



TOWN OF CAREFREE

8 SUNDIAL CIRCLE

PO BOX 740

CAREFREE, AZ 85377

(480) 488-3686 • FAX (480) 488-3845

WHEN APPLYING FOR A BUILDING PERMIT – YOU MUST SUBMIT:

- APPLICATION FORM – to be completed at the counter
- 2 SETS OF ARCHITECTURAL PLANS
- 2 SETS OF GRADING & DRAINAGE PLANS; DRAINAGE STUDY; SOILS REPORT
- 2 SETS OF LANDSCAPE PLANS
- 2 SETS OF TRUSS CALCULATIONS OR TRUSS WAIVER

BEFORE ISSUANCE OF THE BUILDING PERMIT - YOU MUST ALSO SUBMIT:

- SIGNED LETTER OF APPROVAL FROM SUBDIVISION'S HOMEOWNERS ASSOCIATION (ARCHITECTURAL REVIEW COMMITTEE OR THEIR DESIGNATED PARTY)
- CONTRACTOR'S SALES TAX BOND OR BOND WAIVER FROM ARIZONA DEPT. OF REVENUE (602-225-3381) OR COMPLETED OWNER/BUILDER FORM IF APPLICABLE.
- DUST CONTROL PERMIT FROM MARICOPA COUNTY AIR QUALITY DEPT. (602-506-6010)
- SEPTIC PERMIT OR LETTER OF APPROVAL FROM MARICOPA COUNTY ENVIRONMENTAL SERVICES (602- 506-3011) OR SEWER SERVICE AGREEMENT FROM LIBERTY UTILITIES (623-935-9367)
- SIGNED SERVICE AGREEMENT FROM CAREFREE WATER COMPANY (480-488-9100) OR CAVE CREEK WATER COMPANY (480-437-3581) OR PRIVATE WELL PERMIT FROM ARIZONA DEPT. OF WATER RESOURCES (602-771-8500), WHICHEVER IS APPLICABLE.

NOTE: ALL NEW HOMES AND COMMERCIAL PROJECTS WILL REQUIRE FIRE SPRINKLERS; YOU MUST APPLY TO RURAL METRO (480-655-7408) FOR THEIR APPROVAL AND SUBMIT THAT APPROVAL TO THE TOWN.

NOTE: REMODELS AND ADDITIONS ARE SUBJECT TO REVIEW.

NOTE: CONTRACTORS MUST HAVE A CURRENT CAREFREE BUSINESS LICENSE.



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YOUR NEW HOME CONSTRUCTION IN CAREFREE

IMPORTANT THINGS TO REMEMBER

- Before any grading or clearing starts at your building site, follow these steps in order:
 - Receive your approved permit
 - Transplant all protected native plants from the construction area to the nursery area or into their permanent positions, following your approved landscaping plan. Make sure there is no unauthorized destruction of these plants. The Building Department can provide a list of protected plants.
 - Install a 6-ft. chain link construction fence on the disturbed area boundary, and post your permit card. Provide an engineer's certification that the fence is located on the boundary shown on your approved grading and drainage plan.
 - Call the Building Department for a pre-grading inspection.
 - Be sure you have your Maricopa County dust control permit. Call (602)-506-6010 for information.
- Keep trash and litter picked up at the building site, neighboring properties, and in the street. Place a dumpster at the site no later than framing stage. Do not place materials or dump dirt or concrete on neighboring properties or in the street.
- Noise of construction machinery, hammers, and other building site noise is limited to the hours of 6 a.m. to 7 p.m. Monday through Saturday, and 10 a.m. to 7 p.m. on Sundays and holidays. (Town Code Chapter 6, offences, Section 6-2-4-C.)
- Promptly notify the building inspector of Building Department of any changes in the plans.
- All exterior colors should have light reflective values not to exceed forty percent (40%). Finished materials such as railings, window frames, primary entry doors, and facia may have an accent color with a light reflective value no greater than fifty-five percent (55%).
- Air conditioning units and other mechanical equipment must be screened from view on all sides before a final inspection will be approved. (Zoning Ord. Sect 9.07)
- See the Carefree building packet or call (480) 488-3686 for more information.

Welcome to Carefree



APPLICATION - ZONING CLEARANCE/BUILDING PERMIT

TOWN OF CAREFREE
8 SUNDIAL CIRCLE P.O. BOX 740 CAREFREE, AZ 85377 480/488-3686

APPLICANT: PRESS HARD TO MAKE 3 COPIES

BUILDING PERMIT NUMBER

WHEN NUMBERED ABOVE, APPROVED AND VALIDATED BELOW, THIS BECOMES A PERMIT TO BUILD AS NOTED.

THE BUILDING SITE SHALL NOT BE GRADED OR CLEARED UNTIL THIS PERMIT AND A PRE-GRADING INSPECTION HAS TAKEN PLACE.

AN AS-BUILT SURVEY OF THE LOT WILL BE REQUIRED.

LANDSCAPING MUST BE COMPLETED PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY.

Sample - Only

Construction Address _____

Lot # _____ Subdivision Name or Metes & Bounds _____

Owner _____ Phone _____

Owner Mailing Address _____

Contractor _____ Phone _____

Contractor Mailing Address _____

License # (ROC) _____ CFBL # _____ Sales Tax # (TPT) _____

Describe Work _____

If a residence, it will be _____ owner-occupied or _____ for sale.

Sewer _____ Septic Permit _____ Valuation _____

Water Company _____

TYPE NEW ALT ADN RESD LANDSCAPING POOL FENCE
 WORK ELEC PLB MECH COMML DRAINAGE

ZONE DIST _____ PARCEL NO _____ CENSUS TR _____

ZONING CASE # _____ MGR: _____

F YD R YD S YD 1 S YD 2 FRONTAGE DUG HT LOT COVER %

REMARKS _____

ZONING APPVD BY: _____ DATE: _____

FLOOD CONTROL RECD _____

CONSTR TYPE _____

RESD AREA GAR AREA MISC AREA BR BLDG HT

EST V/ACRES _____

SPECIFIC RECD CONG STEEL OTHER _____

REMARKS _____

BLDG/PR APPVD BY: _____ DATE: _____

Completed
10/3/05
Pat S

I hereby certify that I am the owner or duly authorized owner's agent, that I have read this application and that all information is correct. I further certify that I have read, understand and will comply with all of the provisions outlined hereon. I also certify that the plot plan submitted is a complete and accurate plan showing any and all existing and proposed structures on the subject property.

X Applicant Signature _____ Date _____

PROVISIONS: The issuance of this permit shall not be construed to release the owner or owner's agents from the obligation to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction and performance of construction. This permit becomes null and void if the construction work authorized is not begun within 180 days from date of issue or if at any time prior to final inspection and approval the work is suspended or abandoned for a period of 180 days.

FOR INSPECTION (OR REINSPECTION) CALL 480/488-3686 (24 HRS. IN ADVANCE)

IT IS IMPORTANT THAT YOU CALL FOR INSPECTION AT LEAST EVERY 180 DAYS.

NOTICE: All subcontractors on this project must have Arizona license. Building Department is to be furnished list.

Completed
10/3/05
Pat S

Permit Fee _____

Plan Review Fee _____

Cred Card Fee _____

Total Fee _____

Pd. \$ _____ Date _____

Rec # _____

TOWN OF CAREFREE, ARIZONA
TABLE NO. 1-A - BUILDING PERMIT & PLAN REVIEW FEES

TOTAL VALUATION

BUILDING PERMIT FEE

\$1 to \$500 -	\$25
\$501 to \$2,000 -	\$25 for the first \$500 plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000 -	\$65 for the first \$2,000 plus \$15 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000 -	\$410 for the first \$25,000 plus \$13 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000 -	\$735 for the first \$50,000 plus \$10 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000 -	\$1,250 for the first \$100,000 plus \$9 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000 -	\$4,850 for the first \$500,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,000 and up -	\$11,850 for the first \$1,000,000 plus \$5 for each additional \$1,000 or fraction thereof

BUILDING PERMIT FEE

VALUATION

FEE

\$ _____		\$ _____
+ _____ X _____		\$ _____
BUILDING PERMIT FEE =		\$ _____

PLAN REVIEW FEE

The Plan Review Fee equals 65% of the Building Permit Fee.

\$ _____ X 65% = \$ _____
 (Building Permit Fee)

BUILDING PERMIT FEE + PLAN REVIEW FEE = \$ _____

TOTAL DEVELOPMENT FEES= \$ _____

TOTAL OF ALL FEES= \$ _____ **TOTAL**

NOTES:

TOWN OF CAREFREE EFFECTIVE BUILDING CODES

- A. 2018 INTERNATIONAL BUILDING CODE & AMENDMENTS
(collectively "IBC"); Published by International Code Council, Inc.
- B. 2018 INTERNATIONAL RESIDENTIAL CODE & AMENDMENTS
(collectively "IRC"); Published by International Code Council, Inc.
- C. 2018 INTERNATIONAL PLUMBING CODE, STATE AMENDMENTS & ADDITIONAL
AMENDMENTS (collectively "IPC"); Published by International Code Council.
- D. 2017 NATIONAL ELECTRICAL CODE & AMENDMENTS
(collectively "NEC"); Published by National Fire Protection Association, Inc.
- E. 2018 INTERNATIONAL MECHANICAL CODE & AMENDMENTS
(collectively "IMC"); Published by International Code Council, Inc.
- F. 2018 INTERNATIONAL FIRE CODE & AMENDMENTS
(collectively "IFC"); Published by International Code Council, Inc.
- G. "UNIFORM ABATEMENT OF DANGEROUS BUILDINGS," 1994 EDITION, PUBLISHED BY THE
INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS & AMENDMENTS
(collectively "UADB")
- H. "INTERNATIONAL SWIMMING POOL & SPA CODE," 2018 EDITION, PUBLISHED BY
INTERNATIONAL CODE COUNCIL, INC. (collectively "ISPSC")
- I. THAT CERTAIN DOCUMENT ENTITLED, "THE TOWN OF CAREFREE ADOBE CODE," DATED
APRIL 1985 & AMENDMENTS.
- J. THAT CERTAIN DOCUMENT ENTITLED, "CONDUCTING BLASTING OPERATIONS CODE,"
DATED NOVEMBER 1998 & AMENDMENTS.

The IBC, IRC, IPC, NEC, IMC, IFC, UADB and ISPSC are "codes" within the meaning of A.R.S. §9-801. THE TOWN OF CAREFREE ADOBE CODE and CONDUCTING BLASTING OPERATIONS CODE are hereby declared to be a public record of the Town of Carefree. Three copies of each of the foregoing documents have been and shall remain on file in the office of the Town Clerk and kept available for use and inspection by the public during office hours.

TOWN OF CAREFREE, ARIZONA
INFORMATION REQUIRED FOR BUILDING PERMITS

Furnish two complete sets of plans with the following information:

1. Grading and Drainage Plan:

- a. Legal description of property including lot number and subdivision or metes and bounds description. Property address, parcel number, and zoning district. Square footage of the property. Provide key map showing location of the lot.
- b. Name, address and telephone numbers of owner, engineer, and architect or designer.
- c. Contractor's name, address, telephone number. Contractor's license number and sales tax number are to be on the building permit.
- d. Scale of survey map not less than 1"=20'. Dimensions of the property. Property pins that are found or set. All utility and access easements. Survey must bear seal of land surveyor or engineer registered in Arizona. Note that an "as-built" survey prepared by a surveyor registered in the State of Arizona will be submitted prior to pouring the floor and will verify setbacks and finished floor elevations.
- e. All proposed and existing improvements plotted on the grading and drainage plan. Proposed and existing floor elevations. Mechanical equipment with screen walls. Garage floor elevation and the existing elevation at the driveway entry. Length of the driveway, width where the driveway enters the property, and the percentage of slope on the single steepest portion of the driveway.
- f. Existing and proposed contour lines at intervals of one or two feet. Location and elevation of the benchmark used.
- g. Outline and label all areas disturbed by construction or grading. Square footage of the disturbed area includes principal driveway and area used for a septic system. Note, a 6-foot chain link construction fence is required to be placed on the disturbed area boundary.
- h. Existing and proposed drainage. Details of drainage structures such as culverts, rip rap, retaining walls, channels, and berms. Note, prepared by a registered civil engineer, that the lowest finished floor elevation is a minimum of 1.0 feet above the 100-year storm water surface elevation. If channels or washes are altered, show how drainage is redirected to the original channel. Note that all newly graded slopes and swales will be protected from erosion by rip rap and vegetation.
- i. Top of wall" and "Bottom of wall" elevations for all fences, free-standing walls and retaining walls.
Total length in feet of all fences, free-standing walls and retaining walls.
- j. All required yard (setback) lines. Distances to property lines of all structures, including buildings, fences, retaining walls, and swimming pools.
- k. Location of all existing and proposed utility lines and utility services, including water meter and sewer manholes, if sewer is used. Septic tank and leach fields or pits.

- l. Square footage of livable space, garage, covered patios, and storage areas. Total square footage under roof, and percentage of lot area under roof. If project is an addition, clearly state existing and proposed square footages.
- m. Location of property address placed to be clearly visible from the street.
- n. Name of homeowners' association responsible for the subdivision. Submit review letter from the homeowners' association.

2. Elevations

- a. All four elevations (scale $\frac{1}{4}$ inch = 1 foot), giving accurate existing and proposed grade lines and heights of the building to the grade lines.
- b. Sections through the building, both perpendicular and parallel to any slopes. Show natural or original grade, finished grade, finished floor elevations and the building height from natural grade and from finished grade.
- c. Elevations of fences, free-standing walls, and retaining walls. Heights to existing and proposed grade lines.

3. Color Guidelines

- a. Provide color copies no longer than "11 x 17". Light reflective values should not exceed 40% for all exterior colors. Finished materials such as railing, window frames, primary entry doors, and facia may have an accept color with a light reflective value no greater than 55%.

4. Landscaping and Restoration Guidelines

Provide a landscaping plan at a scale not less than 1"=20' and showing the following information:

- a. The area that will be disturbed during the construction period. This should be outlined and labeled (Limit of Disturbance) and should correspond to the disturbed area boundary on the grading and drainage plan.
- b. Submit a salvage plan for the entire lot and landscape/revegetation plan that covers the entire area of disturbance, including small cacti. The Town's minimum landscape standard (revegetation) includes native plants typically 4 plants and/or cacti per 150 square feet 1 tree per 450 square feet, and hydroseeding with a native mix.
- c. A construction document level plan that shows all plant locations (including salvaged material) along with a plant material legend that describes plant type, size, and symbols. The Town's standard notes include:
 - 1. A pre-grading inspection is required after the permit is issued and before any grading begins. All protected plants are to be moved into the designated areas, the construction fence is to be in place, and the Building Department is to be called for an inspection.
 - 2. All plants protected by the Town of Carefree, including small cacti, shall be salvaged and relocated to designated places.

3. Any protected plants remaining in place within the disturbed area shall be cordoned off and protected during construction.
 4. Drip irrigation shall be applied to newly installed plants and salvaged trees.
 5. At a minimum, disturbed areas shall be revegetated with native plants that conform to the density of plants in the surrounding natural environment and/or according to the Landscape Plan. Typically, locate 4 plants and/or cacti per 150 square feet and 1 tree per 450 square feet. Revegetation shall include hydroseeding.
 6. All Saguaros to be salvaged shall be transplanted according to the Saguaro Salvage and Transplanting Recommended by the Town of Carefree methodology.
 7. All exterior lighting will be shielded to comply with Section 9.12 of the Carefree Zoning Ordinance.
 8. All landscaping shall be completed prior to final inspection and issuance of a Certificate of Occupancy.
- d. Location of temporary nursery area, and/or the locations where plants will be permanently transplanted. How plants will be moved, i.e., boxing or spading. How plants will be watered to ensure survival.
 - e. A list of materials to be used for landscaping, including quantities of plants, and size and height of plants at the time of planting. How landscaping will be watered to ensure survival.
 - f. Trees and desert hardy plants that will be planted adjacent to any portion of retaining walls visible from adjacent properties. The maturing height of each type of tree and desert hardy plant.
 - g. The proposed treatment of ground surfaces in the landscaped area.
 - h. Note that all areas disturbed for utility lines and septic systems shall be revegetated to match the adjacent undisturbed desert.
 - i. Note that a pre-grading inspection is required after the permit is issued and **before** any grading work commences. A 6-foot chain link construction fence shall be placed around the limit of disturbance, surveyed, provide an As-Built from the surveyor certifying the fence is in the approved location. , all protected plants shall be moved to the designated areas. Portable restroom onsite, inside the construction fence. Call the Zoning Department for an inspection. Once the pre grading inspection has been approved grading may commence, not before.
 - j. Note that all landscaping and revegetation shall be completed prior to final inspection and issuance of a Certificate of Occupancy.

5. Floor Plan

- a. Room sizes and uses.
- b. Door and window locations with sizes

6. Details

- a. Footing details (depth, width, including reinforcement)
- b. Wall details (frame, masonry, stucco, etc.)
- c. Roof details (rafter and ceiling joist sizes, spans, spacing, etc.) plus structural calcs. For trusses submit manufacturer's drawings and engineering calculations
- d. Retaining walls and fences (height and length, reinforcing, type of construction, structural calcs for retaining walls). Retaining walls over 2 feet in height to be certified by a structural engineer.

7. Plumbing

- a. Isometric of all waste, water, and gas piping
- b. Size of waste and vents and water piping

8. Mechanical

- a. Size and equipment load.
- b. Location of units
- c. Ductwork location and sizes
- d. Venting on gas operated equipment.
- e. Floor plan with ductwork routing and register outlets.

9. Electrical

- a. Panel schedules, load calculations and one line diagram if 200-amp service or greater
- b. Panel and service locations and locations of UFER grounding
- c. Fault current and voltage drop calculations if required by Building Dept. in special cases.
- d. Exterior lighting plan showing location, types, and wattage with details of required shielding. Incandescent fixtures of more than 75 watts or located higher than 7 feet above finished grade shall be fully shielded.
- e. Floor plan showing outlets, fixtures, equipment, GFCI's, smoke detectors, etc.

10. Sewerage

Items below must be submitted to the Town before a building permit will be approved:

- a. Septic Permit: Take two site plans and one set of floor plans to Maricopa County Environmental Services, 1001 N. Central Avenue, Phoenix. Call (602) 506-6666 for information.
- b. Sewer Service Agreement: Call the Liberty Utilities Corporation at (480) 488-4152.

11. Water

Obtain a signed service agreement from either the Carefree Water Company or the Cave Creek Water Company, as appropriate, and provide the Town with a copy.

12. Dust Control

Obtain a Maricopa County Dust Control Permit for clearing areas of 0.10 acre or more and provide the Town with a copy. Call (602) 506-6700.

References:

Town of Carefree Zoning Ordinance

2018 International Building Code and Amendments

2018 International Residential Code and Amendments

1994 Uniform Plumbing Code, State Amendments, and Additional Amendments

2017 National Electrical Code and Amendments

2018 International Mechanical Code and Amendments

2018 International Fire Code and Amendments

Uniform Abatement of Dangerous Buildings, 1994 Edition

Uniform Swimming Pool, Spa and Hot Tub Code, 2018 Edition

Town of Carefree Adobe Code and Amendments, 1985

Conducting Blasting Operations Code and Amendments, 1998



TOWN OF CAREFREE

100 EASY STREET
P.O. BOX 740
CAREFREE, ARIZONA 85377
(480) 488-3686 • FAX (480) 488-3845

TRUSS DESIGN REVIEW WAIVER

This certificate may be used in lieu of city review of prefabricated trusses for construction documents that are designed by a registered professional licensed in the State of Arizona. The applicant must submit this waiver certificate, with original signatures, along with the initial submittal of construction drawings.

Builder/Owner: _____

Permit No.: _____ Standard Plan No.: _____ Elevations: _____

Address: _____

As the registered professional in charge of structural design of the building, I will review the approved fabricator's truss designs and related connections (including all revisions to the truss design) provided to me for compatibility with the above referenced project. I shall affix my shop drawing stamp or other means of identification, hand signed and dated to either the truss manufacturer's layout sheet, or to a letter of approval with an index of truss calculation sheets in said letter.

Name of Registered Professional (please print)

SEAL
(Hand Sign & Date)

As the Owner/Applicant/Authorized Agent, I agree that all truss design information will be provided to the registered professional in charge of the structural design of the building for his/her review, including the use of alternate fabricators, alterations from the original truss design, or a change in truss placement. The foregoing material shall be provided to the design professional in ample time for a proper review to be performed to permit the approved truss design packet to be available to the inspector prior to trusses being set in place.

Name & Title (please print)

Signature & Date

Truss design calculation sheets shall be sealed, hand signed, and dated within the current code edition as adopted by the Town of Carefree. The truss fabricator shall have a current third party quarterly inspection report performed by an approved inspection agency. A complete set of the engineered truss calculation sheets, including a legible truss layout sheet, and either the design professional's letter of approval with index of truss calculation sheets or the design professional's shop drawing stamp affixed to the truss layout sheet shall be included with the town-stamped "Job Site Approved" set of plans prior to the trusses being set in place.



TOWN OF CAREFREE
 8 Sundial Circle
 P.O. Box 740
 Carefree, AZ 85377
 (480) 488-3686 | Fax (480) 488-3845

SPECIAL INSPECTION CERTIFICATE

Project Name:		Project Address:	
Permit #:	Date:	Contact Name:	Phone #:

Sections 1 and 2 must be complete and the original certificate returned to the Community Development Department to be reviewed and approved by the Building Official prior to permit issuance. Section 3 must be completed, and the original certificate shall be sealed by the Engineer/Architect of Record after completion of the work and the original certificate returned to the Community Development Department prior to the issuance of the certificate of occupancy.

SECTION 1 – OWNER’S DELEGATION OF SPECIAL INSPECTION

Section 1704 of the International Building Code, 2018 Edition, as adopted by the Town of Carefree, requires that certain construction work be placed on special inspection the Engineer or Architect of Record. I as owner/legal agent, do hereby certify that I have retained Engineer of Record Architect of Record to be responsible for the required Special Inspection(s) for the above referenced project.

Print Name: _____ Signature: _____ Date: _____

SECTION 2 – ARCHITECT OR ENGINEER RESPONSIBLE FOR SPECIAL INSPECTION

I certify that I am familiar with the structural design of the above reference project and in accordance with Section 1704 of the International Building Code, 2018 Edition, as adopted by the Town of Carefree, I hereby assume responsibility for executing the required special inspection(s). Inspection reports shall be furnished to the Building Official. The following individual(s) will be special field inspector(s) under my direct supervision and shall be on the job site to render competent inspections of the work assigned in conformance with the approved design drawings and specifications.

Place Registration Seal & Signature Date

INSPECTOR (Submit Resume)	TYPE OF INSPECTION

Each above-named special inspector has demonstrated competence to the satisfaction of the Building Official, for inspection of the particular type of construction or operation requiring special inspection.

Building Official: _____ Date: _____

SECTION 3 – CERTIFICATE OF COMPLIANCE

I certify that, to the best of my knowledge, the requirements of the approved plans for which special inspection is required and Section 1704 of the International Building Code, 2018 Edition, have been complied with. A guarantee that the contractor has necessarily fulfilled the obligations of their contract is neither intended nor implied.

Place Registration Seal & Signature Date



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8 SUNDIAL CIRCLE

PO BOX 740

CAREFREE, AZ 85377

(480) 488-3686 • FAX (480) 488-3845

REQUIREMENTS FOR DEMOLITION PERMIT

Required \$100.00 Fee

Job Schedule:

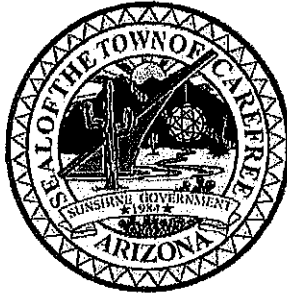
Start Date: _____

End Date: _____

Dust Control Measures: (See Brochure)

Dumpster required on Site: (name of company using):

Where will disposal take place:



TOWN OF CAREFREE

PLANNING AND ZONING DEPARTMENT

2021

MOUNTAINSIDE

RURAL-190 RURAL-70 RURAL-43 R1-18 R1-10

**COMMUNITY DESIGN STANDARDS
& GUIDELINES**



TOWN OF CAREFREE

TOWN COUNCIL

JOHN CRANE, MAYOR
CHERYL KROYER, VICE MAYOR
VINCE D'ALIESIO
SHEILA AMOROSO
TONY GEIGER
STEPHEN HATCHER
MICHAEL JOHNSON

PLANNING AND ZONING COMMISSION

TOM CROSS, CHAIRPERSON
PETER BURNS
RALPH FERRO
KAREN DAHLMAN
SUSIE DYMOKE
MARY ROBERTS
SHARON SMITH

TOWN STAFF

GARY S. NEISS, TOWN ADMINISTRATOR
STACEY BRIDGE-DENZAK, PLANNING DIRECTOR
SAMANTHA GESELL, PLANNING CLERK

INTRODUCTION

Mountainside lots provide a spectacular view of the valley floor and the surrounding mountains, but they are also environmentally sensitive and challenging to develop. The Zoning Ordinance regulations governing mountainsides have been written to protect public health, safety, and welfare. The Design Standards and Guidelines are used to address the visual appearance of all site improvements with the goal of blending all improvements into the natural beauty and tranquility of the upper Sonoran Desert and preserving significant mountainside views that have historically defined the community's sense of place.

The founders of Carefree created a town of distinction, faithful to its vision and its General Plan, where the Sonoran Desert remains the dominant element which binds the community together. This set of Design Standards and Guidelines contains building practices that perpetuate the desired qualities of our community and environment.

DEFINING A BUILDING SITE

Defining an appropriate building site is one of the most important decisions in the development process. This analysis should consider both the natural elements of the site and sensitive orientation of the proposed structures. A thorough analysis of these factors will assure environmentally sensitive design, enhance the value of the property, result in less maintenance and repair of structures, and in many instances will cost less to develop. The failure to consider these factors may cause problems with settling foundations, drainage difficulties, and result in temporary solutions to stabilize eroding and unstable slopes.

DEFINING NATURAL OPPORTUNITIES AND CONSTRAINTS OF A SITE

Each property is unique and contains both natural building constraints and opportunities that must be studied individually and in relationship to one another before plans for the home are created.

1. Identify all boulder outcroppings—Site improvements should be planned around boulder formations to complement and protect what nature has created.
2. Topography—Slopes shall be identified according to the Mountainside Regulations Article X, Section 10.03. Severe slopes and primary ridgelines should be protected and development on them should be avoided.
3. Soils—Stable soils, well-draining soils and good soils for supplemental indigenous landscaping should be identified.
4. Hydrology— All natural drainage patterns should be identified and preserved as part of the desert ecosystems.
5. Native vegetation—In accordance with the Carefree community vision, mature trees, shrubs and cacti should be preserved.

IDENTIFICATION OF SUITABLE BUILDING AREAS

After identifying and understanding the site's natural constraints, the placement and orientation of the buildings on the site are key considerations in the design and function of the structure.

1. Views—Consider the placement of rooms within the residence to maximize views of

surrounding mountains and desert.

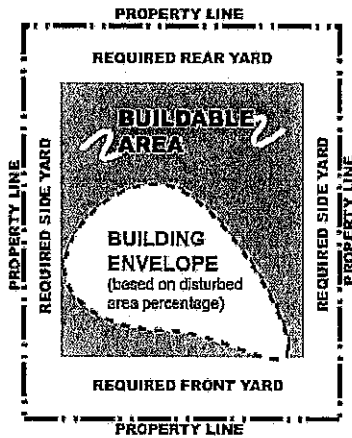
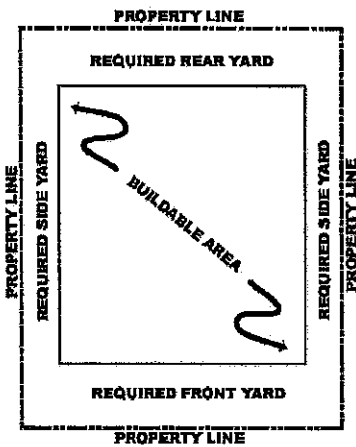
2. Sun angles—Consider the angle of the sun throughout the year to maximize the sun's light and warmth in winter and minimize heat gain in the summer.
3. Prevailing winds— Determine the prevailing breeze and orient structures so the wind is beneficial rather than detrimental.

SITE IMPROVEMENTS

Site improvements should adapt to the natural features and terrain of the site rather than manipulating the site to fit a predetermined vision for the residence. Prior to conceiving a building design, the site should be studied to understand how a building could be naturally integrated into the mountainside. In order to achieve this objective, it is critical that the following guidelines be incorporated into the design of the residence and associated site improvements.

1. Each residence should adapt to its rigorous terrain to reduce visually prominent scarring. To ensure the most sensitive and compatible development possible, it is imperative that the home steps with the natural contours of the site.
2. Homes should be set down from a ridgeline and stepped into the side of the ridge to preserve Carefree's prized view corridors. The height of any building placed on top of a ridge should not exceed twelve (12) feet above the ridgeline. The mass of such building intercepting the ridgeline should not exceed 1,000 feet (livable space).
3. Pursuant to the Zoning Ordinance, Article X, Section 10.06 (4) E, to ensure that the natural contours of the land are closely followed, the amount of fill shall not exceed the amount of cut on the site. Pursuant to the Zoning Ordinance, Article X, Section 10.06 (4) (H), the height of any individual cut may not exceed twelve (12) feet.
4. Pursuant to the Zoning Ordinance, Article X, Section 10.06 (10) (B) (5), in order to minimize significant scarring to mountainsides, retaining walls shall be used to contain all fill slopes.
5. Where natural rock is exposed by cuts into the mountainside, desert varnish should be applied to return the disturbed rock to a more natural appearance.
6. Where cuts expose native, unstable soils, retain walls of a compatible material and color that blend with the surrounding desert should be used. According to the Zoning Ordinance, Article X, Section 10.06 (10) (B) (4), retaining walls more than seven (7) feet in height shall be terraced, with the upper section not to exceed four (4) feet in height and five (5) feet of level landscape soil between walls.
7. In order to preserve natural dips and washes bisecting a site, structures may be suspended over these elements provided they do not impede natural drainage corridors. The height of such a structure, as defined in the Zoning Ordinance, Article X, Section 10.06 (7) E, shall not exceed twenty-four (24) feet as measured from the lowest point of the structure being suspended to the highest point of the road. Columns or other support structures that are no more than eight (8) feet in width or depth shall not be counted towards the height of the suspended structure.

8. Pursuant to the Zoning Ordinance, Article IX, Section 9.10 (4) (A), upon completion of construction, drainage patterns shall be consistent with pre-development conditions.
9. Pursuant to the Zoning Ordinance, Article X, Section 10.06 (4) (D), all utilities shall be placed underground within the graded area of all streets and driveways. With the approval of the Development Review board, utilities may be placed outside of the driveways with an appropriate native restoration and revegetation plan.
10. Drainage improvements should maintain an organic rather than an engineered solution. The sides or banks of such improvements should undulate and contain indigenous plant material and boulders to minimize erosion.
11. Pursuant to the Zoning Ordinance, Article X, Section 10.06 (4) (B), a building envelope shall be delineated on each lot, which defines the extent of all improvements including but not limited to buildings, driveways, utilities, courtyards, sport courts, grass areas, septic systems and any areas enclosed by a solid masonry wall. The building envelope should provide for any future expansion or accessory structures. The disturbed area shall not exceed the maximum disturbed area prescribed for each zoning district (see table on following page).



STRUCTURE OF A LOT

DEVELOPMENT STANDARDS

	Rural-190	Rural-70	Rural-43	R1-35	R1-18	R1-10	R-3	L	GO	C
Maximum Height - Feet	24 (1)	24 (1)	24 (1)	24 (1)	24 (1)	24 (1)	24 (1)	30 (2)	30 (2)	30 (2)
Minimum Front Yard - Feet	60 (3) (6)	60 (3) (6)	40 (3) (6)	40 (3) (6)	30 (3) (6)	20 (3) (6)	25 (3) (6)	25 (3) (6)	40 (6)	10 (3) (6)
Minimum Side Yard - Feet	30 (6)	30 (6)	30 (6)	20 (6)	10 (6)	7 (6)	10 (6)	10 (6)	20 (6)	0 (4) (6)
Minimum Rear Yard - Feet	60 (6)	60 (6)	40 (6)	40 (6)	30 (6)	25 (6)	25 (6)	25 (6)	40 (6)	0 (5) (6)
Minimum Lot Area - Square Feet	190,000	70,000	43,560	35,000	18,000	10,000	43,560	43,560	35,000	6,000
Minimum Lot Width - Feet	300	230	145	145	120	80	145	145	145	60
Minimum Lot Area Per Dwelling Unit - Square Feet	190,000	70,000	43,560	35,000	18,000	10,000	6,000	N/A	N/A	N/A
Maximum Lot Coverage - % (area under roof)	6% ⁽⁸⁾	13% ⁽⁸⁾	17% ⁽⁸⁾	20% ⁽⁸⁾	25% ⁽⁸⁾	30% ⁽⁸⁾	50% ⁽⁸⁾	60% ⁽⁸⁾	25% ⁽⁸⁾	60% ⁽⁸⁾
Maximum Disturbed Lot Area - %	18% ⁽⁷⁾	39% ⁽⁷⁾	51% ⁽⁷⁾	60% ⁽⁷⁾	75%	100%	100%	100%	75%	100%

BUILDING DESIGN

Buildings should not be designed to become the dominant element of the site but should be thoughtfully designed to harmonize with the site. The use of building forms, materials and colors should be carefully selected to conform to the natural desert forms, textures and tones of the site.

1. The building design should respond to the angles of the sun. Window glazing should typically be sheltered by deep eaves. Courtyards and patios should be designed to be well shaded in the summer and full of sun in the winter.
2. Recessing windows by a minimum of four (4) inches is highly encouraged to create depth and shadowing on the building façade. Tinted glass is also encouraged to decrease heat gain.
3. In order to encourage shadow patterns on the building fascia and to absorb rather than reflect light, strong textural patterns are encouraged on the building façade.
4. On rooftops, the application of skylights should be minimized to reduce heat gain and reflective properties. White skylights are highly discouraged.
5. In order to blend a building into the surrounding desert and reduce the perceived overall building massing, buildings with a mass greater than one story should be stepped into the

natural contours of the site.

6. Multiple roof forms should be used to further reduce the building mass. The layout and design for roof forms should also take into consideration off-site views from properties located higher on the mountainside.
7. Building materials and detailing should reflect the muted colors, tones and textures of the unique Sonoran Desert environment. Light reflective values should not exceed forty percent (40%) for all exterior colors. Finished materials such as railings, window frames entry doors and fascia may consist of an accent color with a light reflective value no greater than fifty-five (55%). Metals, including painted metal seam roofs, are not encouraged if they have any reflective/shiny properties. Shiny metals must be specifically approved by the development Review Board.
8. Accessory structures and buildings should be designed to visually connect to the primary residence through the use of landscaping and/or courtyards.
9. Pursuant to the Zoning Ordinance, Article IX, Section 9.07, and to preserve offsite views from neighboring properties, all mechanical, heating and cooling equipment shall be located on the ground and screened from view by a solid masonry wall that blends with the architecture of the primary residence.
10. Pursuant to the 1996 Telecommunications act, satellite dishes one meter or less in diameter are excluded from this requirement. Satellite dishes larger than one meter in diameter must be screened from view in conformance to this requirement.

DRIVEWAYS

The location and design of the driveway is equally as important as the placement and design of the residence. A properly designed driveway should blend into the site, minimize mountainside scarring and preserve significant environmental features such as large boulder outcroppings or saguaros.

1. The design and placement of a driveway should minimize disruption of significant environmental features and minimize grading.
2. Pursuant to the Zoning Ordinance, Article X, Section 10.6 (5), the use of pavers and/or exposed aggregate rather than asphalt will result in a reduction of the disturbed areas calculation for the driveway.
3. One drive/access point will be allowed for each residence. Shared use driveways are encouraged to minimize scarring of the mountainside.
4. Pursuant to the Zoning Ordinance, Article X, Section 10.6 (5), a maximum of 1/3 of any driveway cross section shall be on fill and minimum 2/3 on cut. The maximum slope of the driveway shall not exceed eighteen (18) percent and/or a paved width greater than twelve (12) feet. To ensure adequate emergency response time, Rural Metro will need to approve any driveway exceeding one hundred and fifty (150) feet in length.
5. Any cuts into the mountainside which expose native rock should be treated with an aging

agent. Where possible, native vegetation should also be used to restore disturbed areas and eliminate erosion risks.

SOLID MASONRY WALLS, RETAINING WALLS AND FENCES

1. Pursuant to the Zoning Ordinance, Article X, Section 10.6 (10), solid masonry walls on mountainsides shall only be placed around courtyards and/or swimming pools adjacent to the primary residence and/or guest house.
2. The design of solid masonry walls should respond to the undulation of the natural terrain and preserve existing desert vegetation.
3. Native desert stone should be used to compliment the design of the wall and to create a more natural rather than an engineered appearance.
4. Pursuant to the Zoning Ordinance, Article X, Section 10.06 (4) (G), retaining walls shall be used to retain fill where slopes cannot be stabilized by the application of boulders, vegetation or the underlying native rock. River rock should not be used as a method to stabilize a cut slope.
5. Native desert landscaping should be used above, between and retaining walls to further screen the wall from view and to stabilize the soils/slopes.
6. Light reflective values of colors and finished materials for all free standing walls and retaining walls should not exceed forty percent (40%). The colors should emulate the dominant surrounding muted desert tones to ensure that the walls blend into the natural desert setting.
7. To protect wildlife habitat, breaks should be provided in walls and fences for washes and wildlife corridors.
8. Fencing should consist of high quality material with light reflective values below fifty-five percent (55%). The colors should emulate the surrounding muted desert tones to ensure that the fences blend into the natural desert setting.

SOLAR PANELS AND ASSOCIATED EQUIPMENT

The use of solar energy is encouraged from a sustainable energy perspective. However, it is important that the element associated with the solar equipment is designed into the residence to ensure a seamless and visually unobtrusive result and to protect the dominance of the Sonoran Desert setting.

1. Pursuant to the Zoning Ordinance, Article IX, Section 9.05, roof mounted solar panels shall be mounted at the same slope or parallel to the sloped roof. Solar panels mounted on a flat roof shall be screened from view by a roof parapet. All ground mounted equipment shall be screened from view by walls and landscaping and shall not exceed a height of six (6) feet above natural grade.
2. Swimming pool solar systems should meet the following design criteria:
 - a) Should be placed towards the rear of the house.

- b) All associated equipment should be painted to match the surface it lies against.
- c) Solar panels should be black in color to promote efficiency and prevent fading.

EXTERIOR LIGHTING

The dominance and enjoyment of the night time dark sky is a key element in maintaining the community's semi-rural character. The use of exterior lighting can have a cumulative impact that rapidly erodes stargazing. Exterior lighting should be low-keyed and emphasized only for safety and security purposes.

1. Pursuant to the Zoning Ordinance, Article IX, Section 9.12 all exterior lighting in excess of 25 watts shall be shielded.
2. To preserve the dark night skies, outdoor lighting should be focused downward on activity areas such as pedestrian courtyards and entrances into buildings.
3. General site lighting and architectural accent lighting that highlight the building façade are out of character with the community, disrupt the enjoyment of the dark night skies, and there, are highly discouraged.

LANDSCAPING

The dominance of the native upper Sonoran Desert plant species should be maintained throughout the site. These indigenous plants, regardless of their health and condition, are vital in maintaining the natural ecosystem functions such as seedling establishment, nutrient availability and decomposition. Small native shrubs such as Burr Sage, Desert Broom and Turpentine Bush are important in protecting the soil surface from the torrential monsoon rains, promoting water retention and infiltration and reducing erosion. Grooming, grubbing, raking and the application of pre-emergent materials are detrimental to maintaining the fragile upper Sonoran Desert ecosystem.

1. Pursuant to the Zoning Ordinance, Article IX, Section 9.13 (1) (B), the grooming of native desert areas is prohibited except within thirty (30) feet of the residence.
2. To maintain the dominance of the native Sonoran Desert vegetation, native species should be preserved in situ in all areas not included within the designated building envelope.
3. The planting of mature trees (10 to 15 feet in height) is encouraged to provide an immediate impact, especially when used to buffer adjacent uses.
4. In order to further blend the building into the surrounding environment and soften the visual impact of the structure, low water use landscaping should be provided around the base of the building.
5. To maintain the community's vision of preserving the Sonoran Desert environment, the use of native plants is highly encouraged throughout all areas of the site. Drought tolerant varieties that adapt to the area's soils and climate and blend well with the native varieties may be used as a supplement around the residence. When used prudently, non-native species may be used in courtyards or confined areas not visible to the public.

6. The following species* are protected plants and should be used as the primary plant palette for the site:

<u>Botanical Name</u>	<u>Common Name</u>
Acacia Consticta	Whitethorn Acacia
Acacia Greggii	Catclaw Acacia
Canotia Holocantha	Crucifixion Thorn
Celtis Pallida	Desert Hackberry
Celtis Reticulate	Hackberry
Cercidium Mycophyllum	Foothills Palo Verde
Chilopsis Linearis	Desert Willow
Fouquieria Splendens	Ocotillo
Olney Tesota	Ironwood
Prosopis Species	Mesquite
Quercus	Scrub Oak
Rhus Ovata	Sugar Sumac
Vauquelinea Californica	Arizona Rosewood

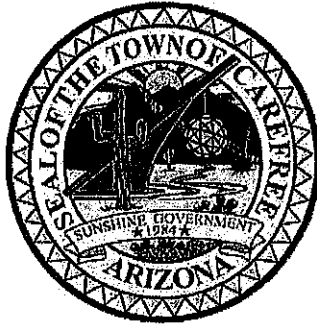
***All native Sonoran Desert cacti and yuccas are included within this list. Cholla and prickly pear species are not included as protected native plants.**

7. The following species are not appropriate in preserving the character of the upper Sonoran Desert:

Conifers
Cypress
Eucalyptus Species
Ficus Species
Olive
Palms
Juniper Species
Tamarisk

UTILITIES AND SERVICES IN THE TOWN OF CAREFREE

ELECTRIC	Arizona Public Service Co. - APS PO BOX 53933 M/S 3200	(602) 371-7171 - New Service (602) 371-7171 - Emergency & After Hours www.aps.com
GAS	Southwest Gas 1600 E Northern Avenue #101 Phoenix, AZ 85020-3982	(877) 860-6020 www.swgas.com
WATER	Carefree Water Company PO BOX 702 7181 E Ed Everett Way Carefree, AZ 85377	(480) 488-9100 www.carefreewater.com Emergency (480) 252-7661
	Cave Creek Water System 37622 N Cave Creek Road Cave Creek, AZ 85331	(480) 488-6617 During Business Hours (Carefree/Cave Creek) (480) 437-3582 During Business Hours (Desert Hills) (602) 667-4574 (After Hours/Outages/Leaks) www.cavecreek.org
TELEPHONE	CenturyLink	(800) 244-1111 New Service www.usbundles.com
TRASH COLLECTION	Trash pick-up is provided by privately owned companies.	(602) 943-9676 ABCO Recycling Center (480) 515-4300 Area Disposal – www.aredisposal.com (602) 225-0020 Curbside – www.curbsideaz.com (602) 268-2222 Waste Management – www.wm.com
ARIZONA 811 - CONSTRUCTION BLUE STAKE	Notify two days prior to any digging near roadways to locate all underground utilities	811 (602) 659-7500 x 2293 Support Specialists team Email: Support.Specialists@arizona811.com
SEPTIC TANK PERMITS	Maricopa County Environmental Services - MCES 1001 N. Central Avenue, Suite 150 Phoenix, AZ 85004	(602) 506-6616 www.maricopa.gov/envsvc
SEWER	Liberty Utilities (where applicable) Black Mountain Sewer Company (where applicable) 12727 W. Indian School Rd #D101 Avondale, AZ 85392	(480) 488-4152 – www.libertyutilities.com/libertywater/az or (623) 935-3395 After Hours/Emergency
CABLE TV	Cox Communications	(602) 277-1000 www.cox.com
FIRE PROTECTION.	Carefree Fire Station 37401 N Tom Darlington Drive	911 EMERGENCY (480) 945-6311 Non-Emergency (480) 699-8213 CPR & Education



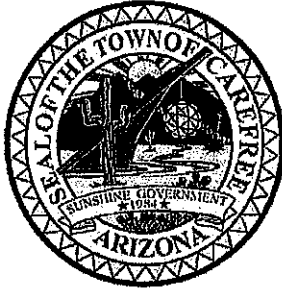
TOWN OF CAREFREE
PLANNING AND ZONING DEPARTMENT
2021

SINGLE-FAMILY

RURAL-190 RURAL-70 RURAL-43 R1-18 R1-10

COMMUNITY DESIGN STANDARDS & GUIDELINES

TOWN OF CAREFREE



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MARY ROBERTS
SHARON SMITH

TOWN STAFF

GARY S. NEISS, TOWN ADMINISTRATOR
STACEY BRIDGE-DENZAK, PLANNING DIRECTOR
SAMANTHA GESELL, PLANNING CLERK

INTRODUCTION

Carefree is a unique, semi-rural small town in the upper Sonoran Desert, master-planned to be entirely distinct from the surrounding communities. It is a community where residents enjoy the dramatic natural landscape features and seek to preserve this sensitive ecosystem.

As the Community matures and additional residential lands are developed or redeveloped, it is vital that the Community's vision and standards are preserved and carried forward. To preserve Carefree's sense of place, the following principles should guide any single-family development application.

- Maintain the natural desert to preserve native desert ecosystems, wildlife habitat, and the sense of wide open spaces.
- Preserve the dominance of the native desert environment and terrain by blending the residence and site improvements with the natural desert form, colors, and terrain.
- Incorporate energy efficient and sustainable building practices.
- Protect and enhance the character and quality of single-family residential districts.

PURPOSE

The Single-Family Residential Design Standards and Guidelines are intended to promote designs that are consistent with the community's vision and are responsive to the immediate desert setting. The Standards and Guidelines outline Carefree's expectations for single-family residential design. They are intended to assist future homeowners, architects and designers, residents, town staff, and other decision makers in their review and consideration of single-family residences. The Design Standards and guidelines are to be applied throughout the Town and are structured to respond to varying conditions and constraints inherent to the individual site and contextual setting. Additional Mountainside Standards and Guidelines have been established for properties that contain one or more slopes with a gradient twenty (20) percent or more (a ten foot rise over a distance of fifty feet).

GRADING AND DRAINAGE

In order to maintain the dominance of the upper Sonoran Desert it is critical that a building envelope be designated on each lot. This envelope will illustrate the areas that may be disturbed by the proposed site improvements. When defining the building envelope on a lot, it is important to ensure that its placement minimizes the amount of site grading, does not disturb significant wash or wildlife corridors, and maintains historical views of prominent ridgelines or significant topographical features.

1. All site grading and drainage shall comply with the Zoning Ordinance, Article IX, Section 9.10.
2. Pursuant to the Zoning Ordinance, Article VI, Section 6.01, the total area of grading shall at no time exceed the maximum disturbed area (see table below).
3. In accordance with Carefree's vision, significant stands of indigenous vegetation should be maintained in their natural location to preserve the dominance of native flora and wildlife habitat.

4. The building envelope should be clearly identified on all building plans presented to the Town. See table of above for the density schedule for each zoning district.

A. Pursuant to the Zoning Ordinance, Article IX, Section 9.10 (3), the disturbed area shall include the driveway, utilities, courtyards, sport courts, grass areas, and any area enclosed by a solid masonry wall.

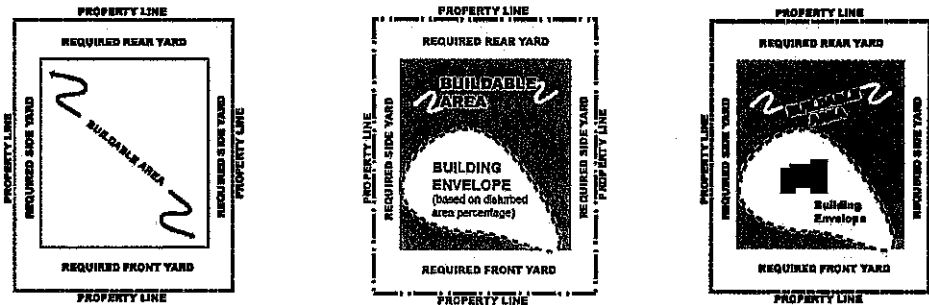
DEVELOPMENT STANDARDS

	Rural-190	Rural-70	Rural-43	R1-35	R1-18	R1-10	R-3	L	GO	C
Maximum Height - Feet	24 (1)	24 (1)	24 (1)	24 (1)	24 (1)	24 (1)	24 (1)	30 (2)	30 (2)	30 (2)
Minimum Front Yard - Feet	60 (3) (6)	60 (3) (6)	40 (3) (6)	40 (3) (6)	30 (3) (6)	20 (3) (6)	25 (3) (6)	25 (3) (6)	40 (6)	10 (3) (6)
Minimum Side Yard - Feet	30 (6)	30 (6)	30 (6)	20 (6)	10 (6)	7 (6)	10 (6)	10 (6)	20 (6)	0 (4) (6)
Minimum Rear Yard - Feet	60 (6)	60 (6)	40 (6)	40 (6)	30 (6)	25 (6)	25 (6)	25 (6)	40 (6)	0 (5) (6)
Minimum Lot Area - Square Feet	190,000	70,000	43,560	35,000	18,000	10,000	43,560	43,560	35,000	6,000
Minimum Lot Width - Feet	300	230	145	145	120	80	145	145	145	60
Minimum Lot Area Per Dwelling Unit - Square Feet	190,000	70,000	43,560	35,000	18,000	10,000	6,000	N/A	N/A	N/A
Maximum Lot Coverage - % (area under roof)	6% (8)	13% (8)	17% (8)	20% (8)	25% (8)	30% (8)	50% (8)	60% (8)	25% (8)	60% (8)
Maximum Disturbed Lot Area - %	18% (7)	39% (7)	51% (7)	60% (7)	75%	100%	100%	100%	75%	100%

B. The size and shape of building envelopes shall be determined on a lot-by-lot basis but may not be larger than the maximum disturbed area allowed by the Zoning Ordinance (see table above for disturbed area requirements).

C. In order to better blend the residence and site improvements into the sensitive upper Sonoran Desert, building envelopes should be placed in the least environmentally sensitive area of the property and should take into account views from near and far. In order to maintain community view sheds, the placement of building envelopes on prominent ridgelines is discouraged.

STRUCTURE OF A LOT



5. Cut and fill areas should be designed to blend into the natural desert setting. Applying desert varnish to cut material, using native desert stone salvaged from the site to contain fill, and/or giving cuts and fills a more organic form rather than an engineered appearance are methods that may be used to achieve this goal.
6. Pursuant to the Zoning Ordinance, Article IX, Section 9.11 (4), spill slopes adjacent to streets or driveways are prohibited.
7. Pursuant to the Zoning Ordinance, Article IX, Section 9.10 (8), detention/retention basins shall be designed with undulating banks to convey a natural appearance rather than an engineered form.
8. Pursuant to the Zoning Ordinance, Article IX, Section 9.10 (4), washes with a one hundred (100) year capacity of fifty (50) cubic feet per second must be maintained in their natural state. Washes below this threshold may be manipulated; however, the hydraulic properties and historic entrance and/or exit points from the property must remain consistent with pre-construction conditions. Such modifications should incorporate larger boulders and plant material to stabilize the banks and convey a natural appearance.
9. Bridging, rather than a wet crossing for a driveway, of a wash with a one hundred (100) year capacity of fifty (5) cubic feet per second or greater is encouraged.
10. Pursuant to the Zoning Ordinance, Article IX, Section 9.10 (6), any area disturbed in association with the undergrounding of utilities shall be restored to pre-construction conditions.

LANDSCAPING

In order to preserve the indigenous flora and fauna, it is critical that much of the property surrounding the residence is maintained in its natural state. Some pruning of parasitic mistletoe and dead tree limbs may occur outside of the building envelope; however, the clearing or grubbing of native desert areas is not permitted. The decomposition of dead plant material, stabilization of native soils, and seedling establishment in these areas are critical to maintain and balance the sensitive upper Sonoran Desert ecosystem.

1. In accordance with Carefree's vision, the preservation of indigenous vegetation is critical in preserving the character of the community and wildlife habitat. Native vegetation should be preserved in situ in all areas outside of the building envelope.

2. Drought tolerant trees that will not exceed a height of thirty-five (35) feet may be used within courtyards and transitional xeriscape areas around the principal building. Please refer to the Town's Landscape brochure for acceptable trees and plants.
3. All trees should be at a minimum, fifteen (15) gallons in size at the time of planting.
4. Shrubs should have a minimum mature growth height of eighteen (18) inches. No shrubs should be less than one (1) gallon size.
5. Irrigated landscaping shall be provided at the base of the building to anchor the building into the surrounding environment and soften the visual impact of the structure.
6. The use of mature trees is encouraged to provide an immediate impact, especially to buffer adjacent uses. Protected trees outlined in the Zoning Ordinance, Article IX, Section 9.13 (D) that are salvaged from the building envelope may be relocated to buffer adjacent uses.
7. Pursuant to the Zoning Ordinance, Article IX, Section 9.13 (J), proper maintenance and timely replacement of plant material are required.
8. Three distinctive but interrelated plant zones exist within a properly designed landscape plan. These three zones consist of native desert plants along the periphery of the property, a transitional zone containing drought tolerant or xeriscape plants, and a mini-oasis zone within enclosed courtyards, pool areas, or play yards. Please refer to the Town's Landscape brochure for acceptable trees and plants for each landscape zone.

BUILDING DESIGN

Buildings should convey a sense of being a part of the Sonoran Desert environment and fit seamlessly into their neighborhood and the Carefree community. This will be achieved by avoiding disparate degrees of visual difference with adjacent and nearby buildings in style, massing and /or materials.

1. A well designed Carefree home uses building materials that harmonize with the muted natural desert colors, tones, textures, and forms, so it will blend with the unique Sonoran Desert environment. Light reflective values should not exceed forty (40) percent for all exterior colors. Finished materials such as railings, window frames, primary entry doors, and fascia may have an accent color with a light reflective value no greater than fifty-five (55) percent.
2. Metals, including painted metal, are allowed if they are not shiny. Shiny metal must be specifically approved by the Development Review Board. Weathered copper is acceptable.
3. In order to maintain the dominance of the upper "Sonoran Desert, the building envelope should be placed in areas of lowest environmental significance, such as on lower slopes, below ridgelines, in areas of sparse vegetation, or in previously disturbed areas.
4. In order to reduce the visually apparent size of a building so that it blends into the desert environment, buildings with a mass greater than one-story should be stair-stepped.
5. Multiple roof forms also reduce the perceived mass and should be used on buildings

greater than 1,000 gross square feet in size. Hip roofs are preferred rather than gable ends.

6. Pursuant to the Zoning Ordinance, Article IX, Section 9.07, all mechanical equipment including heating and cooling equipment located on the ground shall be screened from neighboring properties by a solid masonry wall and native landscaping to blend with the building's architecture.
7. Unsightly cuts on a sloped site can be greatly reduced if the building is stepped down the hill in accordance with the natural grade.
8. Accessory buildings should blend with and compliment the principle building in form, materials, style, and color.
9. In order to create a home that uses passive solar design, consider the orientation of the building, recessed windows (minimum four inches), three dimensional wall faces, and column features. Tinted glass should be incorporated into the design of all windows to minimize glare.
10. Outdoor areas such as pools, yards, play areas, and patios should be designed to be visually connected to the residence through the use of walls or courtyards and should be visually screened from adjacent lots.

SOLID MASONRY WALLS, RETAINING WALLS, AND FENCES

In many cases walls are used to define exterior spaces and limit access. However, in order to maintain the visual dominance of the Sonoran Desert's natural features, flora and fauna, the application of walls, retaining walls, and fences should be confined to areas closest to the main residence.

1. SOLID MASONRY WALLS

- A. The placement of a solid masonry wall shall be in accordance with the provisions established in Article 9, Section 9.09 of the Zoning Ordinance.
- B. In order to maintain the wide-open natural desert spaces enjoyed in Carefree, the use of solid masonry walls is highly discouraged except to enclose courtyards, play yards, swimming pools, sport courts, and for screening mechanical equipment. All areas enclosed by a wall are included in the disturbed area calculations.
- C. All solid masonry walls should be designed to flow with the terrain, preserve existing desert vegetation, provide breaks for washes and wildlife corridors, and blend into the natural desert colors and textures. Light reflective values of colors and finished materials should not exceed forty percent (40%) and blend with the muted colors of the surrounding Sonoran Desert.

2. RETAINING WALLS

- A. The height of retaining walls shall be minimized according to the standards set forth in Article 9, Section 9.08 of the Zoning Ordinance.
- B. Retaining walls should be used to retain fill where slopes cannot be stabilized by

use of rip rap, boulders, vegetation, and/or native stone. River rock should not be used as rip rap.

- C. Landscaping should be used in connection with a retaining wall to further screen the wall and to stabilize the soils/slopes.
- D. Light reflective values of colors and finish materials should not exceed forty percent (40%) and blend with the muted colors of the surrounding Sonoran Desert.

3. FENCES

- A. Fences shall conform to the provisions of the Zoning Ordinance as set forth in Article 9, Section 9.09.
- B. Breaks in fencing should be provided to maintain significant wildlife corridors and washes.
- C. Fencing should consist of high quality material with light reflective values below fifty-five percent (55%) and blend with the muted colors of the surrounding Sonoran Desert.

DRIVEWAYS

The location and design of the driveway is equally as important as the placement and design of the residence. A properly designed driveway should blend into the site, minimize grading, and preserve significant environmental features such as large boulder outcroppings or saguaros.

- 1. Driveways shall conform to the provisions in Article 9, Section 9.11 of the Zoning Ordinance.
- 2. The location of the driveway shall be designed to:
 - A. Minimize grades
 - B. Minimize the disruption of the existing landscape.
 - C. Provide for the shortest driveway possible, unless a longer, more undulating design would result in less of a visual impact to the site.
- 3. One driveway will be allowed for each residence unless otherwise approved by the Development Review Board.
- 4. Exposed aggregate, pavers, and/or concrete colorized to emulate the desert floor texture and tones are highly encouraged.

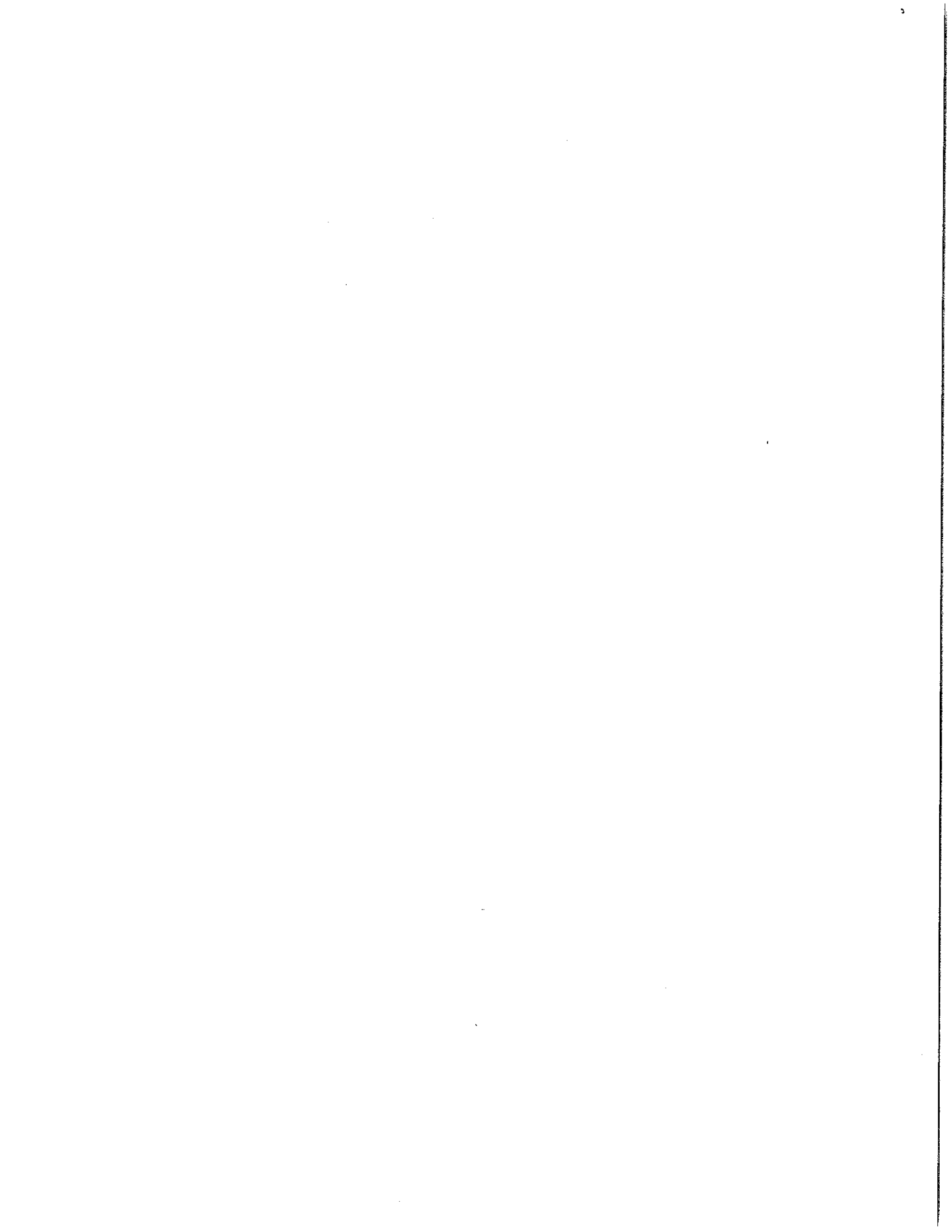
SOLAR PANELS AND ASSOCIATED EQUIPMENT

The use of solar energy is encouraged from a sustainable energy perspective. However, it is important that the elements associated with the solar equipment are designed into the residence to ensure a seamless and visually unobtrusive result and to protect the dominance of the Sonoran Desert setting.

- 1. Pursuant to the Zoning Ordinance, Article IX, Section 9.05, roof mounted solar panels shall be at the same slope or parallel to the sloped roof. Solar panels mounted on a flat

roof shall be screened from view by a roof parapet. All ground mounted equipment shall be screened from view by walls and landscaping and shall not exceed a height of six (6) feet above natural grade.

2. Swimming pool solar systems should meet the following design criteria:
 - A. Should be placed towards the rear of the house.
 - B. All associated equipment should be painted to match the surface it lies against.
 - C. Solar panels should be black in color to promote efficiency and prevent fading.



Town of Carefree
SUPPLEMENTAL INFORMATION – LANDSCAPE GUIDELINES
(NOT IN ZONING ORDINANCE)

SINGLE-FAMILY

RURAL-190 - RURAL-70 - RURAL-43 - R1-35 - R1-18 - R1-10

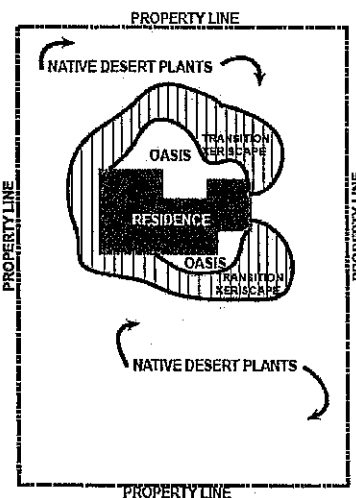
COMMUNITY DESIGN STANDARDS & GUIDELINES



Landscaping

In order to preserve the indigenous flora and fauna, it is critical that much of the property surrounding the residence is maintained in its natural state. Some pruning of parasitic mistletoe and dead tree limbs may occur outside of the building envelope; however, the clearing or grubbing of native desert areas is not permitted. The decomposition of dead plant material, stabilization of native soils, and seedling establishment in these areas are critical to maintain and balance the sensitive upper Sonoran Desert ecosystem.

1. In accordance with Carefree's vision, the preservation of indigenous vegetation is critical in preserving the character of the community and wildlife habitat. Native vegetation should be preserved in situ in all areas outside of the building envelope.
2. Drought tolerant trees that will not exceed a height of thirty-five (35) feet may be used within courtyards and transitional xeriscape areas around the principal building. Please refer to the Town's Landscape brochure for acceptable trees and plants.
3. All trees should be at a minimum, fifteen (15) gallons in size at the time of planting.
4. Shrubs should have a minimum mature growth height of eighteen (18) inches. No shrubs should be less than one (1) gallon in size.
5. Irrigated landscaping shall be provided at the base of the building to anchor the building into the surrounding environment and soften the visual impact of the structure.
6. The use of mature trees is encouraged to provide an immediate impact, especially to buffer adjacent uses. Protected trees outlined in the Zoning Ordinance, Article IX, Section 9.13 (D) that are salvaged from the building envelope may be relocated to buffer adjacent uses.
7. Pursuant to the Zoning Ordinance, Article IX, Section 9.13 (J), proper maintenance and timely replacement of plant material are required.
8. Three distinctive but interrelated plant zones exist within a properly designed landscape plan. As illustrated in the adjacent graphic, these three zones consist of native desert plants along the periphery of the property, a transitional zone containing drought tolerant or xeriscape plants, and a mini-oasis zone within enclosed courtyards, pool areas, or play yards. Please refer to the Town's Landscape brochure for acceptable trees and plants for each landscape zone.



page 5 of 8 Design Guidelines

LANDSCAPING – PROTECTED PLANTS

- (1) Any and all healthy and transplantable species of Yucca, Ocotillo (*Fouquieria splendens*), and all members of the cactus family with the exception of Cholla and Prickly Pear.
- (2) Indigenous trees of the following species that are four (4) inches or greater in caliper measured one (1) foot above natural grade:

Protected Plants - Botanical Name	Common Name
<i>Acacia constricta</i>	Whitethorn acacia
<i>Acacia greggii</i>	Catclaw acacia
<i>Canotia holocantha</i>	Crucifixion thorn
<i>Celtis reticulata</i>	Hackberry
<i>Cercidium floridum</i>	Blue palo verde
<i>Cercidium microphyllum</i>	Foothills palo verde
<i>Chilopsis linearis</i>	Desert willow
Juniperous species	Juniper
<i>Olneya tesota</i>	Ironwood
<i>Populus fremontii</i>	Cottonwood
<i>Prosopis</i> species	Mesquite
<i>Quercus</i> species	Scrub oak
<i>Rhus ovata</i>	Sugar sumac
<i>Vauquelinea californica</i>	Arizona rosewood

RECOMMENDED PLANTS

Commercial Trees: Any of the following species or subspecies of trees. Mature specimens of any added species shall have a height not generally exceeding thirty-five (35) feet and shall be appropriate to the Town's Sonoran Desert environment.

Commercial Trees-Botanical Name	Common Name
<i>Acacia melanoxylon</i>	Blackwood acacia
<i>Acacia subporosa</i>	River Wattle
<i>Brahea armata</i>	Mexican blue palm
<i>Ceratonia saligna</i>	Carob
<i>Cupressus Glabra</i>	Smooth-barked Arizona cypress
<i>Eucalyptus brockwayi</i>	Dundas mahogany
<i>Eucalyptus microtheca</i>	Coolabah tree
<i>Eucalyptus nicholii</i>	Willow-leafed peppermint
<i>Eucalyptus papuana (pauciflora)</i>	Ghost gum
<i>Eucalyptus polyanthemus</i>	Silver dollar tree
<i>Eucalyptus sideroxylon v. rosea</i>	Red or pin ironbark
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Juniperus californica</i>	California juniper
<i>Juniperus monosperma</i>	One-seed juniper
<i>Magnolia grandiflora</i>	Southern magnolia
<i>Platyclaudus orientalis</i> species	Oriental arborvitae
<i>Prunus cerasifera</i> "Hollywood"	"Hollywood" flowering plum
<i>Robinia idahoensis</i>	Idaho black locust
<i>Tamarisk aphylla</i>	Tamarisk
<i>Yucca brevifolia</i>	Joshua tree

Residential Trees: Any of the following species or subspecies of trees. Mature specimens of any added species shall have a height not generally exceeding 30 feet and shall be appropriate to the Town's Sonoran Desert environment:

Residential Trees - Botanical Name	Common Name
<i>Acacia constricta</i>	Mescat acacia
<i>Acacia eburnia</i>	Needle acacia
<i>Acacia saligna</i>	Willow acacia
<i>Acacia schaffneri</i>	Mexican or twisted acacia
<i>Acacia smallii</i>	Southwestern sweet acacia
<i>Acacia stenophylla</i>	Shoestrong acacia
<i>Acacia willardiana</i>	Whitebark acacia
<i>Albizia julibrissin</i>	Mimosa tree
<i>Bauhinia forticata</i>	White butterfly orchid tree
<i>Brahea edulis</i>	Guadalupe silver palm
<i>Butia capitata</i>	Pindo palm
<i>Callistemon viminalis</i>	Weeping bottlebrush tree
<i>Caragana arbrescens</i>	Siberian pea tree
<i>Casuarina stricta</i>	Drooping she oak
<i>Celtis reticulata</i>	Western hackberry
<i>Cerdidium floridum</i>	Blue palo verde
<i>Cerdidium microphyllum</i>	Foothills palo verde
<i>Cerdidium praecox</i>	Sonoran palo verde
<i>Cercis chinensis</i>	Chinese redbud
<i>Cercis occidentalis</i>	Western redbud
<i>Cercocarpus betuloides</i>	Mountain ironwood, sweet brush
<i>Chamaerops humilis</i>	Mediterranean fan palm
<i>Chilopsis linearis</i>	Desert willow
Citrus genus (any)	Grapefruit tree, orange tree, lemon tree, etc.
<i>Cocculus laurifolius</i>	Laurel-leaf cocculus
<i>Cupressus forbesii</i>	Tecate cypress
<i>Cycas revoluta</i>	Sago palm
<i>Eleagnus angustifolia</i>	Russian olive
<i>Ensete ventricosum</i>	Abyssinian banana
<i>Eriobotrya deflexa</i>	Bronze loquat
<i>Eriobotrya japonica</i>	Loquat
<i>Eucalyptus caesia</i>	Gungurru
<i>Eucalyptus campaspe</i>	Silver-top timlet gum
<i>Eucalyptus erythrocorys</i>	Red-cap gum, illyarie
<i>Eucalyptus erythronema</i>	Red-flowered mallee
<i>Eucalyptus erythronema v. marginata</i>	White mallee
<i>Eucalyptus formanii</i>	Thin-leafed gum
<i>Eucalyptus leucoxyton v. macrocarpa</i>	Red-flowered yellow box
<i>Eucalyptus l.m. "Rosea" & "Purpurea"</i>	Large-fruited gum
<i>Eucalyptus macrandra</i>	Long-flowering marlock
<i>Eucalyptus niphophylla (gunnii)</i>	Snow gum
<i>Eucalyptus nutans</i>	Red-flowering moort

Residential Trees - Botanical Name	Common Name
<i>Eucalyptus perriniana</i>	Round-leafed snow gum
<i>Eucalyptus platypus</i>	Round-leafed moort
<i>Eucalyptus populnea</i>	Poplar eucalyptus
<i>Eucalyptus salubria</i>	Fluted gum gimlet
<i>Eucalyptus sargentii</i>	Salt River mallee
<i>Eucalyptus spathulata</i>	Narrow-leafed gimlet
<i>Eucalyptus torquata</i>	Coral-flowered gum
<i>Feijoa sellowiana</i>	Pineapple guava
<i>Ficus carica</i>	Edible fig
<i>Ficus benjamina</i>	Weeping fig (frost tender)
<i>Fouquieria splendens</i>	Ocotillo
<i>Firmiana simplex</i>	Chinese parasol tree
<i>Fraxinus dipetala</i>	Foothills ash
<i>Geijera parviflora</i>	Australian willow
<i>Hakea laurina</i>	Pincushion tree
<i>Heteromeles arbutifolia</i>	California holly
<i>Ilex altaclarensis</i> "Wilsoni"	Wilson's holly
<i>Ilex vomitoria</i>	Yaupon
<i>Juniperus chinensis</i> "Torulosa"	Hollywood juniper
<i>Juniperus scopulorum</i> "Tollisonii"	Tollison's weeping juniper
<i>Juniperus monosperma</i>	One-seed juniper
<i>Juniperus osteosperma</i>	Utah juniper
<i>Langerstroemia indica</i>	Crape myrtle
<i>Laurus nobilis</i>	Grecian laurel
<i>Leucaena retusa</i>	Golden lead ball tree
<i>Ligustrum lucidum</i>	Glossy privet tree
<i>Livistona mariae</i>	Australian livistona palm
<i>Lysiloma thornberi</i>	Fern of the Desert
<i>Melaleuca armillaris</i>	Drooping melaleuca
<i>Melaleuca cuticularis</i>	Salt-water paper bark
<i>Melaleuca decussata</i>	Lilac melaleuca
<i>Melaleuca ericifolia</i>	Heath melaleuca
<i>Melia a.</i> "umbraculifera"	Texas umbrella tree
<i>Melianthus major</i>	Honey bush
<i>Musa paradisiaca</i>	Plantain
<i>Myrtus communis</i>	Classic myrtle
<i>Myrtus</i> "boetica"	Twisted myrtle
<i>Nicotiana glauca</i>	Tree tobacco
<i>Nerium oleander</i> "St. Agnes"	White oleander tree
<i>Olea europaea</i> "Swan Hill" or other fruitless varieties	Olive tree, fruitless
<i>Olneya tesota</i>	Ironwood tree
<i>Opuntia ficus-indica</i>	Spineless cactus
<i>Parkinsonia aculeata</i>	Mexican palo verde
<i>Phoenix loureiri</i> (humilis)	Lesser Phoenix palm
<i>Phyllostachys aurea</i>	Golden bamboo

Residential Trees - Botanical Name	Common Name
<i>Pinus cembroides</i>	Mexican stone pine
<i>Pinus edulis</i>	Pinon pine
<i>Pinus monophylla</i>	Single-leaf pinon pine
<i>Pinus thunbergiana</i>	Japanese black pine
<i>Pistache lenticus</i>	Mastic tree
<i>Pastache vera</i>	Pistachio nut tree
<i>Pithecellobium flexicaule</i>	Texas ebony
<i>Pithecellobium mexicana</i>	Mexican ebony
<i>Pittosporum phylliraeoides</i>	Willow pittosporum
<i>Pittosporum tobira</i>	Japanese mock orange tree
<i>Platyclaudus orientalis</i> "Aurea" or "Elegantissima"	Oriental arborvitae
<i>Podocarpus macrophyllus</i>	Japanese yew pine
<i>Podocarpus macrophyllus</i> make	Shrubby yew pine
<i>Prosopis alba</i>	Argentine mesquite
<i>Prosopis chinlensis</i>	Chilean mesquite
<i>Prosopis glandulosa</i>	Deciduous honey mesquite
<i>Prosopis hybrid</i>	Deciduous South American mesquite (usually called Chilean)
<i>Prosopis pubescens</i>	Screwbean mesquite
<i>Prosopis velutina</i>	Velvet mesquite
<i>Prunus carolinia</i>	Carolina laurel cherry
<i>Prunus ceracefera</i> "Allred" "Atropurpurea" "Krauter Vesuvivus" "Thundercloud"	Flowering plum (including named varieties at left)
<i>Prunus illicifolia</i>	Holly-leaved cherry
<i>Prunus persica</i>	Flowering peach
<i>Prunus persica</i> "Bonanza"	Fruiting dwarf peach
<i>Prunica granatum</i>	Pomegranate tree
<i>Pyrus Kawakami</i>	Evergreen pear
<i>Quercus hypoleuroides</i>	Silver-leaved oak
<i>Quercus oblongifolia</i>	Mexican blue oak
<i>Quercus turbinella</i>	Shrub live oak
<i>Rhamnus alaternatus</i>	Italian buckthorn
<i>Rhamnus crocea illicifolia</i>	Holly-leaved redberry
<i>Rhus lancea</i>	African sumac
<i>Rhus ovata</i>	Sugar bush
<i>Ricinus communis</i>	Castor bean tree
<i>Robinia hispanica macrophylla</i>	Pink locust
<i>Robinia neomexicana</i>	New Mexico pink locust
<i>Sabal palmetto</i>	Cabbage palm
<i>Sabal ursana</i>	Sonoran palmetto
<i>Salix babylonica</i>	Weeping willow
<i>Salix matsudana</i>	Globe, Navaho, willow
<i>Sambucus mexicana</i>	Mexican elderberry
<i>Schinus molle</i>	California pepper tree

Residential Trees - Botanical Name	Common Name
Schinus terebinthifolius	Brazilian pepper tree
Sophora secundiflora	Texas mountain larel
Tamarisk africans, parviflora, and chinensis	Salt cedar
Trachycarpus fortunei	Windmill palm
Vauquelina angustifolia	Serrated Arizona rosewood
Vayquelina californica	Arizona rosewood
Vitex agnus-cactus	Chaste tree
Xylosma congestum	Xylosma
Yucca brevifolia herberti	Lesser joshua tree
Yucca elata	Soap tree yucca
Ziziphus jujuba	Chinese date tree
Ziziphus obtusiflora	Gray thorn

Desert Hardy Plants: Any of the following species or subspecies of plants. Species may be added to, or deleted provided that any added species must require no artificial irrigation after establishment and shall be appropriate to the Town's Sonoran Desert environment.

Desert Hardy Plants - Botanical Name	Common Name
Acacia eburnia	Needle acacia
Caragana arbrescens	Siberian pea tree
Cercidium microphyllum	Foothills palo verde
Cercidium praecox	Sonoran palo verde
Fouquier splendens	Ocotillo
Juniperus monosperma	One-seed juniper, native
Lysiloma thornberi	Fern of the Desert
Nicotiana glauca	Tree tobacco
Olneya tesota	Ironwood tree
Opuntia ficus-indica	Spineless cactus (frost tender)
Parkinsonia aculeata	Mexican palo verde
Prosopis alba	Argentine mesquite
Prosopis chilensis	Chilean mesquite
Prosopis hybrid	Deciduous South American mesquite (usually called Chilean)
Prosopis pubescens	Screwbean mesquite
Prosopis velutina	Velvet mesquite
Rhus ovata	Sugar bush
Yucca brevifolia herberti	Lesser joshua tree
Yucca elata	Soap tree yucca
Ziziphus obtusiflora	Gray thorn