HERITAGE DISTRICT
DESIGN GUIDELINES
Heritage District Design Guidelines

FOR MORE INFORMATION
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1 Introduction (Objective and Use of Guidelines)
2 Blend (Commercial Development Projects)
3 Congregate (Public and Private Space Projects)
4 Dwell (Residential Development Projects)
5 Create (Appendix)
The purpose of this document is to:

a) Facilitate the review process by communicating to the community the design expectations for new construction and exterior renovation projects within Gilbert’s Heritage District (as defined by the District boundaries identified within the Heritage District Redevelopment Plan)

b) Facilitate the fair and consistent application of design objectives

c) Protect investment in the community by encouraging consistently high quality development

d) To achieve high-quality built form

e) To promote development that is compatible with and complements its surroundings

f) To foster compact, pedestrian-oriented commercial and multifamily development linked to street level amenities

g) Facilitate safe, comfortable, functional and attractive development

h) Encourage commercial development of shaded outdoor spaces for the use and benefit of residents, employees and visitors

i) To accommodate varied uses including retail, commercial office, education and residential where one can live, work, shop and play

j) Foster a sense of place and pride in visiting, working and living in the District

k) Enhance the quality of life for all residents in the area

l) Provide residents with a connection to the community’s roots and history
Objectives:

The guidelines are intended to promote continuity of the character within the District, strengthen the pedestrian environment, create a compact and diverse downtown, establish high quality architecture, create a distinct District landscape character, create coherent and consistent street spaces, and ensure that off-street parking does not impact the historic character of the area by promoting:

a) Exterior renovations and new construction that strengthen and maintain the early 20th century integrity of individual buildings and of the District at large. This excludes ongoing maintenance of existing structures.

b) Compact development so that buildings are located closer together along pedestrian-friendly streets and public places to create interest.

c) Narrow streets designed for slower speed, creating a safe, attractive environment for all transportation modes (pedestrians, bicycles, buses and cars).

d) Street-oriented building fronting directly onto sidewalks with ground-floor transparency, pedestrian orientation, storefront massing, and entries to the street, creating a sense of enclosure and safety by providing visual contact (doors and windows) with the street.

e) Interconnected streets to provide for better dispersal of traffic and curbside parallel parking located on the street, which helps create a buffer between pedestrians and the street.

f) An urban environment that supports social interaction and is focused on the health of neighborhoods within the Heritage District.

g) Quality and varied architectural character that respects the district’s unique historic themes.

h) Alleyways that are immediately recognized as a flexible pedestrian/auto environment.
Objective and Use of Guidelines

Applicability

The Redevelopment Commission is created to encourage development and redevelopment in the Heritage District Overlay District and other redevelopment areas designated by the Town Council, consistent with any adopted redevelopment plan and other applicable requirements. This governing board has the powers and duties to review and recommend approval, approval with modifications and/or conditions, or denial as outlined in the Town of Gilbert Land Development Code.

The standards and guidelines set forth in this manual apply to all commercial, residential and public properties within the Gilbert Heritage District. To achieve these purposes, the Guidelines apply to all new developments and substantial building alterations that require Redevelopment Commission, Planning Commission, Town Council or administrative review by Town staff. These guidelines shall be used by developers and architects when designing projects, referenced by the Redevelopment Commission and Planning Commission when evaluating projects and by the Town Council when hearing appeals. These guidelines are also to be used by staff when reviewing applications in the Heritage District.

Use of Guidelines

The provisions set forth in this document identify the desired level of design quality for commercial and residential development. Flexibility and innovation is necessary and encouraged to achieve excellent designs. Each application for Heritage District development should demonstrate to what extent it incorporates these guidelines.

The Redevelopment Commission (RC) may approve alternative design approaches that foster design excellence and better meet the intent of the guidelines. Applications that do not meet specific guidelines applicable to that project should provide rationale and explain how the proposed project contains equally good or superior design elements that are not identified in these Design Guidelines yet better meets the intent of the General Plan policies, Heritage District Redevelopment Plan, Land Development Code’s provisions, and these Guidelines. The determination as to whether a project provides an improved design will be made through the design review findings required by the Land Development Code as determined by the Redevelopment Commission.
Town of Gilbert Guiding Documents

GENERAL PLAN: A guideline to the Town’s future development goals and provides policy statements to achieve those development goals.

LAND DEVELOPMENT CODE: Regulations for the development and use of property including zoning, subdivisions, and other related land use activities.

REDEVELOPMENT PLAN: A plan for the acquisition, clearance, reconstruction, rehabilitation or future use of a redevelopment project area.

DESIGN GUIDELINES: A set of recommendations on how to apply design principals in an area to ensure that rehabilitation and new construction respect the character of the designated district.
Objective and Use of Guidelines

Guidelines Components

The Commercial Development (Blend) Section is comprised of the following guidelines:

Environment: Pedestrian environment and interface with project

Move: Circulation of pedestrians, bicycles, micromobility and cars

Service: Systems supplying a public need such as utilities

Massing: How the building structure in three dimensional form influences the sense of space which the building encloses

The Open Space Section (Congregate) and Residential Neighborhood Section (Dwell) are comprised of the following guidelines:

Environment: Development features that affect the pedestrian environment or use of space

Relationship: How the development influences the sense of space

Benefit: How the features enhance the user experience within the Heritage District
Street Sections

The street sections provided in the Blend chapter are intended to illustrate the vision and circulation for the identified streets types.

**PEDESTRIAN PATHWAY**

**PZ: Pedestrian Zone**
An unobstructed area for pedestrian through-movement, free of cafe seating, sandwich boards, signal poles, utility poles, etc. This zone should not be interrupted by driveways on retail streets or the Paseo.

**FURNISHING**

**FLZ: Furniture/Landscape Zone**
The location for all elements supporting pedestrian, vehicular and bicycle use of the right-of-way, including sign poles, lighting, street furniture, landscaping, and bicycle parking. This zone is interrupted at corners and driveways.

**LANDSCAPED SEPARATION**

**LZ: Landscape Zone**
A continuous area of landscaping that acts as a buffer between a pedestrian or bicycle path and adjacent uses such as a roadway, railway, private property, or parking.

**ON-STREET LANDSCAPED SEPARATION**

**LPZ: Landscaped Parking Zone**
A curbside parking zone within the roadway that consists of planting beds alternating with parking stalls.

**PASSENGER LOADING ZONE**

**PZ: Door Zone**
This area provides access to the pedestrian zone from the curbside lane. The temporary space allows for passengers to open doors safely and exit vehicles without obstructing the sidewalk.

**FLEX LANE**

**FC: Flexible Curb**
This area provides access to the pedestrian zone from the curbside lane. The allowable use (on street parking, passenger lading zone, commercial loading zone) along the curb flexes based at designated times.

**ON STREET PARKING**

**OSP: Street Parking**
This area provides access to the pedestrian zone from the curbside parking lane. The space allows for passengers to open doors safely and exit vehicles without obstructing the sidewalk or impacting the arcade structure.

**SHARED ROADWAY**

**(VEHICULAR & BICYCLE)**

↓↑ Directional traffic

**VEHICULAR ROADWAY**

↓↑ Directional traffic

**ALLEWAY**

Vehicular & Pedestrian Access
Objective and Use of Guidelines

How to Use the Design Guidelines

Commercial Development Projects
Proceed to Chapter 2 – Blend.

This section provides project guidelines by Street Type.

1. Identify the location of your project site on the map to determine the street type your project fronts.
2. Proceed to the associated street type to review the design guideline requirements.
   a. If your Development fronts multiple streets, follow the street section for each frontage and provide transitions in the case where two street sections meet.
   b. If your development is adjacent to a public space, reference the public space requirements in Chapter 3 – Congregate.

Public and Private Open Space Projects
Proceed to Chapter 3 – Congregate.

This section outlines the requirements for public and private open spaces and projects fronting public and private open spaces.

1. Identify the open space.
2. Proceed to the associated open space to review the design guideline requirements.
3. Reference the Blend cross-section to better relate with the surrounding environment.

Residential Development Projects
Proceed to Chapter 4 – Dwell.

This section outlines the design guidelines by single family residential and mixed use residential neighborhoods.

1. Identify the location of your lot on the map.
2. Proceed to the associated single family residential or mixed use residential neighborhood for the design guideline requirements.
   a. If the location of your lot is adjacent to a residential alley, reference the street requirements in Chapter 2 – Blend: Local Alley
   b. If the location of your lot is adjacent to a commercial alley, reference the street requirements in Chapter 2 – Blend: Flex Alley.
Design management of a safe circulation network and authentic character throughout all street types.

BLEND

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Blend Overview

Design management of the Heritage District will ensure that the downtown can achieve the benefits of a pedestrian-oriented, mixed-use center without impacting its intimate atmosphere and historical context.

The street sections provide a framework for the circulation network which focuses on pedestrians while ensuring a safe, direct and convenient route for all modes of transportation.

*Developments that front multiple streets should follow the street section for each frontage and provide transitions in the case where two street sections meet.
Historic

Early 20th-century main street highlighting the pedestrian experience while also supporting traffic volumes. For both new projects and substantial building alterations, design should respect the historical significance of the area.

EXPERIENCE

Iconic
(window displays, historic turn of the century architecture, historic lighting)

Active
(outdoor seating and retail activity)

Friendly
(pedestrian interaction)

Interpretive
(art and culture significant of Gilbert history)

Welcoming
(entrance features, light pole banners, Heritage District branding)
Street section legend is located on page 11.

Blend
**Environment**
- Minimum 8' walkway
- Buffer pedestrians from traffic
- Awnings, arcades, canopies or trees for shade
- Street furnishings where sidewalk dimensions are greater than 8'
- Historic light poles with banners
- Misters or other climate control design
- Mixed use projects to incorporate wayfinding
- Balconies and terraces focused towards the street
- Active ground floors oriented to sidewalk
- Historic stylized projecting signs
- Large areas of first floor transparency (75% minimum)
- Entry doors and patios shall not impact the 8' pedestrian walkway
- Retractable walls
- Architecturally appropriate windows and building articulation
- Frequent and distinctive entrances
- Patios along street
- High quality materials that contribute to the pedestrian experience and reinforce the History of Gilbert
- Historic architecture
- Use of red brick as a design feature

**Move**
- No on-street parking
- Limited curb cuts
- No on-street stopping
- Limited bus stops
- No new surface lot parking is to be visible from arterial and collector streets

**Service**
- No trash services from Historic Street
- All mechanical equipment shall be roof mounted and architecturally screened unless approved by the RC as a special circumstance
- Street furnishings where space allows
- Grease bins internal to facility
- No deliveries on Historic Street
- Loading and refuse collection shall occur after peak hours
- Utilization of Heritage District shared trash preferred when available
- Limit curb cuts from arterial and collector streets in order to minimize traffic stacking issues

**Massing**
- Facades shall vary vertically or horizontally every 30’– 50’
- 10’ Build-to line shall be required
- Entries should be easily identified by architectural accents or massing
- Single story permitted when renovating an existing building but must have significantly distinctive historic architecture
- Two to three story preferred
- Historic vertical and horizontal articulation
- Design signature architectural features at intersection corners with building entries
The key design elements below shall be required for all new development:

1. Misters and other climate control design
2. Large areas of first floor transparency (75% minimum)
3. Awning, arcades, canopies or trees for shade
4. High quality materials that contribute to the pedestrian experience and reinforce the History of Gilbert
5. Facades shall vary every 30’ – 50’
6. Building construction within 10’ of the street front property line
7. Early 20th Century Historic vertical and horizontal articulation
8. Entry doors and patios shall not impact the 8’ pedestrian walkway
Active streets present a mix of uses including office, retail and residential with a focus on walkability. These streets are supported by tree canopies and greenery.

EXPERIENCE

Walkable
(people strolling with dogs on leashes)

Shady and green
(lots of trees and shrubs)

Relaxed
(people sitting on benches)

Charming
(subtle architectural character with balcony seating or people sitting on stoops)
Street section legend is located on page 11
Active

**Environment**
- Street trees in grates
- Historic light poles with banners
- Potted plants and hanging baskets
- Café furniture allowed where sidewalks are greater than 8'
- Street furniture
- Balconies and terraces facing the street
- Sidewalk buffered from street with landscape
- Detailed first floor articulation with texture and patterns
- Individual doors facing the streets shall not impact the public sidewalk
- Non-residential uses require large areas of first floor transparency - 75%. Multifamily residential uses 50% transparency required
- Mixed use and residential character
- Use of red brick as a design feature

**Move**
- Garages and parking required off alleys or local streets
- 6’ sidewalks minimum
- Designated on street parking and curbside passenger loading/delivery zones / short term parking

**Service**
- Flexible loading zones
- Bicycle parking
- Loading and refuse collection should occur after peak hours
- Internal grease bins
- Underground utilities

**Massing**
- Pedestrian scale
- Facades shall horizontally vary every 50’ to 80’ to create obvious movement
- Vary vertical massing every 50’ to 80’
- 2-4 story preferred
- 10’ stepback required at 3rd floor when located on the perimeter of the Heritage District. Stepback is measured from the property line or setback not the face of building
The key design elements below shall be required for all new development:

1. Balconies and terraces facing the street
2. Sidewalk buffered from street with landscape
3. Detailed first floor articulation with texture and patterns
4. Non-residential uses require large areas of first floor transparency - 75%. Multifamily residential uses 50% transparency required
5. Facades shall horizontally and vertically vary every 50’ to 80’ to create obvious movement
6. Individual doors facing the streets shall not impact the public sidewalk
Connect streets provide low speed ventilation of vehicular traffic while promoting active ground use spaces that foster a welcoming pedestrian mixed use environment.

EXPERIENCE

Busy
(traffic, drop-off/pick-up, people coming and going)

Shady
(trees and canopies)

Interactive
(people on balconies, decks with plants and people, outdoor cafes)

Fluid
(moves traffic and is flexible to change based on time of day needs)

Magnetic
(variety of shopping, entertainment, and university uses to attract people)
**Connect**

**Environment**
- Urban streetscape with trees in grates
- Street furniture
- café seating
- Historic light poles with banners
- Entertainment, commercial and institutional uses that interface with the streetscape
- First floor articulation with timeless durable materials
- Active first floor or enhanced design to create interest
- Large areas of first floor transparency (75%) required
- Operable walls
- Minimize the width of driveways and entrances
- Door swings and outdoor café seating shall not impede the minimum 8’ pedestrian walkway

**Move**
- Grouped bicycle parking
- Access to alleys, parking garages and parking lots
- Curbside delivery zones
- No long-term on street parking
- Parking screened from streets
- Designated pedestrian loading zones
- Flexible lanes to allow for ebb and flow of user and event needs

**Massing**
- 3 and 4 story buildings
- 10’ stepback at the 3rd floor when located on the perimeter of the district boundary, setback not the face of building
- Significant vertical and horizontal articulation every 30’ to 50’
- Rooftop and at grade services should be architecturally integrated and screened
- Minimum setbacks encouraged

**Service**
- Avoid locating service areas facing existing residential
- Screen service areas and close decorative gates after hours
- Provide designated delivery zones
- Consolidated refuse in alleys or designed into a development
- All mechanical equipment shall be roof mounted and architecturally screened unless approved by the RC as a special circumstance
- Internal grease bins
- Loading and refuse collection should occur after peak hours
The key design elements below shall be required for all new development:

1. Articulation with timeless durable materials and red brick elements
2. All mechanical service areas shall be architecturally integrated and screened
3. Flexible lanes to allow for ebb and flow of user and event needs
4. Consolidated refuse in alleys or designed into a development
5. Significant vertical and horizontal articulation every 30’ to 50’
6. Door swings and outdoor café seating shall not impede the 8’ pedestrian walkway
Festival

Low speed street with wide sidewalks and a curbless environment that promotes retail shopping, activity and events

EXPERIENCE

Vibrant
(people on balconies, roof decks, lots of people on the street)

Illuminated
(signs, festival lighting, historic light poles)

Appeals to all senses
(banners, public art, vendors, street performers)

Bustling
(activity, entertainment, shopping)

Dynamic
(changing public space)
Festival

**Environment**

- Maximize pedestrian realm
- Overhead colorful shade sails, canopies or awnings at varying elevations extending over the sidewalk
- Banners on shade sail support poles
- Decorative bollards as public art and lighting
- Streetscape seating
- Colorful and artistic storefronts and signage
- Shaded pocket courtyards/parks/patios
- First floor articulation with colors and patterns
- Lights over street and plaza
- Colorful potted planters
- Entertainment uses encouraged
- Active storefronts and outdoor sales
- Balconies, terraces and roof decks shall be integrated as a component of the project
- Flush curb, limited grade changes to maximize flexibility
- Limit curb cuts
- Large areas of first floor transparency (75%) required
- Operable walls

**Move**

- Grouped bicycle parking
- Curbside ride share
- Designated parkside vendor locations

**Service**

- Consolidated refuse in alleys or designed into a development
- Mechanical equipment shall roof mounted and fully screened
- Commercial deliveries from alley
- Residential deliveries from the street
- Internal grease bins
- Loading and refuse collection should occur after peak hours

**Massing**

- 2-story and greater building massing required
- Significant balconies, decks, and catwalks required
- Vertical architectural articulation required
- Design signature architectural features at intersection corners with building entries
The key design elements below shall be required for all new development:

1. Overhead colorful shade sails, canopies or awnings at varying elevations extending over the sidewalk

2. Balconies, terraces and roof decks overlooking the street shall be integrated as a component of the project

3. Colorful and artistic storefronts and signage

4. Colorful potted plants

5. 2-story and greater building massing required
Local

Not intended for through traffic, these streets contribute to a high quality of life for residents.

EXPERIENCE

Community
(people walking their dogs, children on bicycles, gardening)

Friendly
(neighbor interaction)

Quiet
(people sitting on a front porch)

Picturesque
(timeless neighborhood)
Local

Environment
- Street trees
- Sidewalks
- Tree lawn
- Architectural character as identified in the DwEl section
- Low front yard fencing
- Individual mailboxes
- 40% front first-floor transparency
- Horizontal and vertical architectural movement
- Porches, patios, stoops, courtyards, and/or fenced in yards required

Move
- Curbside parking
- Two way traffic
- Local traffic
- 4’ to 6’ sidewalks

Service
- Curbside deliveries
- Curbside refuse pick-up
- Integrated solar as to not detract from the architectural style

Massing
- 1 and 2 story single family homes encouraged
- Recessed attached or recessed detached garages and carports from public street
- Alley access as available
The key design elements below shall be required for all new development:

1. Street trees within a tree lawn
2. Architectural character as identified in the Dwell section
3. Porches, patios, stoops, courtyards, and/or fenced in yards
4. Recessed attached, recessed detached, or alley loaded garages or carports from public street
Flex Alley

Direct pathways which create a flexible environment allowing for deliveries and refuse collection at designated times and pedestrian thoroughfares and secondary entrances during other times.

EXPERIENCE

Busy
(delivery trucks delivering to buildings on at least one side, people passing through)

Flexible
(designated delivery areas, secondary entrances)

Well lit
(lighting over doors and lighting by the sidewalk)

Interesting
(murals, service door art wraps, secondary entrance canopies)
Street section legend is located on page 11
Flex Alley

Environment

- Unique paving to indicate delivery spaces
- Pedestrian scale lighting
- Secondary entrances
- Weather control over doorways that do not impede circulation
- Art wraps on doors
- Balconies and terraces encouraged
- Limited patio space - secondary entrance or artwork encouraged
- Entry doors shall not impact the alley ROW/easement

Move

- No long-term parking; delivery and loading only
- Designated delivery zone times
- Designated pedestrian zone times
- Limited passenger loading and unloading
- No bus parking

Massing

- Limited horizontal articulation
- Encourage compact zero lot line design
- Historic articulation
- 360 degree architecture

Service

- Trash services accessed from alley
- All mechanical equipment shall be roof mounted and architecturally screened unless under a special circumstance as approved by RC
- Grease bins internal to facility
- Deliveries spaces noted with a change in specialty pavement
The key design elements below shall be required for all new development:

1. Pedestrian scale lighting
2. 360 degree architecture
3. No parking; delivery and loading only
4. Trash services accessed from alley
5. Deliveries spaces noted with a change in specialty pavement
6. All mechanical equipments shall be roof mounted and architecturally screened
Local Alley

Alleys supporting residential needs with a focus on walkability. These pathways provide a clean safe environment for rear pedestrian, vehicular utility access.

EXPERIENCE

**Comfortable**
(adjacent yards and gardens, wall murals, vines on walls)

**Connected**
(pedestrian and vehicular access)
Street section legend is located on page 11.
Local Alley

Environment
- Landscape may not be located within the alleyway
- Specialty pavement may be considered
- Vehicular access to garages, carports, and accessory structures
- Private gates access to yard
- Open or decorative alternative art fencing optional
- Where buildings face the alley, windows and doors are encouraged
- Durable high quality materials
- Doors and gates shall not open into the alley right of way

Move
- Limited local traffic
- Shared pedestrian vehicular pathway
- Clear unencumbered access

Service
- No solid waste service in the alley
- Unencumbered vehicular access to garages, carports, accessory structures and accessory dwellings shall be provided

Massing
- 1 and 2 story single family homes or accessory structures (except for land zoned HVC which would allow for up to 55’)
- Recessed or detached garages or carports with a 3’ apron
The key design elements below shall be required for all new development:

1. Landscape may not be located within the alley

2. Unencumbered vehicular access to garages, carports, accessory structures and accessory dwellings shall be provided

3. Shared pedestrian vehicular pathway

4. Doors and gates shall not open into the alley right of way
The District offers safe and accessible places for pedestrians first and foremost. Urban public spaces are human-scale and well maintained.

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As the Heritage District is the cultural and historical center of the Gilbert Community and ultimately acts as the community living-room, the pedestrian environment and ability for residents and visitors to gather is critical to the District’s success.

The urban spaces are well maintained, human-scale and accessible places for passive and active recreation.
Water Tower

As the first town purchase, the Water Tower was built in 1927. The plaza serves as the symbolic heart and cultural center of the community.

EXPERIENCE

Playful
(organized activities)

Interactive
(public art, games, splash pad)

Historic
(Water Tower)

Family
(picnics, children, pets)
INSPIRATION
Environment

- Activation of space
- Gathering place
- Historic architecture and features
- Benches and tables
- Pedestrian scale specialty lighting
- Iconic light poles with banners
- Grade changes
- Misters and water features
- Retractable walls of surrounding developments shall face parks/open space
- Specialty paving
- Design to interface with surrounding development

Relationships

- Ensure visual connection from street
- Ensure a connection to transit system
- First floor should include outdoor patios or active spaces
- Encourage compact zero lot line design
- Entries should be easily identified by architectural accents or massing
- Balconies, patios, courtyards and/or decks are required adjacent to the park for new projects
- Two to three story preferred

Benefits

- No bicyclists or micro mobility within the space
- All mechanical equipment shall be architecturally screened
- Street furnishings where space allows
The key design elements below shall be required for all new development:

1. Historic architecture and features. Design interface between the park and the surrounding development
2. Pedestrian scale specialty lighting
3. Grade changes
4. Ensure visual connection from street
5. Retractable walls of surrounding developments shall face parks/open space
6. All mechanical equipment shall be architecturally screened
Paseo

Safe, continuous, and dedicated north-south pedestrian/bicycle route that links the neighborhoods to key redevelopment areas and public spaces.

The Paseo will vary with each segment throughout the District while unified design elements will guide the users along the path.

**EXPERIENCE**

**Comfortable**
(shaded nodes, good proportions, places to sit and observe surroundings)

**Intuitive**
(easy way finding)

**Safe**
(well-lit and active)
INSPIRATION
Environment

- Multi use path
- Permeable pavement
- Potted plants, outside of the required pathways
- Intermittent trees
- Distinctive lighting that shall provide ample light for safety at night
- Low water plants outside of the required pathways
- Water stations outside of the required pathways
- Wayfinding
- Low maintenance environment
- Shaded rest stops outside of the required pathways
- Banners on poles

Relationships

- Non-residential uses adjacent to Paseo require 75% first-floor transparency.
- Multifamily residential uses adjacent to Paseo require 50% first-floor transparency
- Varying surrounding building heights
- Visibility of Paseo from surrounding developments and open spaces
- Balconies and outdoor open space connected and overlooking the Paseo
- Ensure connections to other trails and pathways
- Doors shall not open into the multi use path

Benefits

- Public restrooms
- Periodic bicycle parking outside of the required pathways
- Street furnishings provided outside of the required pathways
- Nearby pedestrian loading zones/delivery zones
- Nearby parking
- All mechanical equipment shall be architecturally screened
The key design elements below shall be required:

1. Balconies and outdoor open space connected and overlooking the Paseo
2. Distinctive lighting that shall provide ample light for safety at night
3. Multi use pathway
4. Intermittent trees
5. Non-residential uses adjacent to Paseo require 75% first-floor transparency. Multifamily residential uses adjacent to Paseo require 50% first-floor transparency
6. Door shall not open into the multi use path
Veterans

Acting as an urban neighborhood park, Veterans Park, provides a multigenerational experience for residents. The park features both active and relaxation zones.

**EXPERIENCE**

**Family Oriented**  
(lots of families walking and playing)

**Playful**  
(playground, games)

**Gathering**  
(ramadas for parties and BBQs)

**Shaded**  
(lots of trees and shrubs)
INSPIRATION
Veterans

Environment

- Significant landscape and green space
- Large lawn area
- Playground
- 4’ to 6’ sidewalks
- Comfortable seating
- Climate control
- Multigenerational experience
- Low buffer from the railroad tracks
- Outdoor grills and ramada
- Preserve existing mature trees

Relationships

- 1 and 2 story structures surrounding the area preferred
- On-street parking
- Potential pedestrian connection over or under railroad
- Interface between the built environment and the outdoor space

Benefits

- Tree canopies which provide shade
- Surrounding on-street parking
- Paseo connection
- Limited traffic
- Street furnishings provided
The key design elements below shall be required:

1. Outdoor grills and ramada
2. Surrounding on-street parking
3. Large lawn area
4. Low buffer from the railroad tracks
5. Climate control
6. Interface between the built environment and outdoor space
Page Park

Page Park is a neighborhood park located next to the Gilbert Community Center and the Heritage Center. The park, which serves as a basin for water retention, features expansive lawn space and a large pavilion.

EXPERIENCE

Active
(outdoor recreation)

Gathering
(pavilion for parties and lawn space for outdoor movies)

Wide-open
(grassy area providing water retention)
INSPIRATION
Page Park

Environment

- Large covered pavilion
- Half-basketball court
- Drinking Fountains
- Large grassy open area/basin
- Park benches
- Significant landscape and green space
- Large lawn area
- Preserve existing mature trees
- Stormwater retention

Relationships

- Interfaces with Gilbert Community Center and Page Park Center

Benefits

- Large expanse of grass for outdoor recreation and gatherings
- Ramada for party rental
- Parking available in surface lots
- Tree canopies provide shade
The key design elements below shall be required:

1. Stormwater retention shall remain unless a stormwater masterplan designates a new location

2. Preserve mature trees
Commons

Urban open space surrounded by shaded seating, walking, and play areas while providing a large open center visible from Gilbert Road. The space should be flexible for varying daily public use and activities or larger events.

EXPERIENCE

Artistic
(performing arts or public art)

Multi-use
(vendor trucks around the edges)

Active
(yoga in the park, art classes, tai chi)
INSPIRATION

[Images of outdoor spaces and lanterns]

Congregate
**Environment**

- Flexible design with predominate large lawn expanse for gatherings
- Shade provided by trees in grates or large colorful shade sails
- Flexible seating
- Creative distinctive lighting
- Flush curb
- Decorative bollards or planters as public art, lighting for safety
- Interactive art or exhibits
- Flexible integrated water feature/splash pad
- Retail pavilion/outdoor cafes
- Permeable pavement is encouraged for large hardscape expanses
- Public restroom
- Flexible programming with utilities provided

**Relationships**

- Open and transparent environment on the first floor of surrounding buildings
- Strong integration and interface between restaurants and cafes with the open space
- Roof top decks encouraged on surrounding buildings
- 3 stories and greater preferred for surrounding buildings, 1 and 2 story buildings as approved by the RC
- Vertical architectural articulation required on surrounding buildings
- Strong connection to the Paseo

**Benefits**

- Open Space relief from surrounding massing
- Street furnishings provided throughout
- Night time lighting required
- Consolidated trash or internal to adjacent businesses
- Mechanical equipment shall be fully screened
- Allow for curbside street vendors
The key design elements below shall be required for all new development:

1. Strong visual connection to the Paseo
2. Allow for curbside street vendors
3. A window into the commons from Gilbert Road
4. Flexible design with predominate large lawn expanse for gatherings
5. Creative distinctive lighting
6. Interactive art or exhibits
7. Public restrooms
Legacy

Acting as an urban park, Legacy Park provides residents access to a communal open space and walk-to recreational amenities.

EXPERIENCE

Relaxing
(people sitting on blankets and benches)

Shaded
(lots of trees and shrubs)
INSPIRATION
Environment

- Significant trees and streetscape
- Classic park design with a historic central feature
- Minimum 6’ sidewalks
- Comfortable seating
- Climate control
- Passive recreation or programmed recreation
- Small or linear water feature
- Built in seating as a buffer between the street and the parking
- Perimeter seating

Relationships

- Non-residential uses adjacent to park require 75% first-floor transparency. Multifamily residential uses adjacent to park require 50% first-floor transparency
- Varying structure heights surrounding the park
- Front yards, courtyards, stoops, and balconies directed toward the park

Benefits

- Surrounding on-street parking
- Limited traffic
- Street furnishings provided
- Pedestrian oriented night time lighting required
The key design elements below shall be required for all new development:

1. Classic park design with historic central feature
2. Pedestrian oriented night time lighting required
3. Built in seating as a buffer between the street and the parking
4. Small or linear water feature
5. Non-residential uses adjacent to park require 75% first-floor transparency. Multifamily residential uses adjacent to park require 50% first-floor transparency
Living Room

The Living Room builds on the strengths and character of the Heritage District to provide access to a variety of cultural, historical, educational and shopping destinations. The space integrates with the heart of the community at Water Tower plaza.

EXPERIENCE

Live Entertainment
(concert and plays)

Vibrant
/people on balconies, roof decks, lots of people on the street/

Appeals to all senses
(banners, public art, vendors, street performers)

Outdoor retail sales
(transient vendors)

Evoke sense of celebration
/people dancing/
INSPIRATION
Living Room

Environment
- Flexible programming with utilities provided (optional stage)
- Predominate hardscape for large gatherings
- Ensure both a physical and visual connection from surrounding streets
- Connect to transit system
- Street trees in tree wells surrounding the plaza
- Shade provided large colorful shade sails
- Playful interactive furniture
- Festival lighting
- Retail kiosks/stands
- Flush curb
- Decorative bollards as public art and lighting
- Heating and cooling devices encouraged
- Include identifying features or art
- Permeable pavement is encouraged for large hardscape expanses
- Strong connection to integrated Paseo
- Streetside zones for transient vendors
- Active use on ground floor of surrounding environment
- Covered space for live music or entertainment

Relationships
- Open and transparent environment on the first floor of surrounding buildings
- Significant balconies and decks, encouraged on surrounding buildings
- 3 and 4 stories preferred for surrounding buildings
- Vertical architectural articulation required on surrounding buildings

Benefits
- Grouped bicycle parking
- Curbside ride share
- Refuse containers provided throughout
- Night time lighting required
- Consolidated trash or internal to adjacent businesses
- Mechanical equipment shall be fully screened
- Public restrooms
The key design elements below shall be required for all new development:

1. Predominate hardscape for large gatherings
2. Playful interactive furniture
3. Covered space for live music or entertainment
4. Open and transparent environment on the first floor of surrounding buildings
5. Streetside zones for transient vendors
6. Public restrooms
The Western Canal is a east west link through the Town. It is visually tied to the power line corridor and irrigation facilities that acts as visual landmarks. Residents utilize the trail system as a convenient safe way to access the Heritage Village activities.

**EXPERIENCE**

**Clear wayfinding**
(marked pathways delineated by signage, trees and lights)

**Stimulating**
(people taking pictures in front of a mural wall, public art, trees surround by interesting buildings, vendors)

**Safe**
(well-lit and well populated)

**Wide-open**
(park-like setting with people jogging, and playing frisbee)
INSPIRATION
Western Canal

Environment
- 10’ to 20’ multi use path
- Low level trees and shrubs per SRP plant palette
- Lawn areas where appropriate
- Low water, low maintenance plants
- Water stations
- Wayfinding
- Public art
- Shaded rest stops/picnic areas for runners, bicycles, etc.
- Banners on poles
- Power pole wraps
- Water oriented environment

Relationships
- Varying surrounding building heights
- Ensure connections to other trails and pathways
- Strong connection to the Commons, the Living Room and to the Paseo
- Outdoor patios and active uses on ground floor only
- Limit exterior balconies and decks above two story due to power lines

Benefits
- Public restrooms
- Periodic bicycle parking
- Bicycle repair stations
- Street furnishings provided
- Nearby curbside ride share/delivery zones
- Nearby parking
- All mechanical equipment shall be architecturally screened
The key design elements below shall be required for all new development:

1. Public art
2. Shaded rest stops
3. Water oriented environment
4. Outdoor patios and active uses on ground floor only
5. Low level trees and shrubs per SRP plant palette
The architecturally unique and diverse neighborhoods in the Heritage District are the fundamental building blocks that define the form and character of downtown.
Dwell Overview

The neighborhoods within the Heritage District are unique enclaves, each with their own vernacular. Some continue to embrace their past character, changing slightly with additions or improvements. While other neighborhoods are being reinvented or intensified. Whichever path it may be, each neighborhood community has a story with proud residents to tell it.
The Lacy Tract neighborhood is a traditional neighborhood developed in 1917. The bungalow homes house a tight knit community of citizens that have lived in the heart of Gilbert for generations.

**EXPERIENCE**

**Community**
(people walking their dogs, children on bicycles, gardening)

**Friendly**
(neighbor interaction)

**Quiet**
(people sitting on a front porch)

**Picturesque**
(timeless neighborhood)
INSPIRATION
Environment

- Historical architectural vernacular from the early 1900s, primarily Bungalow, Farmhouse, Cottage, Territorial Ranch Mission or Arts and Craft. Other styles not listed may be approved by RC. Contemporary or Modern architecture is not permitted.
- Front porches, courtyards and/or raised stoops are required.
- Low fences and walls outside of the right of way (ROW) may be used to help define the yard.
- Fences/walls constructed of masonry, vinyl, wood, or wrought iron. Other decorative materials may be approved by the RC.
- Gabled or hip roofs, parapet roofs may be approved by the RC.
- Street trees within the tree lawn every 20’ to 30’.
- Architecturally appropriate durable roofing materials such as tile, standing seam metal or shingle. Other materials may be approved by the RC.
- Primary building materials to be masonry, stucco, wood/wood-like siding or other decorative materials may be approved by the RC.
- Architectural colors to be consistent with palettes of the early 1900s or period architecture proposed.
- Window designs as appropriate to the architectural style. Divided light encouraged.
- Single story homes are encouraged.
- New residential development should maintain the traditional landscape character and sidewalk design of the existing residential streetscape.
- Break up the perceived mass of a building by dividing the building front into modules or smaller elements that are similar in size to existing buildings.
- Use building scale and roof lines that are similar to those seen in the neighborhood.
- A new secondary structure shall respect the mass and scale of the primary structure.
- A new accessory structure or accessory dwelling unit should respect the massing, scale and materials of the primary structure.

Relationships

- The house should address the street.
- Front loaded garages must be recessed from the front building elevation.
- The front door shall be visible from the street.
- Alley access should be for accessory structures, carports or garages.
- Rear alley loaded garages or carports must have a 3’ apron.
- Lots shall not be combined to greater than 6,999-square-feet.
- Individual mailboxes.
- New residential development or redevelopment projects should maintain and enhance the Heritage District’s system of alleys.
- Undergrounding of utilities.
- Mechanical equipment shall be screened and ground mounted for new construction.
- Curbside refuse pick-up.
Historical architectural vernacular from the early 1900s, primarily Bungalow, Farmhouse, Cottage, Territorial Ranch Mission or Arts and Craft. Other styles not listed may be approved by RC. Contemporary or Modern architecture is not permitted

The front door shall be visible from the street

A new accessory structure or accessory dwelling unit shall respect the massing, scale and materials of the primary structure

Front porches, courtyards and/or raised stoops are required

Lots shall not be combined to greater than 6,999-square-feet
Greenhaw Place

Greenhaw Place is a true mid-century modern ranch style neighborhood. The small insulated subdivision, east of Gilbert Road, was platted in 1949. The neighborhood boasts spacious lots, green front lawns, mature trees, attached garages or carports.

EXPERIENCE

Active
(Kids playing basketball in a driveway and riding bicycles)

Comfortable
(people doing yardwork)

Engaged
(people walking and talking to people in the yard)
INSPIRATION
Greenhaw Place

Environment

• Historical mid-century modern or ranch style architecture. Other styles not listed may be approved by RC. Contemporary architecture is not permitted
• Front porches and covered entries are highly encouraged
• Low fences and walls outside of the ROW
• Fences/walls constructed of masonry, vinyl, wood, or wrought iron. Other other decorative materials as approved by the RC
• Gabled or hip roofs. Parapet roofs may be approved by the RC
• Architecturally appropriate durable roofing materials such as tile, standing seam metal or shingle
• Primary building materials to be masonry, or wood/wood-like siding or other decorative materials as approved by the RC
• Architectural colors to be consistent with palettes of the mid 1900s
• Window designs as appropriate to the architectural style, divide light encouraged
• One and two story homes are encouraged
• A new secondary structure should respect the mass and scale of the primary structure
• A secondary structure should relate to the general architectural character of the primary building in mass, scale, form and material

Relationships

• The house should address the street
• The front door should be clearly visible from the street
• Garages and car ports should be architecturally integrated and flush with the front elevation or recessed
• Lots shall not be combined

Benefits

• Individual mailboxes
• Undergrounding of utilities
• Historic street lights
• Mechanical equipment shall be screened and ground mounted for new construction
• Curbside refuse pick-up
The key design elements below shall be required for all new development:

1. A new secondary structure should respect the mass and scale of the primary structure.

2. Lot shall not be combined.

3. Historical architectural vernacular turn of the century to mid century, primarily Farmhouse and Ranch. Other styles not listed may be approved by RC. Contemporary or modern architecture is not permitted.
Mixed is predominantly a neighborhood of stylized apartment buildings, condominiums and townhomes that are integrated with non-residential uses. The mix of uses create a synergistic vibrant environment steps from historic Gilbert Road. The comfort streetscape leads to front doors, stoops, and covered entries that are overlooked by balconies and decks.

EXPERIENCE

Walkable
(people strolling with dogs on leashes)

Shady and Green
(lots of trees and shrubs)

Quiet
(people sitting on benches)

Charming
(subtle architectural character with balcony seating or people sitting on stoops)
Environment

- Mixed use environment with combination of single family, multifamily and non-residential
- Street trees in grates
- Individual front doors facing the street with courtyards or stoops
- Primarily brick with metal and glass accents. Other materials may be approved by RC
- Historic street lighting
- Landscape planters
- Shady and green
- Potted plants and hanging baskets

Relationships

- Balconies and terraces facing the street
- Pedestrian scale
- 2 to 3 story encouraged
- 4 story allowed for mixed use
- Stepback required at the 3rd floor when adjacent to the Heritage District Boundary
- When the first floor is a non-residential use, 75% transparency required when residential 50% transparency required
- A new secondary or accessory structure should respect the mass, scale and materials of the primary structure
- A secondary structure should relate to the general architectural character of the primary building in mass, scale, form and material

Benefits

- Group bicycle parking
- Access to alleys
- All mechanical equipment shall be roof mounted and architecturally screened
- Required garages and parking off of alleys
- Street parking for required visitor spaces allowed
- Minimum 6' sidewalks
The key design elements below shall be required for all new development:

1. Required garages and parking off of alleys
2. Street trees in graters
3. Balconies and terraces facing the street
4. When the first floor is a non-residential use, 75% transparency required and when residential, 50% transparency required
5. Historic street lighting
6. Stepback required at the 3rd floor when adjacent to the Heritage District boundary
Complex

Complex neighborhoods located within the Heritage District were constructed as uniform neighborhoods. The mature environment provides comfortable living within walking distance to the historic heart of Gilbert.

EXPERIENCE

Distinctive
(consistent architecture and landscape)

Safe
(well-lit and uniformly groomed)

Relaxed
(people jogging and walking)

Inviting
(Open environment, not gated)
INSPIRATION
Complex

Environment

• Existing neighborhoods shall maintain their existing approved aesthetic
• Changes to the approved aesthetic shall be approved by the RC
• Improvements to the grounds shall be consistent with previous Town approvals

Relationships

• Changes to the existing approved plans shall address the relationship addressed in the 2018 Redevelopment Plan
• Improvements to the existing streetscape is encouraged
• Changes to the existing environment to better interface with the streetscape, trails or village amenities is highly encouraged

Benefits

• Group bicycle parking
• Communal trash collection is encouraged
• Retrofitting to compactor refuse collection is encouraged
The key design elements below shall be required for all new development:

1. Existing neighborhood shall maintain their approved aesthetic

2. Changes to the approved aesthetic shall be approved by the Redevelopment Commission
CREATE

104 Art
104 Arcades And Windows
105 Heritage District Colors And Materials
106 Heritage District Landscape Character
110 Street Furniture
111 Terms
Create

Art
Non-Residential

- Public art may be murals, sculpture, banners, flag panels, bollards, lighting, paintings, etched concrete is highly encouraged for new commercial development
- Art should encourage interaction and communication
- Public art must meet the decency requirements of the Municipal Code
- Public art may not be signage for a business or use
- Public art may not represent a use internal to the building or on property
- Public art may be temporary or rotated
- Lighting should be included
- Select art which communicates a relationship to our sense of place, relates to the passage of time, creates a sense of joy and delight and stimulates play and creativity.

Arcades and Windows
Non-Residential

- First floor non-residential windows should include creative three dimensional displays
- Storefront windows, even for restaurant venues
- Windows should reflect the style and character of the architecture.
- Maintaining the line of storefronts at sidewalk edge and orienting main entrances to open toward the street.
- The first floor street walls should contain architectural elements that create visual interest and a pedestrian street environment such as display windows facing the sidewalk, outdoor dining areas and public art integrated with the building design.
- Articulate facades to provide a visual effect that is consistent with the character and scale of the Heritage District.
- Encourage corner buildings to locate angled entrances at the corner.
- Recessed entries should be retained and encouraged in new storefront construction.
- Entries incorporating window display areas and kick plates with an accent material recessed from the sidewalk would be preferred.
- Window patterns along the streets should include repetition of evenly-spaced, similarly-sized, upper-story windows. The alignment and similar scale of windows reflect a common historic pattern that should be continued.
- Upper floor windows should be divided into individual units and not consist of a “ribbon” of glass.
- Deeply recessed or inset windows are preferred for their ability to shade interiors and reflect historic character.
- Tinted or reflective glass in brushed aluminum frames should be avoided
Heritage – Colors and Materials
Non-Residential & Multifamily

- Exterior elevation materials should appear similar to those used historically in the late 1800s and early 1900s
- Primary Exterior materials include:
  - Smooth Stucco
  - Brick
  - Wood

- Accent materials include:
  - Terra cotta
  - Steel
  - Stone
  - Tile
  - Glass
  - Brick
  - Wood

- Building colors should respect the architectural style of the building.
- Matte finishes are highly preferred
- Where paint is utilized the color should be appropriate to the architecture
- One or two accent colors may be introduced to highlight details and trim.
- Fabric or metal awnings/ canopies should not be the dominant architectural feature of a building except for first floor elevations
- Preservation of existing mature trees is highly encouraged
- Awnings should have colors and patterns that complement building materials, colors and architectural character
- Corporate branding of buildings other than with signage is not permitted
**Heritage District Commercial & Mixed Use Landscape Character**

### Streetscape Tree Palette

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Canopy</strong></td>
<td></td>
</tr>
<tr>
<td>Pistache cultivars</td>
<td>Pistacia</td>
</tr>
<tr>
<td>Evergreen Elm cultivars</td>
<td>Ulmus</td>
</tr>
<tr>
<td><strong>Colorful Accent</strong></td>
<td></td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Chitalpa tashkentensis</td>
</tr>
<tr>
<td>Thorneless Cascalote</td>
<td>Caesalpinia cacalaco</td>
</tr>
<tr>
<td><strong>Vertical Accent</strong></td>
<td></td>
</tr>
<tr>
<td>Palo Blanco</td>
<td>Acacia willardiana</td>
</tr>
</tbody>
</table>

### Trees

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ash</td>
<td>Fraxinus species</td>
</tr>
<tr>
<td>Casalote</td>
<td>Caesalpinia species</td>
</tr>
<tr>
<td>Chaste Tree</td>
<td>Vitex agnus=castus</td>
</tr>
<tr>
<td>Chinese Pistache</td>
<td>Pistacia chinenis</td>
</tr>
<tr>
<td>Chitalpa</td>
<td>Chitalpa tashkentensis</td>
</tr>
<tr>
<td>Evergreen Elm</td>
<td>Ulmus parvifolia</td>
</tr>
<tr>
<td>Mexican Bird of Paradise</td>
<td>Caesalpinia pulcherrima</td>
</tr>
<tr>
<td>Oleander sp.</td>
<td>Oleander</td>
</tr>
<tr>
<td>Orchid Tree</td>
<td>Bauhinia species</td>
</tr>
<tr>
<td>Palo Verde sp.</td>
<td>Cercidium</td>
</tr>
<tr>
<td>Texas Mountain Laurel</td>
<td>Sophora secundiflora</td>
</tr>
<tr>
<td>Tipu</td>
<td>Tipuana tipu</td>
</tr>
<tr>
<td>Common Name</td>
<td>Botanical Name</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Cape Honeysuckle</td>
<td>Tecomaria capensis</td>
</tr>
<tr>
<td>Cape Plumbago</td>
<td>Plumbago auriculata</td>
</tr>
<tr>
<td>Cassia sp.</td>
<td>Caesalpinioideae</td>
</tr>
<tr>
<td>Coral Fountain</td>
<td>Russelia equisetiformis</td>
</tr>
<tr>
<td>Dwarf Myrtle</td>
<td>Myrtus communis ‘Compacta’</td>
</tr>
<tr>
<td>Eremophila sp.</td>
<td>Eremophila</td>
</tr>
<tr>
<td>Gardenia</td>
<td>Gardenia Jasminoides</td>
</tr>
<tr>
<td>Little John Bottlebrush</td>
<td>Callistemon viminalis ‘Little John’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mexican Honeysuckle</td>
<td>Justicia spicigera</td>
</tr>
<tr>
<td>Red Bird</td>
<td>Caesalpinia pulcherrima</td>
</tr>
<tr>
<td>Ruellia</td>
<td>Ruellia</td>
</tr>
<tr>
<td>Sage</td>
<td>Leucophyllus species</td>
</tr>
<tr>
<td>Salvia sp.</td>
<td>Salvia</td>
</tr>
<tr>
<td>Tacoma sp.</td>
<td>Tacoma stans</td>
</tr>
<tr>
<td>Valentine Bush</td>
<td>Eremophila maculate ‘Valentine’</td>
</tr>
<tr>
<td>Yellow Bird</td>
<td>Caesalpinia gilliesii</td>
</tr>
</tbody>
</table>
### Heritage District Commercial & Mixed Use Landscape Character

#### Groundcovers

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bush Morning Glory</td>
<td><em>Convolvulus cneorum</em></td>
</tr>
<tr>
<td>Dwarf Rosemary</td>
<td><em>Rosmarinus officinalis ‘Prostratus’</em></td>
</tr>
<tr>
<td>Elephant Food</td>
<td><em>Portulacaria</em></td>
</tr>
<tr>
<td>Eremophila sp.</td>
<td><em>Eremophila</em></td>
</tr>
<tr>
<td>Ice Plant</td>
<td><em>Delosperma</em></td>
</tr>
<tr>
<td>Katie Ruellia</td>
<td><em>Ruellia brittoniana ‘Katie’</em></td>
</tr>
<tr>
<td>Lantana</td>
<td><em>Lantana</em></td>
</tr>
<tr>
<td>Purple Heart</td>
<td><em>Peltogyne</em></td>
</tr>
<tr>
<td>Potato Vine</td>
<td><em>Solanum jasminoides</em></td>
</tr>
<tr>
<td>Yellow Dot</td>
<td><em>Wedelia trilobata</em></td>
</tr>
</tbody>
</table>

#### Accents

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave sp.</td>
<td><em>Agave</em></td>
</tr>
<tr>
<td>Aloe sp.</td>
<td><em>Aloe species</em></td>
</tr>
<tr>
<td>Bear Grass</td>
<td><em>Nolina sp.</em></td>
</tr>
<tr>
<td>Bouganvillea sp.</td>
<td><em>Bougainvillea</em></td>
</tr>
<tr>
<td>Deer Grass</td>
<td><em>Muhlenbergia sp.</em></td>
</tr>
<tr>
<td>Euphorbia</td>
<td><em>Euphorbia sp.</em></td>
</tr>
<tr>
<td>Fortnight Lily</td>
<td><em>Dietes</em></td>
</tr>
<tr>
<td>Gaura sp.</td>
<td><em>Gaura lindheimeri ‘Pink/White’</em></td>
</tr>
<tr>
<td>Hesperaloe</td>
<td><em>Hesperaloe sp.</em></td>
</tr>
<tr>
<td>Mexican Feather Grass</td>
<td><em>Nassella tenuissima</em></td>
</tr>
<tr>
<td>Slipper Plant</td>
<td><em>Pedilanthus macrocarpus</em></td>
</tr>
</tbody>
</table>
## Vines

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hacienda Creeper</td>
<td>Parthenocissus sp.</td>
</tr>
<tr>
<td>Lilac</td>
<td>Hardenbergia violacea</td>
</tr>
<tr>
<td>Queen’s Wreath</td>
<td>Antigonon leptopus</td>
</tr>
<tr>
<td>Snail</td>
<td>Vigna Caracalla</td>
</tr>
<tr>
<td>Trumpet vine</td>
<td>Campsis radicans/Odracea ricasoleana</td>
</tr>
</tbody>
</table>
Street Furniture
Non-Residential & Multifamily

Historic Light Poles: Sternberg's 5222 Barrington Decorative Pole with 1913CA Libertyville Tear Drop Lens

Stop Sign and Sign Poles: Sternberg POLE: 4212FP4, CATAL4212-FP4-.188-SCC-1/2ABC&SKIRT/PG

Bench: Park Vue 26” x 36” x 72” Backed with Arms, Color: Titanium II

Bowery Planter Jacket

Trash Receptacle: landscapeforms - Lakeside Litter, plain body with hinged flapper door

Metro style Drinking Fountain

Pennsylvania Ave Bollard

Tree grates Neenah Metropolitan Collections
Terms

If there is a conflict between a graphic, definition and/or text the Zoning Administrator shall determine which governs.

360 Degree Architecture. See Four Sided Architecture.

Abutting or Adjoining. A property that is immediately next to another property or shares a common boundary with another property. It includes a zoning district that is next to another zoning district.

Accessory Structure. An accessory structure is a detached subordinate/incidental structure on the same lot as the primary building, structure or use. Common accessory structures are detached garages, parking canopies, storage sheds and cabanas. Accessory Structures are NOT Accessory Dwelling Units and may not include any rooms used for overnight accommodations. This definition excludes dwellings, signs, walls, fences and swimming pools.

Acreage.

Gross. The area of a lot, tract, or project in acres, including one-half the right-of-way of all adjoining public streets and other land to be dedicated to the public.

Net. The area of a lot or project in acres, excluding land to be dedicated or having been dedicated to the public or reserved for public streets, schools, parks and other public facilities.

Active Recreation/Open Space. Leisure and sports activities usually performed with others, often requiring equipment, a specialized facility or field. Some uses that are considered active are playgrounds, swimming, court games, golf and field sports.

Amenities. Characteristics or individual elements of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development but may include such things as recreational facilities (e.g., a swimming pool or tennis courts), security systems, views, or landscaping.

Architectural Accent / Detail / Feature / Element. Prominent or significant parts or elements of a building or structure including but not limited to; cornices, belt courses, lintels, sills, pediments, columns or pilasters, rustICATIONs, or base courses.

Architectural Massing. The three dimensional form of a building.

Art. An element, feature or visual work of art displayed for the purpose of expressing, enhancing, or illustrating aesthetic a feeling, idea or happening as a form of speech.

Awning. A roof-like cover entirely supported by and extending from a building for the purpose of protecting openings from the elements, providing shade or architectural embellishment.
Terms

**ADWR.** Arizona Department of Water Resources.

**Balcony.** A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet.

**Basement.** That portion of a building that is partly or completely below grade plane. A basement shall be considered a story above grade where the finished surface of the floor above the basement is:
1. More than 6 feet above grade plane;
2. More than 6 feet above the finished ground level for more than 50 percent of the total building perimeter; or
3. More than 12 feet above the finished ground level at any point.

**Building.** Any structure for the shelter or support of any use or occupancy.

- **Attached.** A structure which has at least part of a wall in common with another building or is connected by a solid of semi solid roof structure. This excludes walls and fences.
- **Detached.** A structure that is not attached or otherwise permanently fastened to any other structure. This excludes walls and fences

**Building Articulation.** Changes in the façade of a building not limited to, columns, pilasters, recessed windows, bay windows, horizontal banding, decorative cornices that provide visual movement and texture. See Architectural Accent.

**Building Envelope.** The volume of space for development as defined by the minimum building setbacks and the maximum allowable building height.

**Building Footprint.** The exterior outline of a structure where it meets the earth.

**Building Height.** The vertical distance from the finish floor level or finished grade whichever is greater to the highest level of the roof surface of flat or mansard roofs (not including the parapet), or to the mid-point of the highest sloped roof.

**Building Separation.** Separation between structures is measured from the face of the vertical support surface to face of the vertical support surface.

**Building Setback.** The minimum distance by which any building or structure is required to be separated from a lot line.

- **Front.** A line parallel to the front lot line depicting the minimum horizontal distance from the front lot line to the face of a primary building.
- **Rear.** A line parallel to the rear lot line depicting the minimum horizontal distance from the rear lot line to the face of a primary building.
- **Setback, Side.** A line parallel to the side lot line depicting the minimum horizontal distance from the side lot line to the face of a primary building.
Heritage District Design Guidelines

**Building Stepback.** A setback requirement for portions of a building above the second floor as measured from the building setback.

**Building Wall.** The exterior support of a finished structure.

**Build-To Line.** The maximum distance a building may be set back from a property line.

**Building, Main or Principal.** A building where the principal use of a lot is conducted.

**Canopy.** A roof-like cover partially supported by poles or columns affixed to the ground and partially supported by a building.

**Carport.** A roofed structure not fully enclosed by walls for the purpose of providing shelter for one or more vehicles.

**Climate Control.** Providing artificial control of air flow, temperature and humidity. Examples of climate control are, but not limited to shade structures, misting systems, umbrellas, fans, air conditioners and other shade structures.

**Courtyard.** An uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying, access, light and air.

**Density.** The number of dwelling units per gross acre.

**Dining, Outdoor.** An exterior area used as seating for a contiguous eating and drinking establishment.

**Divided Light Window.** A window with multiple panes of glass or a window that is divided by muntins.

**Dormer.** A window located in the plane of a roof.

**Driveway.** A private vehicular access to a parking space, carport or garage.

**Duplex.** A building on 1 lot used and designed as a residence for 2 families living independently of each other with individual cooking and sanitary facilities in each dwelling unit.

** Dwelling Unit.**

- **Attached.** A building containing two or more primary dwelling units, connected along and sharing one or more common walls, or stacked above each other.
- **Detached.** A building containing a primary single dwelling unit, not connected to any other structure.

**Easement.** A grant by a property owner to others for the use of land or airspace for a specific purpose(s).

**Elevation.** A two-dimensional scaled drawing of a building or structure.
Terms

**Facade.** The face of a building, especially the front.

**Fence.** A barrier, railing, or other upright structure, including gates, typically constructed of wood or metal, enclosing an area to mark a boundary, control access, or prevent escape.

- **Double.** Two fences or a fence and a wall that are parallel or nearly parallel and do not allow space for proper maintenance and visual security.
- **Internal.** A fence located inside of a lot or development, not on the perimeter.
- **Open.** A fence through which visibility is possible for 75 percent or more of the structure as viewed on a horizontal plane, from any point perpendicular to the fence line.
- **Perimeter.** A fence located on an exterior property line.
- **View.** A fence through which visibility is possible for 50 percent or more of the structure as viewed on a horizontal plane, from any point perpendicular to the fence line.

**Festival Lighting.** Decorative low level lights that are often hung in trees, over walkways and around patios/courtyards that provide for ambiance.

**Flex Curb.** The curbside management of city streets using varying operating concepts, techniques, and practices that allow a municipality to allocate the use of their curbs in high demand areas during specific days and/or times by specific users.

**Flex Lane.** A lane adjacent to a curb or sidewalk that is managed by the local jurisdiction or designated entity to allow for buses, passenger drop-off/pick-up, short term parking, deliveries and other temporary needs of the surrounding environment.

**Flexible Programming.** Open space that may be used for multiple activities/purposes and over seen by the Town’s Parks and Recreation Division.

**Floor Area Ratio (FAR).** The gross floor area of a building or buildings on a lot divided by the net lot or parcel area.

**Flush Curb.** A flat change in surface delineating a transition from a pedestrian zone to a vehicular zone.

**Food Trucks.** See Gilbert Municipal Code/Transient Merchant.

**Four Sided Architecture.** Significant interesting architecture on all four sides of a building.

**Garage.**

- **Attached.** An enclosed structure for the parking of vehicles that is physically connected to the primary structure.
- **Detached.** An enclosed structure for the parking of vehicles that is not attached to the primary structure.
- **Side-Entry.** An enclosed structure for the parking of vehicles oriented such that the entrance is a minimum angle of at least 45 degrees from the front setback line.
Heritage District Design Guidelines

**Garage Apron.** A 3 foot asphalt or concrete ribbon strip located between the front of a garage door and the main driveway or alley that allows for a safe transition between the structure and the accessway.

**Gate.** A movable frame or solid structure which swings, slides, or rolls controlling ingress and egress through an opening in a fence, wall, or vegetation.

**Gross Floor Area.** The total area in square feet of all floors designed for tenant occupancy and common use, including basements, mezzanines, stairwells, and storage areas, measured from the centerline of interior partitions and from outside wall faces. Non air conditioned courtyards shall not be considered in gross floor area calculations.

**Habitable Space.** A space in a building for living, sleeping eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable.

**Hardscape.** A man made feature used in landscape such as, but not limited to, sidewalks, courtyards, water features, walls and driveways.

**Height.** See Building Height or Story

**Historic Architecture.** A style of building or structure that is linked to a period of time in the past. In the Heritage District the signification time period has been determined to be between the late 1800s and the mid 1900s.

**Horizontal Articulation.** Changes in the depth of the surface of a building face or façade such as, but not limited to, columns, recessed windows or bay windows, banding or decorative cornices and movement of the wall plane forwards and backwards or greater than 1 foot.

**Integration.** The coordinated harmonious design and blending of various built components within an environment through relationships, texture, colors, materials and style.

**Interface.** The zone where two areas meet, transition and interact.

**Landscape Buffer.** A designated area of vegetation that acts as a distancing or transition between two uses or properties.

**Land splits.** In accordance with A.R.S. 9-463, means the division of improved or unimproved land whose area is two and one-half acres or less into two or three tracts or parcels of land for the purpose of sale or lease.

**Lighting Related Terms.** See Gilbert Municipal Code,

**Local Street.** Town of Gilbert Engineering and Construction Standards.

**Loft Unit.** A residential unit above a non-residential use or uses, that are independent of the residential units, and open to the public.
Terms

Lot. A unit of land shown on a recorded subdivision plat, record of survey map, parcel map, or recorded as a metes and bounds description.

Lot Area. The area bounded by the lot lines, exclusive of public streets.

Lot Coverage. The numerical value obtained through dividing the sum of all covered or semi covered ground floor square footage, as measured from each exterior wall, by the net lot area.

Lot Depth. The measurement from the center of the front lot line to the center of the rear lot line.

Lot Line. Any property line bounding a parcel of land.

Lot Width. The distance between side property lines measured at the front setback line.

Micro Mobility. Transportation using lightweight vehicles such as bicycles or scooters, especially electric ones that may be borrowed as part of a self-service rental program in which people rent vehicles for short-term use.

Mixed-Use Development. A coordinated Development Plan with a functional integration of residential and non-residential uses, where a variety of different living activities (live, work, shop, and play) are in close proximity (walking distance) to most residents, resulting in measurable reductions in traffic impacts.

Multifamily. A building, group of buildings, or portion of a building that contains two or more dwelling units on one lot, designed as a residence for two or more families living independently of each other with individual cooking and sanitary facilities in each dwelling unit. Multifamily dwellings may include apartment buildings, townhomes and residential condominiums.

Multi Use Path. A shared use trail that includes space for pedestrians and multimodal activity.

Mural. A work of art that is painted, drawn, projected or otherwise applied on the exterior surface of a building, structure, wall or surface with the express permission of the property owner; and is non-commercial in that it does not promote a particular business, service or product.

Node. A centralized hub used in placemaking.

Nonresidential Use. All uses other than single family and multifamily residential uses.

Off-Site Parking. Parking provided on a site other than the one on which the primary use is located.

Open Air Accessory Structure. A freestanding permanent structure that has a solid roof, lattice roof or fabric roof surface supported by poles, posts, columns, walls or other vertical structural members that are permanently anchored into the ground. The structure may have up to one solid wall on any of the sides with the remaining sides open.
Heritage District Design Guidelines

**Open Air Attached Patio.** Means a patio attached to the house or to an accessory structure accessory dwelling unit that is open on at least one side. The patio may have a solid roof, lattice roof or fabric roof surface supported by poles, posts, columns or other vertical structural members.

**Open Air Porch.** Means a porch attached to a dwelling unit or to an accessory structure or accessory dwelling unit that is open on at least two sides.

**Open Space.** Landscaped areas for the purpose of meeting open space requirement.

- **Common.** Any outdoor area of land or water permanently dedicated or designated for use for active or passive recreation areas, landscape buffers, flood control, storm water retention, or resource management.
- **Private.** The outdoor living area directly adjoining a dwelling unit or building, intended for the private enjoyment of the residents or occupants of the dwelling unit or building and defined in such a manner that its boundaries are evident.

**Operable walls.** A wall system comprised of individual panels that can moved independently to open to allow the outdoors in or fitted together to form a continuous flat surface that encloses a space from the outside.

**Organized Activities.** A planned event that may include, but is not limited to games, concerts, classes and community functions.

**Outdoor Service Area.** A delivery area, service entry, or loading dock used for the conveyance of goods and services.

**Outdoor Storage, Commercial.** Storage of material, goods, vehicles, or equipment outside of a building not for immediate use, sale or display.

**Parapet.** That portion of an exterior wall that extends above the roof line.

**Parcel.** See Lot

**Park**

- **Private.** An area owned by a homeowner’s association, property owner’s association, individual or business that is used as a playground, or contains playground equipment, or areas with trees/turf or ramadas or contains the following facilities or amenities: paths, trails, picnic tables, sports fields, basketball courts, BBQ grills, splash pads, tennis courts, pickleball, volleyball courts, or swimming pools. This definition excludes: non-turf retention/detention basins primarily used to contain stormwater or property used as an employee break or amenity area.

- **Public Park.** See Gilbert Municipal Code

**Park and Ride Lot.** An improved lot for the temporary parking of vehicles on a daily basis for persons traveling together to and from a place of employment through carpools or public transit.
**Terms**

**Parking Facilities.** Improved outdoor lot offering parking to the public as a primary land use and not accessory to another land use. This use may be shaded by parking canopies.

**Parking.**
- **Enclosed.** A garage with walls and a door.
- **Lot.** An open paved parking area that is available for public use.
- **Off-Site.** Paved and improved parking that is required and not located within the boundary of the project it serves.
- **Overflow.** Parking permitted as part of an approved master site plan on an undeveloped lot for a maximum of 24 hours on a dust controlled surface.
- **Pull-Through Parking Space.** A parking space than can be accessed from both ends.
- **Required.** The minimum number of parking spaces required to accommodate the land uses as determined by the ratio provided in the parking table.
- **Space.** An off-street area available for the temporary parking of motor vehicles in designated stalls.
- **Tandem.** Two parking spaces arranged end-to-end. Tandem spaces may open or enclosed
- **Temporary Parking.** Parking that is dust controlled and designated for a specific use or event for 72 hours or less and does not occur more often than 4 times per year.

**Parking Structure.** An enclosed or semi enclosed garage structure offering public or private parking operating as a primary land use.

**Passive Recreation/Open Space.** Leisure and sports activities that require little to no specialized improvements, equipment or facilities. Examples of some passive recreation activities are hiking, biking, picnicking, fishing and birdwatching.

**Patio.** A hardscaped surface attached to the house or an accessory structure that is open on at least one side. The patio may have a solid roof, lattice roof or fabric roof surface supported by poles, posts, columns or other vertical structural members.

**Pedestrian Scale Lighting.** Lighting less than 14’ in height.

**Pedestrian, Sidewalk and Landscape Tract.** A parcel of land designated on the final plat for the exclusive use by the public for pedestrian amenities and activities, including sidewalks and landscaping.

**Permanent Dwelling.** Any building, structure, or portion thereof which is occupied and in accordance with a building permit.

**Permanent Structure.** Any structure permanently affixed to the ground. Permanent structures exclude fences, walls, swimming pools, tents, trailers and sport fencing/backstops.

**Permeable Pavement.** Porous hardscape that allows for drainage infiltration.
Heritage District Design Guidelines

**Plat.** plat approved and recorded for the purpose of eliminating errors of minor survey, drafting or typographical nature on a recorded plat.

**Final.** As defined in A.R.S. 9-463.

**Preliminary.** As defined in A.R.S. 9-463.

**Recorded.** As defined in A.R.S. 9-463.

**Pocket Courtyard.** A small accessible park or pedestrian court open to the public.

**Pool House.** An accessory structure used in association with a private residence’s swimming pool. Pool houses shall not be rented or used for overnight accommodations. See Homeowner Facilities for community pool houses.

**Porch.** An attached, covered platform open on at least 2 sides located at the front of a dwelling unit.

**Primary Dwelling Unit.** A single residence, whether attached or detached providing complete, independent living facilities for a single housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A primary dwelling unit may have more than 1 kitchen as long as the kitchens are open to the entire residence.

**Primary Building.** A building where the primary use on a lot is conducted.

**Primary Use.** The primary or predominant use or activity occurring on a property.

**Private Open Space.** A clearly defined, improved, outdoor area solely for the exclusive use and enjoyment of a resident or tenant. Examples of private open space are patios, balconies and outdoor break areas.

**Property Line.** See Lot Line

**Public Open Space.** An outdoor area for the use and enjoyment of general public or a designated Home Owners, Property Owners Association or the Town or Gilbert.

**Rear Setback.** See Building Setback.

**Retail Sales.** The sale, rental, or lease of goods, products, or material directly to the consumer.

**Retractable Walls.** Operable wall and/or window systems that allow pedestrian movement through a typically closed wall plane of a building.

**Right-of-Way.** The area on, below, or above a public roadway, highway, street, sidewalk, alley, waterway, or utility easement in which the municipality has an interest.
Terms

**Roof Line.** The eave line on any part of a building with a pitched roof, or the upper edge of the parapet wall or vertical architectural wall feature on any part of a building with a flat roof.

**Screening.** A method of visually shielding or obscuring an abutting or nearby use or structure from another with a solid wall, fence or perforated metal that is greater than 80% opaque.

**Service Area.** Often referred to as the back of house this space provides for maintenance and delivery ingress and egress.

**Setback.** See Building Setback and Building Setback Area.

**Shall.** This refers to elements that are required to meet the intent of the Design Guidelines and in order for project approval.

**Shared Driveway.** A driveway providing a common access to two or more lots.

**Sign.** See Land Development Code.

**Single Family.** A dwelling unit located on one lot designed for occupancy by one household for living and sleeping purposes, having cooking and sanitary facilities. Primary single family dwelling units may be attached (commonly known as townhouses or duplexes) or detached from other primary dwelling units.

**Single Family Dwelling Unit**

**Attached.** A primary dwelling unit on an individual lot that has at least 1 wall/roof in common with one or more other primary dwelling units on separate lots.

**Detached.** A primary dwelling unit on an individual lot that has no common walls/roofs with another primary dwelling on a separate lot.

**Site Plan.** A plan prepared to scale showing the boundaries of a site and the proposed location of all buildings and structures, circulation, landscaping, improvements and open space areas.

**Sports Court/Field.** A hardscape or field typically constructed outdoors, where such games as basketball, volleyball, street hockey, skateboarding, racquet sports and various other games and activities can be played. Backstops, backboards and goals are considered part of the sports court. Patios, driveways and unmarked concrete pads are not considered sport courts.

**Street Frontage.** The total length of all lot lines abutting streets.

**Street Furnishings.** Amenities provided for the public such as, but not limited to, seating, trash receptacles, bicycle racks and lighting.

**Stoop.** A raised stepped platform at an entrance to a building. A stoop is not a porch, patio or veranda.
Heritage District Design Guidelines

**Story.** The portion of a building, other than a basement, included between the upper surface of a floor and the upper surface of the floor or roof next above.

**Street.** A public or private thoroughfare for vehicular use providing access to public or private property and other streets, including dedicated roadway easements. A public street includes the associated right-of-way. A private street includes any associated roadway or access easement.

**Street Types.** Town of Gilbert Engineering and Construction Standards.

**Structure.** Any vertical building constructed or permanently affixed to the ground or a foundation. This excludes wall and fences.

**Transient Merchants.** See Municipal Code.

**Transparency.** The use of open and clear or sheer materials, or the combination of, to allow for the ability to see through or into. Typically, windows, doors with windows, porches or patio.

**Tree Lawn.** The landscape strip between the street curb and a sidewalk typically planted with grass.

**Unencumbered Access.** An open and unobstructed pathway.

**Unique Paving.** Hardscape that is significantly visually different from the surrounding horizontal surfaces.

**Use.** See Accessory, Primary or Temporary Use.

**Vacant Land.** A lot or parcel of land that is not actively used for any purpose and either no improvements, or limited improvements, have been constructed.

**Vertical Articulation.** Varying movement at a minimum of 2’ along the top of a roof line.

**Wall.** An opaque or closed vertical surface forming a physical barrier preventing the passage of light, air, and vision in a horizontal plane for the screening or privacy of a yard. Walls are typically constructed of masonry, brick, concrete, metal, wood, or other similar materials. Walls and fences are not considered a structure.

**Double.** Two walls or a fence and a wall that are parallel or nearly parallel and do not allow space for proper maintenance and visual security.

**Perimeter.** An opaque wall located on an exterior lot line or property line.

**Retaining.** An opaque wall or combination of walls used to retain more than 18 inches of material and not used to support a structure.

**Screen.** An opaque wall located to limit the view of a parked car, drive through, driveways/drive aisles, recreational vehicles, boats or any other use or property that is identified by the code.

**Water Feature.** See Gilbert Municipal Code.
Terms

**Wayfinding.** Information systems that guide people through a physical environment and enhance their understanding and experience of the space.

**Weather Control.** See Climate Control.

**Window Display.** A window, typically along a street or at the front of a building, that displays items for sale or otherwise designed to attract customers to the store.

**Zero Lot Line.** Referring to when a building that has no setback requirement from a designated property line.
Heritage District Design Guidelines

FOR MORE INFORMATION
Contact the Office of Economic Development regarding the Design Guidelines or activities in the Heritage District

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