

El Rancho Merlita

Design Review Guidelines 3.3.23

HISTORY

The El Rancho Merlita neighborhood nestles near the confluence of the Robb Wash and the Pantano Wash. Our environmental study for development discovered pottery sherds evidencing our neighborhood was used by prehistoric Hohokam peoples. Since then, historical use has been ranching and later the Merle Norman guest ranch developed in the early 1950's. Today, the neighborhood that was once outside the edge of a bustling metropolis, is now surrounded by an expanded Tucson.

VISION

The vision for El Rancho Merlita was to create an organic lower density neighborhood where each beautiful home is unique and celebrates our architectural heritage.

PURPOSE

These guidelines will protect and perpetuate our celebration of the cultural heritage of the Tucson area. This is achieved through guiding new development to maintain or enhance the character of the neighborhood. The El Rancho Merlita Homeowners Association Architectural Review Committee (ARC) reviews all projects to ensure compliance.

APPLICABILITY & PROCESS

All new construction, alteration, addition to, and demolition of any structure must be reviewed by the ARC. It is a good idea to meet with the ARC for an early consultation to determine if your home meets these guidelines.

TYPES OF IMPROVEMENTS

New Construction – New construction should be designed in a compatible architectural style without imitating existing buildings.

Additions – Expansion should maintain the style, height, proportion, and mass of the building.

Demolition – The removal or relocation of any structure is not allowed without prior approval.

Alterations – Changes should conform to the intrinsic and unique character of the building.

DESIGN CRITERIA

STYLE

Buildings in El Rancho Merlita generally reflect a variety of styles with local historical design roots. Acceptable styles include the Sonoran, Santa Fe Sonoran, Territorial, Mission, Mission Revival, Spanish Colonial Revival, Mexican Hacienda, Bungalow, and Ranch, each a nod to our history.

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HEIGHT

Residences shall be limited to single storey with a maximum of 18'-0" feet to the highest point.

SIZE

Size can range from 1,800 square feet to 3,000 square feet.

ROOFS

"Flat" roofs with parapets are characteristic. Sloping roofs may be shingle, mission tile or metal. Mechanical equipment, skylights, satellite dishes, solar panels or any other roof-mounted equipment are not allowed to be seen from public areas or adjacent properties.

GARAGES

Garage doors shall not face the street.

TEXTURE & COLOR

Use stucco with smooth or sand finish or adobe or other finishes appropriate to the architectural style. Colors should be soft earth tones of light to middle value. Avoid very dark colors and stark primaries.

LANDSCAPING

Original vegetation should be retained as much as possible. Landscaping outside enclosed yards is mandatory and should be informal and favor native desert plant materials. Storm water runoff is best retained and absorbed on site. Landscaping must be completed within six (6) months of approval or new construction completion.

ENCLOSURES

Fences, walls, or other physical features used to enclose open space or provide privacy must be compatible with the architectural style of the structure. Generally, adobe, stone, stuccoed masonry, ocotillo, rusted metal, and wrought iron are acceptable.

PARKING

Driveways and on-site parking should be in earth tone pavers or a stamped earth-tone colored concrete. No other substitutes are acceptable. Color must be submitted for approval.

SIDEWALKS & WALKWAYS

Concrete sidewalks are not compatible, although dust control and safe walking surfaces are encouraged. These can include stabilized earth or stone pavers.

MAILBOXES

Boxes and presentation should be compatible with the style of the building.

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UTILITIES

All utilities shall be under ground. Electric panels shall be located on the side or back of a home. They should be painted to match the exterior finish of the home to minimize visibility.