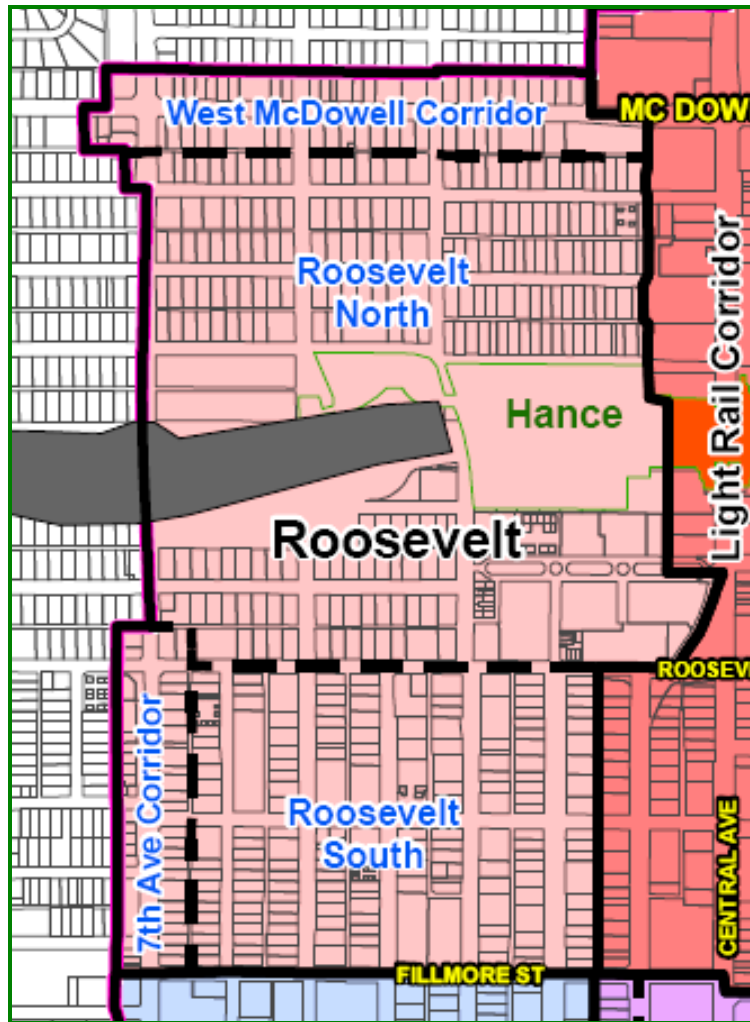


# ROOSEVELT CHARACTER AREA

September 17, 2008  
Draft Standards for RAA and stakeholder review



Roosevelt Character Area Map

## SUB-AREA BOUNDARIES

**Roosevelt South:** 6<sup>th</sup> Avenue to 2<sup>nd</sup> Avenue, and  
Fillmore to Roosevelt Street

**7<sup>th</sup> Avenue Corridor:** 7<sup>th</sup> Avenue from Fillmore to Roosevelt

**McDowell Road:** 7<sup>th</sup> Avenue to 1<sup>st</sup> Avenue

## ROOSEVELT SOUTH BUILDING FORM STANDARDS NON-HISTORICAL PROPERTIES OUTSIDE HISTORIC DISTRICTS

### NOTE: HISTORIC PROPERTIES AND HISTORIC DISTRICTS

For properties within the boundaries of the regulating plan that are listed on the Phoenix Historic Property Register or are presently zoned with the Historic Preservation (HP) overlay, in accordance with the provisions of chapter 8 of the Phoenix Zoning Ordinance, nothing in this chapter shall effect that designation and the Historic Preservation (HP) District standards applicable thereto. All development plans shall require the Approval from the Historic Preservation Office.

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### SETBACKS

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#### Primary Building

Front Setback:	20'	(North-South streets)
Side Street Setback:	10'	(East-West streets)
Interior Setback:	10'	
Rear Setback:	5'	

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### ACCESSORY STRUCTURES AND UNITS

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All Accessory Structures and Units to locate behind the main building.

**1. Accessory structures** (detached garages, storage buildings, working studios – not used for sleeping or living purposes):

1.a. Permitted by right, up to the density allowed in the zoning district

1.b. Setbacks:

Side Street Setback:	10'
Interior Setback	0'
Rear Setback	0'

1.c. All detached accessory structures to maintain six feet between structures on the same lot

1.d. No detached accessory structure located within the required rear yard of a residentially zoned property shall exceed the height of the primary structure or 15 feet, whichever is greater.

**2. Accessory Units** (Guest houses, granny flats – units used for sleeping or living purposes):

2.a. Permitted by right, up to the density allowed in the zoning district

2.b. Setbacks

Side Street Setback	10'
Interior Setback	5'
Rear Setback	5'

2.c. All units used for sleeping or living purposes to maintain a distance between structures on the same lot as per building code.

2.d. No detached accessory structure located within the required rear yard of a residentially zoned property shall exceed the height of the primary structure or 15 feet, whichever is greater. except as approved by a use permit

## STAKEHOLDERS

Corner properties, side street setback issues:

1. If no side street setback is needed: Ground-floor windows may not face directly into the street, or setbacks may apply to provide for residential privacy (min 10' setback or a 1<sup>st</sup> floor elevation of 3' above grade and windows at 6').
2. Can a "guest house or granny flat" entrance be from the street? If so, would design standards apply?
3. What are the characteristics of existing detached structures in corner lots in Roosevelt (including in Roosevelt North)? What characteristics you like?

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## DENSITY

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Refer to the Density Regulating Plan

- Density Bonus: Allowed only for public benefits.
- Density bonus shall not apply to properties with zoning heights of 250 ft.

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## HEIGHT

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Refer to the Height Regulating Plan

Height Bonus does not apply to the Roosevelt Character Area

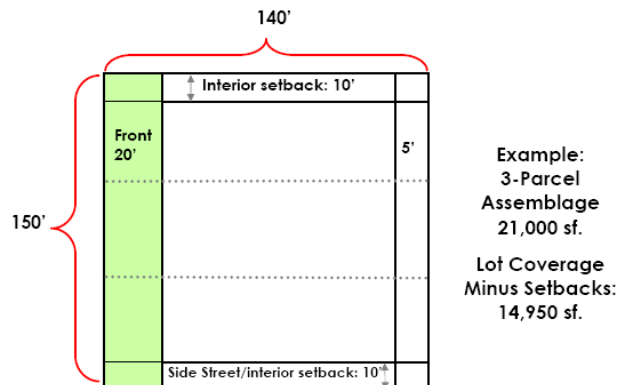
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## LOT COVERAGE

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### Lot Coverage

Maximum lot coverage will be determined by total parcel area minus front, side, interior and rear setback areas.



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## USES

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**Ground Floor:** All uses permitted

**2<sup>nd</sup> Story:** All uses permitted.

**3<sup>rd</sup> Story and above:** Residential

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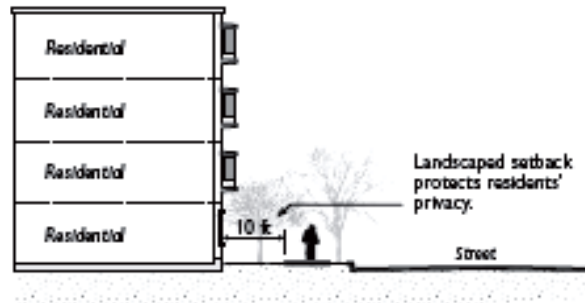
## BUILDING FRONTAGE

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### For buildings up to 65 feet in height

#### Building Frontage (Ground Floor Residential)

- Porches and/or Stoops required
- Landscaped patios permitted in the front setback, on McKinley and Roosevelt Streets (see illustration)



*Enhancing Residential Privacy at Street Levels  
Landscaped patios, minimum 10ft from property line.*

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## ARCHITECTURAL ELEMENTS

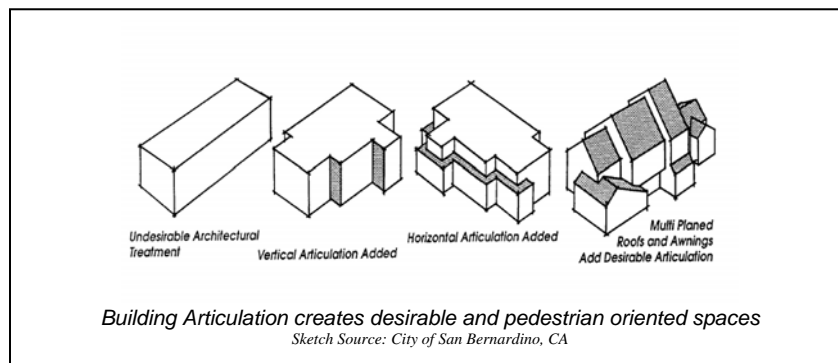
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### Residential Building Articulation

- Building design to appear as single units. Courtyards exempt.
- Street Frontage: Maximum building length without articulation/modulation: average 20' (individual units no greater than 30')
- Interior setback: Maximum wall length without articulation/modulation shall be 35 feet

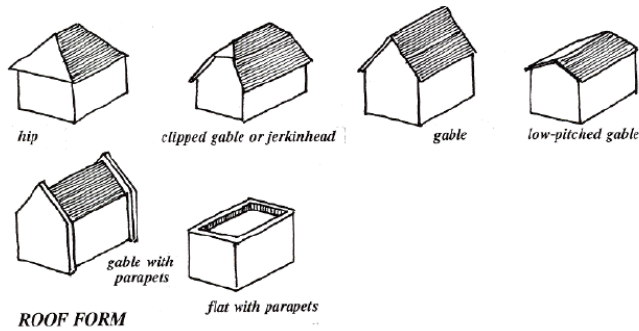
Façade Treatments – any combination of the following:

- Change in vertical wall plane (2 feet minimum)
- Change in horizontal wall plane (5 feet minimum)
- Varying rooflines (4 feet minimum)
- Projecting or recessed architectural elements including windows and doors
- Balconies (3<sup>rd</sup> story and above): maximum 20 feet wide (originally proposed by D&B)
- No more than 2 consecutive façades shall utilize the same façade option. 'Mirror" elevations shall not be considered different elevations options



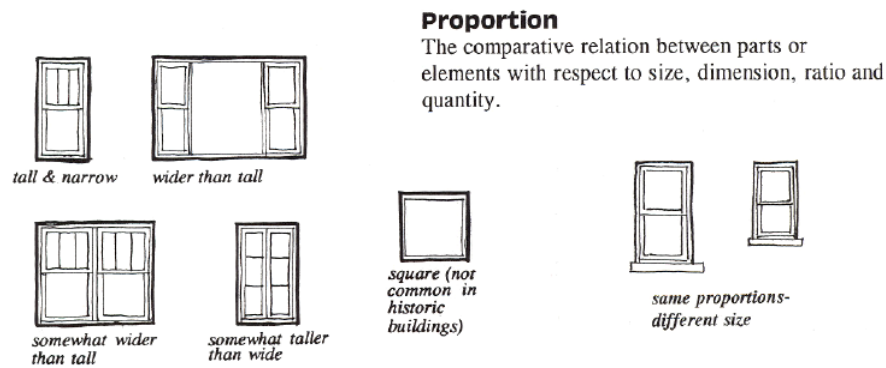
### Roof Forms:

- Gable, including low-pitched gable, clipped gable or jerkinhead, gable with parapets,
- Hip
- Flat with parapets.
- No mansard roof types permitted.
- No gables or hips over 6:1 pitch



### Window Proportions:

- Vertical or made to appear vertical preferred.
- No square windows on street facing facades
- Recessed a minimum of 4 inches
- Transparency: Minimum .64 VTR



### Wall Returns or Gates:

- Should be setback from the front façade to reveal windows and architectural features

### Ratio of solids to voids (walls to openings):

- Minimum 4:1 – maximum \_\_\_\_ (waiting clarification)

### Materials/Finishes:

- Brick, stucco, and wood-siding preferred, including wood like products and fiber cement.

### Non-Compatible materials:

- Stone or simulant stone (not above 40' height from above grade)
- Siding (waiting for HP clarification)

- Mill finish metals, or highly reflective materials (not permitted at any height)

#### Fences: Front and Side Street Setback

Maximum height: 40"

- Materials:
  - Open style fences (metal picket) preferred\*, but no rounded top fences
  - Wrought Iron, Brick, Picket Fences, and Stucco walls permitted

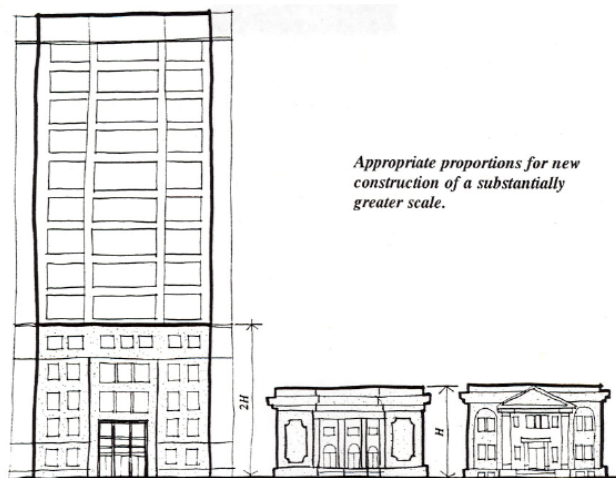
#### BUILDINGS WITH HEIGHT LIMITS OF 250'

##### STAKEHOLDERS:

Please provide comments or suggestions on the proposed standards.  
Transitions from high-rise to low-rise and single-family/historic homes have been a concern of many stakeholders during the meetings. I

The Design guidelines for historic properties state that appropriate proportion for new construction of a substantially greater scale should be kept – **the differentiated building base should be no greater than twice the height of existing homes, or approximately 4 stories in height.**

Whether historic or not, due to sheer scale, a mid/high rise in Roosevelt South should provide a differentiated base from 1 to 4 stories in height, and step-back at that point so it is not over-towering above everything else.



### Step-backs for mid and high rise buildings

- **Single step-back above 4 stories/56 feet: Minimum 10' feet** (A maximum of 4 stories/56 reflects the appropriate large scale proportion for this neighborhood) Another option for the neighborhood is to consider a straight high-rise since there are deeper setbacks than in other neighborhoods.
- **A differentiated base (from 1-4 stories) would be required.**
- Pedestrian entrances shall be defined by the use of distinctive materials, architectural elements and/or recessed entries.

### Text from the Zoning Ordinance:

"All buildings over four stories in height should be designed with a base that is differentiated from the remainder of the building in order to relate to pedestrian scale. The base may be between one and four stories in height, and should be scaled to the immediate context. (P)

*Rationale:* The incorporation of a building base into a multi-story building helps to define the pedestrian environment and provides a more human scale.

"The proposed building should respect the scale of those buildings located on adjacent properties and, where desirable, serve as an orderly transition to a different scale. Building heights with a vastly different scale than those on adjacent parcels should have a transition in scale to reduce and mitigate potential impacts. This guideline shall not further restrict development intensity and/or density from what is allowed in the Zoning Ordinance."

### **Additions (existing homes - non-historic and/or not within a historic district)**

- Porch additions (if none exists) shall be considered acceptable and shall be compatible with the existing structure through similarities in style, shape, materials, building elements, and detailing.
- Porte Cochère
- Two -story addition
- Subordinate additions
- Subordinate rear additions

### **Ground Floor, Outdoor Dining**

Re-adaptive uses of existing residential structures, and new developments

- No permanent shading structure shall be allowed beyond existing porch.
- Outdoor dining paving materials: May combine, pavers, bricks, permeable pavers and/or decomposed granite with a minimum of a 2-foot landscaped border from the interior and front property lines. (photos, illustrations to be added).

### **ADA Ramps, new development or re-adaptive use:**

- Ramp appearance shall be compatible with building façade materials and railings finish shall be non-reflective

## 7<sup>th</sup> AVENUE CORRIDOR BUILDING FORM STANDARDS

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### SETBACKS

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#### Primary Building

Front Setback:	Build-to Line, 4' sidewalk easement required (75% build-to line required)
Side Street Setback:	Build-to Line
Interior Setback:	10'
Rear Setback:	Minimum ___ ft, measured from the centerline of the alley, when adjacent to residential districts.

#### Accessory Structures and Units & Architectural Encroachments – **None**

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### DENSITY

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- 43.5 units/acre [proposed]
  - Density Bonus: Allowed only for public benefits.
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### HEIGHT

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- 48' [proposed]
  - Height Bonus does not apply to the Roosevelt Character Area
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### LOT COVERAGE

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#### Lot Coverage

Maximum lot coverage will be determined by setbacks and development standards

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### USES

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**Ground Floor:** Commercial, retail, office

**2<sup>nd</sup> Story:** All uses permitted.

**3<sup>rd</sup> Story and above:** Office and residential

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### ARCHITECTURAL ELEMENTS

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#### Building Articulation

- Street Frontage: Maximum building length without articulation/modulation: average 20' (individual units no greater than 30')
- Interior setback: Maximum wall length without articulation/modulation shall be 35 feet

Façade Treatments – any combination of the following:

- Change in vertical wall plane (2 feet minimum)
- Change in horizontal wall plane (5 feet minimum)

- Varying rooflines (4 feet minimum)
- Projecting or recessed architectural elements including windows and doors
- Balconies (3<sup>rd</sup> story and above): maximum 20 feet wide (originally proposed by D&B)
- Ground-floor shade awnings and canopies to extend over the public sidewalk and should be suspended or cantilevered from the buildings.

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## Alley Screening

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### Parking, Loading and Refuse screening

- A screen consisting of a solid wall shall be required along the portions of the parking lot and drives which adjoin or are across the alley from a residential zoning district.
- Rear/Alley, the wall shall not be less than six (6) feet nor more than eight (8) feet in height.
- **The wall should be finished to match finishes, textures and colors of the development, no unfinished concrete blocks allowed.**
- Any lights used to illuminate said parking place shall be so arranged as to reflect the light away from adjoining lots in residential districts

## McDOWELL WEST CORRIDOR BUILDING FORM STANDARDS

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### SETBACKS

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#### Primary Building

Front Setback:	Build-to Line (?)
Side Street Setback:	10'
Interior Setback:	5'
Rear Setback:	Minimum ___ ft, measured from the centerline of the alley, when adjacent to residential districts.

#### Accessory Structures and Units & Architectural Encroachments - **None**

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### DENSITY

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- 14.5 units/acre [no change]
  - Density Bonus: Allowed only for public benefits.
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### HEIGHT

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- 30' [no change]
  - Height Bonus does not apply to the Roosevelt Character Area
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### LOT COVERAGE

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#### Lot Coverage

Maximum lot coverage will be determined by setbacks and development standards

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### USES

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**Ground Floor:** Commercial, retail, office

**2<sup>nd</sup> Story:** Commercial, retail, office and residential

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### ARCHITECTURAL ELEMENTS

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For further information please contact

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