

## APPENDIX D – DESIGN GUIDELINES

1. Purpose. The purpose of this resolution is to establish design guidelines in order to facilitate the growth of commercial and multiple residence zoning district properties while balancing the property rights of the owner with the public desire to protect and preserve the town's historic core, architectural heritage, and quality of life.
2. Intent. Ensure that new construction maintains a traditional scale and character, as well as preserve the heritage of the existing town core. Consideration of native desert vegetation, provision of viewsheds to natural features and the creative use of building materials are more reflective of the town's values than any particular architectural style. Ultimately, a project should have the appearance of having been set into the native desert vegetation and having always been on the site.
3. These Design Guidelines shall apply to properties located in the Commercial Core, Commercial Buffer and Multiple Residence Zoning Districts.
4. The site design may allow for visually significant areas of native desert vegetation that are contiguous both on site and to adjacent sites. Special consideration shall be given to the preservation of washes, and other riparian areas and other significant features including, but not limited to: rock outcroppings; mesquite bosques and saguaro stands.
5. The site may offer inviting spaces for people to gather that are sheltered from the elements. Outdoor seating areas, framed by courtyards, open screens, pergolas or vegetative buffers can serve to link pathways with various uses.
6. The site design may consider viewsheds to surrounding natural features such as mountains and washes as seen from adjacent public rights-of-way. Such consideration may include appropriate placement of structures on the site, minimizing building height or minimizing the amount of structure to be located above the first story.
7. The project design, although not limited to a particular architectural style, may demonstrate an innovative use of materials such as wood, metal, stone and adobe.

8. The project design for large parcels may consider either a grouping of smaller structures connected by courtyard spaces and pathways and/or, if large buildings are proposed, the buildings may be presented as several smaller components with a variety of horizontal and vertical planes to visually interrupt the massing at all sides.
9. Parking is allowed in all yards of a parcel but parking areas may be divided into smaller clusters of no more than twenty (20) spaces, separated by landscape oases. Undisturbed areas are encouraged to serve as the oases. If parking is located at the front of a parcel, a minimum twenty-five foot (25') wide landscape buffer may be provided adjacent to the access way or right-of-way.