ACC: IN THE KNOW

ARCHITECTURAL COMPLIANCE RULES & DESIGN CRITERIA

GARAGES, GOLF CART GARAGES AND CARPORTS

General

- An **Architectural Modification Application** and approval is required before any work is started.
- **Special Modification Processing** may apply. **Refer to 3.4.**
- **Maricopa County** requires a **permit**.

Location, Setbacks and Lot Coverage

- Front Yard **ONLY – 7.2.1 Structure Setbacks** and **7.3 Lot Coverage**.

Design Criteria

- **ONLY** single-story allowed.
- Footprint **MUST NOT** exceed 750 square feet.
- Maximum perimeter wall height **MUST** be less than ten feet.
- Maximum garage door height **MUST** be less than eight feet.
- **NEW** carports **NOT** allowed.
- Carport to garage conversion is allowed.
- Structures must connect to driveway.
- The exterior walls architectural design, materials, and color must match the house.
- Roof pitch must match the house. Roof material and color must be as similar as possible to the house roof.
- Must be connected to the house. Method of connection may be any of the following, individually or a combination – solid wall, roof extension, covered breezeway, gated tower, gated wall, rectangular box, or square beams or round posts for flat roof homes, minimum 6 inches in diameter/width.
- Overhead doors required on garages and golf cart garages.
- Roofs may **NOT** be raised or lowered to accommodate motor homes or similar large vehicles.
- No part of the framed structure can extend or overhang into any setback or easement.