel to streets with varying setbacks to provide visual interest and varying shadow patterns.
- Buildings should be oriented to promote privacy from other units to the greatest extent possible.

B. Access and Circulation

Intent: To promote an integrated and clearly understandable hierarchical network of circulation systems within a multi-family project and which connects with the neighborhood at large

- Site design shall encourage alternative modes of transportation. Such design considerations include connections to existing off-site trails/paths and bikeways, bicycle parking and storage areas and designs facilitating the use of mass transit.
- All multi-family developments should incorporate pedestrian connections to adjoining residential and commercial developments, roadways, schools, open space areas and other compatible land use facilities where appropriate.



All multi-family developments should incorporate pedestrian connections to adjoining residential and commercial developments.

- ❖ The on-site pedestrian circulation system shall link the various site amenities and components that are available (i.e. parking fields, play areas, clubhouse, pools, recreation center, refuse enclosures, etc.). The circulation system shall incorporate regular and evenly distributed placement of shaded, well-lit bench seating and other pedestrian refuge areas.
- ❖ Decorative materials should be used to clearly delineate pedestrian walkways. The use of hardscaping (i.e. cement sidewalk, pavers, etc.) for walkways is required. Pedestrian walkways and paths traversing on-site vehicle drive aisles should be distinguished with an alternative hardscape material such as, pavers, patterned, stamped or colored concrete.
- ❖ Gates are not required. If gates are utilized at entries to multi-family developments they should be attractively designed as an important architectural feature of the building or complex.



An attractively designed pedestrian entry gate

C. Parking Areas

Intent: To provide parking in a multi-family development that is subordinate to building and landscape designs and that supports a walkable, pedestrian-friendly setting

- || Multi-family residential parking areas shall be divided into a series of connected smaller parking courts. Parking courts should be separated from each other by dwelling units, garages, or by a landscaped buffer not less than 15 feet wide. Parking courts should be treated as an important public space whose character is clearly and coherently delineated by landscaping, lighting, building massing, and pedestrian/vehicular circulation.
- || Interior landscape islands shall be provided between parking spaces, at a rate of one per every 12 parking spaces, to avoid long rows of non-shaded parked cars. The planting islands shall be a minimum of 160 square feet (8' by 20') and be protected by a 6-inch high curb on all sides.



An interior parking court should be treated as an important public space whose character is clearly and coherently delineated by landscaping, lighting, building massing, and pedestrian/vehicular circulation.

- || Carports and detached garages shall be designed as an integral part of the architecture of projects. They should be similar in material, color, and detail to the buildings of a development. Flat metal roofs are prohibited, unless they are articulated to contain similar elements found in the buildings they serve.
- || Where garages are utilized, garage doors should appear set into walls rather than flush with the exterior wall. Garage doors should be architecturally styled to match the architecture of the buildings on which they are located.



Carports shall be designed as an integral part of the project.

D. Project Entries

- ⌘ Vehicular entries provide a good opportunity to introduce and identify multi-family developments. The site entry should be treated with special landscape elements that will give individual identity to the project (i.e. specimen trees, shrubs, flowering plants, etc.). Special entry features, such as entrance paving, ornamental landscaping, landscaped medians, architectural monuments, decorative walls, signs, and/or enhanced paving, specialty lighting and any other entry features should be incorporated into the primary themed entry as accent features.
- ⌘ The main site entry design should incorporate rough-textured concrete, textured paving, or interlocking pavers to delineate the site.



The site entry should be treated with special landscape elements that give individual identity to the project.



Examples of special entry features including pavers and colored concrete

E. Crime Prevention Through Environmental Design (CPTED)

- || Building entrances should be accentuated by architectural elements, lighting and/or landscaping. All doors that open to the outside should be well lit and visible from the street, parking area or neighboring units.
- || Parking areas, pedestrian walkways, elevators, stairwells and recreation areas should be well lit and visible from a multitude of windows and doors.
- || Refuse enclosures and other similar structures should not create blind spots or hiding areas.
- || Buildings should be sited so that the windows and doors of one unit are visible from another. All four facades should have windows.
- || Landscape design should not preclude visibility or surveillance capabilities to common areas and units.
- || For safety purposes, exterior doors should be designed with a solid core, peep holes, deadbolt locks and reinforced with strike plates.
- || Cacti, ocotillo, and other similar plant types that discourage pedestrian movement or vandalism should be placed adjacent to long, remote expanses of perimeter walls where appropriate.

- ‖ All areas including pedestrian walkways/paths, active play areas and open space shall be adequately lighted and designed to assure safety and security. All lighting shall be properly shielded from adjacent properties.
- ‖ Common open spaces should be conveniently located for the majority of units. Children’s play areas should be visible from as many units as possible.

F. Open Space

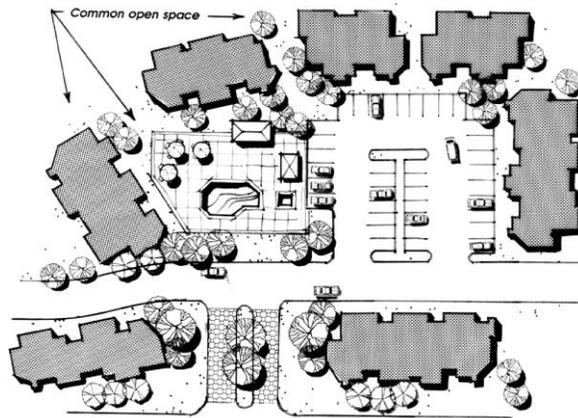
Intent: To assure that each multi-family development provides open space that is useable and is conveniently accessible by residents; to assure that site engineering features, such as detention basins, are also designed to serve as amenities that contribute to the open space system

- ‖ Common open space shall be the central focus of the project. Open space that links recreational facilities with the development and is uninterrupted by vehicular circulation or parking is highly encouraged.



Pool with cool decking and multiple shade features

- ‖ Buildings should be oriented to create courtyards, plazas, etc., thus increasing the aesthetic appeal to the area.



Buildings should be oriented to create courtyards.

- The development shall provide both passive and active recreation areas such as barbecue grills, swimming pools, tennis courts and exercise courses. Useable open space areas and on-site amenities should be distributed equitably throughout the development.



Outdoor amenities must complement the primary buildings and they should be distributed equitably throughout the site.

- Care should be taken to mitigate noise generation when locating adjacent to lower density uses and on-site residential units. Active play areas should be located in centralized locations.



Play areas should be centrally located and visible to the adjacent residential units.

- ⌘ Common open spaces should be conveniently located for the majority of units. Children's play areas should be visible from as many units as possible.
- ⌘ Children's tot lot play areas shall include shade structures to protect users from the sun and to encourage year-round activity.
- ⌘ The design and orientation of open space areas should be sheltered from the noise and traffic of adjacent streets or other incompatible land uses.
- ⌘ Water features should be designed in a manner that residents will have the ability to enjoy the cooling effects of the water. Consider summer evaporation loss and water conservation practices when designing and siting water features.

G. Landscaping

- ⌘ Landscaping should be used as a unifying element within a project to achieve a cohesive appearance and to help achieve compatibility of a new project with its surroundings.
- ⌘ Landscaping should be provided at the foot of buildings to soften the appearance and provide a transition between paved areas on the ground plane and building materials on the vertical plane.



Provide landscaping adjacent to buildings to soften the building's appearance.



Utilize landscaping and trees to screen patios and balconies.

- ⌘ Potted plants, ornamental landscaping and architectural features should enhance courtyards, plazas and other gathering areas.
- ⌘ Flowering trees and shrubs should be used to provide color and accentuate entry ways and activity areas. Landscaping should be used to define areas such as building entrances, key activity hubs, focal points, and the street edge.
- ⌘ All areas not covered by structures, drives, parking or hardscape shall be appropriately landscaped with a variety of materials.

- ⌘ Landscaping should consist of water-efficient trees and plants. Proposed landscaping should be drought tolerant. Proposed landscape treatment should consider the site's unique natural character and landscape.
- ⌘ Existing site amenities should be preserved and incorporated within new multi-family projects whenever feasible. Views, mature trees, and other vegetation (or features) unique to the site should be preserved and incorporated into development proposals whenever possible.

H. Lighting

- ⌘ Lighting shall be provided within outdoor spaces to provide visual interest as well as a security function.



Pathways are well lit with decorative bollards and the pathway is visible from the adjacent units.

- ⌘ Decorative theme lighting, accent lighting or lighted bollards shall be placed along pedestrian connections and in useable open space areas to improve visibility and safety.
- ⌘ Lighting design shall be compatible with the building architecture, with fixtures of a consistent type and size within the development.
- ⌘ Entry features should use integrated decorative lighting to enhance walls, signage and landscaping features.

I. Perimeter Fence and Wall Designs

Intent: To assure that perimeter walls and fences, where they are to be used, are designed as visual amenities for abutting neighborhoods and streets

- ¶ Perimeter walls are not required. If utilized in a development, perimeter walls should be designed in such a manner as to create an attractive appearance to the street and to compliment the style and character of the homes and the neighborhood.
- ¶ Perimeter walls should be architecturally enhanced and should use materials and colors that compliment the project's architecture. The proportion, scale, and form of the walls adjacent to the homes should be consistent with the building's design.
- ¶ A metal fence may also be used to define the perimeter of a development.



Example of landscaping in between a perimeter wall and the roadway

- ¶ Perimeter walls are required to be of masonry construction and have a minimum ten foot (10') landscaped setback containing trees and landscaping.



Example of a multi-family development perimeter wall

- ⌘ The maximum height of any perimeter wall or fence in the rear and side yards should be 6-feet measured from the high side elevation. Specialty walls such as screen walls, sound walls and retaining walls should have a maximum height dependent on necessity and location.
- ⌘ Buildings adjacent to common open space areas shall have wrought iron grillwork and view fences to provide visual access to open space.
- ⌘ Perimeter walls should incorporate various textures, staggered setbacks, and variations in height in conjunction with landscaping to provide visual interest and to soften the appearance of perimeter walls.
- ⌘ Long continuous perimeter walls are prohibited. Perimeter walls should be broken up by pillars or staggered setbacks. The maximum “run” of a perimeter wall should be 50 feet.



Perimeter walls should incorporate various textures, columns, staggered setbacks and provide visual interest.

J. Cluster Mailboxes

- || Cluster mailboxes shall be located in centrally located and well-lit areas.
- || Cluster mailboxes should be consistent with the thematic character of the development through the use of common integrative elements such as color palette, building materials and roof pitch.

K. Utility and Mechanical Equipment

- || All mechanical equipment whether mounted on the roof or ground shall be fully screened from public view. Utility meters and equipment should be placed in locations that are not exposed to view from the street. All

screening devices are to be compatible with the architecture and color of the adjacent structures.



A screen wall conceals a ground mounted air conditioning unit from public view.

- || Noise generating equipment should be located away from residential units, public spaces and pedestrian areas.
- || Backflow preventers for landscape irrigation and domestic water shall not be located at visually prominent locations and shall be well-screened with shrubs, berming, or low-screen walls and shall be painted to blend in with the development.
- || Roof access ladders and roof drains/downspouts shall be internalized within the building(s).

L Trash and Storage Areas

- || Refuse enclosures shall be internalized and oriented away from arterial streets and residential areas. Trash enclosures should be located inside parking courts, or at the end of parking bays. They should not be located adjacent to primary buildings.
- || Refuse enclosures shall be placed in convenient, proximate locations for tenant convenience and pickup service.
- || Refuse enclosures shall be architecturally compatible to the primary buildings on site through use of common colors, materials and design.

- Trash containers shall be located within a masonry structure with a closing gate (or other approved solid trash enclosure). Gates should be solid metal and painted to match adjacent building design.



Refuse container design continues the established design theme.

- Trash enclosures should be well screened with landscaping and fortified so as to protect adjacent uses from view and odors. All trash enclosures within 24 feet of a second-story structure shall be covered with a trellis.



Trash enclosures should complement the architecture of the main building.

- ¶ All support structures within multi-family residential developments (i.e., laundry facilities, recreation buildings and sales/lease offices, etc.) should be compatible in architectural design with the rest of the complex.



Support facilities that are compatible in architectural design with the rest of the complex are desirable.

3. Architectural Guidelines

A. Architectural Design

- ¶ Energy efficiencies should be incorporated into the design of all new buildings.
- ¶ The following measures that promote environmental sensitivity and potential long-term cost savings are offered for consideration:
 - (a) Orient and design new structures and additions for minimum solar gain, reflectivity and glare, and to achieve an optimum level of energy efficiency;
 - (b) Shelter entries and windows and use architectural shading devices and landscaping to minimize cooling losses;
 - (c) Use energy efficient materials in doors and windows;
 - (d) Use energy efficient lighting;
 - (e) Mitigate urban heat island effects with cool roofing materials, shade trees and cool paving materials;

(f) Reference national programs for environmentally sensitive development methods such as Leadership in Energy & Environmental Design (LEED), International Energy Conservation Code (IECC) and Energy Star Labeled Buildings; and,

(g) Consider the integration of solar panels on roofs and parking lot shade structures.

- ⌘ There is no particular architectural “style” that is required for multi-family residential structures in Goodyear. The primary focus should be on constructing a high quality residential environment.
- ⌘ The incorporation of balconies, porches, patios, verandahs, and other unique architectural features within multi-family structures are required for both practical and aesthetic value. These elements should be integrated to provide variation, break up large wall masses, offset floor setbacks, and add human scale and character to structures.
- ⌘ The outside corners of two-story and three-story buildings should be lowered with significant single-story elements when adjacent to single-family residential areas. Two-story and three-story structures should also contain significant single-story elements adjacent to any public roadways. Single-story elements are not required in high density (20.0+ DU/AC) residential developments.



The outside corners of this three-story development are stepped down to two-stories adjacent to a single-family residential neighborhood.



Example of a significant single story element adjacent to a public roadway



Attached units that appear as one large custom home are desirable.

- Building entrances should be integral architectural features through the use of roof elements, columns, porticos, recesses or pop-outs, and/or other architectural features. Each front door or entryway shall be clearly visible from public view.



Building entrances should be integral architectural features, and clearly visible from public view.

- ❑ Building variations with mixtures of the number of units per structure are encouraged and should be developed throughout a project.
- ❑ Boxy and monotonous facades and large expanses of flat wall planes are strongly discouraged. All buildings shall integrate variations in exterior walls. Use building pop-outs, arches, upper-story balconies, windows and other architectural features to break up massing.
- ❑ Exterior stairways should be designed so that the steps are screened from public view.
- ❑ Stairways shall complement the architectural massing and form of the multi-family structure. Stairways should be of smooth stucco or plaster, with accent trim to match the main structure. Thin looking, open metal, prefabricated stairs that are visible from public view are not allowed. Exterior stairways should be designed with at least one 90 degree angle turn from floor to floor.



Appropriate design of stairway

- ⌘ Minimize the bulk and appearance of structures through the use of sloping rooflines consisting of varying roof heights, directions and shapes.
- ⌘ Vertical elements such as towers may be used to accent the predominant horizontal massing and provide visual interest.
- ⌘ Roofs should reflect a residential appearance through pitch and use of materials. Roof-lines should be segmented and varied within an overall horizontal context.
- ⌘ Garages and storage/utility areas shall be architecturally integrated into the established design theme.
- ⌘ Garage and carport roofs should incorporate roof slope and materials to match adjacent buildings. Flat carport roofs are discouraged.
- ⌘ Downspouts should be internalized.
- ⌘ All accessory structures (i.e. garages, parking canopies, gazebos, etc.) shall conform to the dominant design theme of the primary buildings in the development.

B. Building Scale and Height

Intent: To achieve a sense of human scale within a development, to organize a development into subordinate components that each have a recognizable identity and to reduce the perceived mass of a building near sensitive edges of a development (See also Appendix B, “Building Massing.”)

- || Multi-story buildings (exceeding two stories) shall step up and back from the street and adjacent properties. Incorporate a tiered design with one or two-stories in the front and increasing to multiple stories in the rear where appropriate.
- || The scale of these projects should be considered within the context of their surroundings. Structures with greater height may require additional setbacks so as not to dominate the character of adjacent neighborhood(s).
- || Large multi-family projects should be broken up into groups of structures. The maximum number of attached units per building should be 16. Variations in the number of units per building should be provided. The limit of 16 units per building does not apply to high density (20.00 DU/AC) residential developments. A smaller number of units per building should be provided adjacent to single-family residential developments. Building heights should also be varied and building facades should provide relief to offset and give the appearance of a collection of smaller structures.

C. Materials/Colors

Intent: To convey a sense of visual continuity within the city, while also expressing the character of distinct neighborhoods, developments and individual building sites. To balance the interaction of key design variables, including materials and colors, that affect continuity and which varies at different levels of design consideration, (See also the Introduction to the Design Manual for more of a discussion about designing in context, as well as Appendix C, “Building Materials,” and Appendix F, “Color.”)

- || Materials such as brick, stone, copper, etc. should be left in their natural colors.
- || Exterior columns for trellises, porches or colonnades should utilize materials and colors that are compatible with the adjacent building. The building and its elements should be unified by textures, colors and materials.
- || Bright or intense colors should be reserved for more refined or delicate detailing, such as grillwork, as well as more transient features such as awnings.
- || Building materials should be energy efficient, durable, require low maintenance, and relate a sense of quality and permanence.

- ¶ Multi-family developments are encouraged to provide a minimum of three (3) different color and material palettes. Each palette is encouraged to be distributed evenly throughout the project and except in instances where specific symmetry is desired (i.e. entrances, internal gateways, etc.). Where utilized, no two neighboring buildings should repeat any one color palette.
- ¶ All developments shall provide substantial accent materials, such as stone, brick, tile or other similar materials to add texture and visual interest to all building elevations. Accent materials shall not be limited to typical wainscot height (3-4 feet) and may include the following:
 - (a) Stone clad or concrete columns as patio/porch supports;
 - (b) Integrated corbels (i.e. wood or treated synthetic materials) placed under eaves at corner locations or throughout project;
 - (c) Stone wainscot at varied heights with accented caps;
 - (d) Integrated lighting sconces beyond individual porch lights;
 - (e) Scored stucco areas where color changes or the addition of accent materials is not practical;
 - (f) Pop-outs and other projections of materials other than wood frame and stucco;
 - (g) Decorative wrought iron accents in the form of gates into entry and amenity areas and patio/porch accents;
 - (h) Large raised planters or decorative pots placed in key areas to break up long walkways or parking areas; and,
 - (i) Other creative accent materials and/or methods presented and approved during the Site Plan and Design Review Process.

4. Additional MF-12 Zoning District.

A. MF-12 Zoning District Design Guidelines.

In addition to complying with the design guidelines for multi-family residential developments set forth above, all development within the MF-12 Zoning District shall comply with the following additional design guidelines:

- ¶ At least two (2) different elevation styles shall be provided for each floor plan.

- ④ Elevations shall be structurally different with varied roof types facing street frontages.
- ④ A minimum of three (3) alternative color schemes for each elevation shall be provided and shall contain related hues to present a unified design. Homes with adjacent facing walls shall not utilize the same color scheme. Homes located diagonally from one another may share common color schemes.
- ④ Perimeter units within a MF-12 Zoning District shall be varied in orientation toward street frontages to create architectural diversity and visual interest.
- ④ Roofline variation shall be employed to avoid monotonous roofline at the same or similar elevation. A variety of roof forms and ridgelines shall be provided. Elevations shall be structurally different, with emphasis of varied roof types along street frontages.
- ④ Deep-set or pop-out windows and doors along with other architectural projections and recesses shall be used to provide individuality of units.
- ④ The entry shall be the focal point of the home through the use of roof elements, columns, porticos, recesses, or pop-outs, and/or other architectural features.
- ④ The height, mass, and appearance of adjacent residential units within the development shall be varied with significant variation to provide visual interest along street frontages.
- ④ Materials, color, and/or other architectural treatments shall be used to unify the design and establish identifiable character.
- ④ MF-12 development is intended to be developed with a complementary blend of residential units at a scale compatible with adjacent lower density residential uses, for instance, if adjacent residential developments are developed with heights of 20 feet, the residential units within the MF-12 development shall be of a similar scale, i.e. at or below 20 feet.
- ④ To ensure that natural light is accessible to each building, at least one side of each building within the development shall be adjacent to a community open space type amenity such as landscaped walking paths, community parking lots, court yards, landscaped retention areas, play grounds and other open space area
- ④ Perimeter units shall maintain a minimum building separation of 15 feet. Non-perimeter units shall maintain a minimum building separation of 10 feet. All

buildings shall maintain a minimum distance of 10 feet from any fencing, wall, barrier, or common open space along the perimeter of the property.

- Ⓔ A consistent level of architectural detailing shall be provided on all building facades to present a cohesive and unified design.
- Ⓕ To modulate building scale and to create interesting and varied building facades, all building facades shall include horizontal and vertical articulation in the design of residential units, using such devices as building recesses, projections, and building elements like wall plane changes, fenestration placement, building form recesses and projections, overhangs, and other architectural elements.
- Ⓖ Building materials, including natural stone, brick, adobe, and textured concrete should predominate and be used to balance stucco facades.
- Ⓗ The number of parking spaces required for each residential unit within the MF-12 Zoning District shall be the minimum number of spaces required by the Zoning Ordinance for a detached single-family unit. Parking spaces may be provided by community parking lots, paved driveways, covered carports and/or enclosed garages. . The required parking spaces for each residential unit shall be located no farther than 90 feet from the private entrance of the residential unit it serves as measured by a straight line from the curb or backstop, or as otherwise approved by the Development Services Director upon a determination that the proposed deviation meets the intent of this section.
- Ⓖ Pedestrian connectivity within the development shall be provided through the use of walkways, paths, and/or sidewalks all of which shall include amenities to provide shade and visual enhancements. For any MF-12 development located adjacent to developments open to the public such as retail, schools, and public parks, pedestrian connectivity to such developments meeting the requirements described above shall be provided.