ARTICLE 3 ZONING DISTRICTS

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ARTICLE 3-1 APPLICATION OF DISTRICT CLASSIFICATIONS

Each **District** classification enumerates the **Permitted Use**s, **Accessory Use**s, which may be approved by **Use Permit**, and Development Regulations, pertaining to the **District**. Cross-references to other applicable requirements of this Code, such as Parking or Landscaping, are indicated.

Following each set of **District**s (Single **Family** Residential, including Agricultural **District**s; Multi-**family** Residential and **Manufactured Home**/**Recreational Vehicle District**s; Commercial **District**s, and Industrial **District**s), a Table is provided which establishes **lot area**, setback height and related standards for the individual **district** classification in comparison format. Additional design criteria which may be applicable are also listed.

ARTICLE 3-2 RESIDENTIAL DISTRICTS

3-2-1 AG Agricultural
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The Residential **District**s are designed to provide high quality neighborhood areas to meet the varying lifestyles of the City's residents. The zoning classifications range from very low **density** to high **density** and include rural-agricultural, single-**family**, and multi-**family** uses. The variety of residential **district**s is intended to respond to the plans and policies of the City Council.

Section 3-2-1 AG - Agricultural District

The purpose of the Agricultural (AG) **District** is to allow agricultural, ranching and related uses within the City. The other purpose of the AG category is to act as a holding zone for land until a suitable rezoning and development occurs.

A. PRINCIPAL PERMITTED USE. Only listed use of **structure**s or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.

2. Growing and harvesting of fields or trees.

3. Usual agricultural **building**s and **structure**s.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the principal uses.

2. Aviaries and apiaries, provided that **structure**s and enclosures containing these activities shall not be located closer than two hundred (200) feet from any dwelling or public roadway, street.

3. **Home business**. A home-based business shall be conducted entirely and unobtrusively within the principal residence, in no case occupying more than twenty-five (25) percent of the living area; and shall not generate pedestrian or vehicular traffic beyond that normal to the **district** in which it is located.

   a. There shall be no signs, **building**s or **structure**s other than those permitted in the **district**. The occupation or profession shall not be advertised visually or by mass media.

   b. There shall be no use of materials or mechanical equipment not recognized as being part of normal household or hobby use.

   c. **Home business**es may include the use of a premises by professional persons for consultation or emergency treatment, but not for general practice of a profession.

   d. No offensive noise, vibration, smoke, dust, odors, heat, or glare, shall be produced or caused by the business or the nature of the business.

   e. Activity shall be limited to the hours between 7:00 A.M. and 10:00 P.M.

f. A "home occupation" shall not include, among others, the following:

(1) Auto or appliance repair;

(2) Barbershops and beauty parlors;

(3) Commercial stables;

(4) Direct sales;

(5) Veterinary offices, **hospital**s and **kennel**s;

(6) Real estate offices;

(7) **Restaurant**s;

(8) Cabinet maker or furniture making.

g. **Home business**es are subject to registration and annual renewal by the **Zoning Administrator** or his designee.

4. Horse corrals and private riding stables, provided that **structure**s and enclosures containing such uses shall not be located closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**. Corrals shall be cleaned and waste material removed not less than one (1) time each week in a husbandlike manner.

5. Nurseries and greenhouses for commercial growing of plants, trees, bushes, flowers, and vegetables and other food crops, provided that such enclosures shall not be located closer than fifty (50) feet from any dwelling.

6. Private garage.

7. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with a six (6) foot maximum, with self-closing and self-latching gates.

8. Temporary **building**s for uses incidental to construction work, which **building**s shall be removed upon completion or abandonment of construction work.

9. **Sign**s, on-site, as provided in Article 7 of this Ordinance.

10. **Assisted Living Home**. An application for an **assisted living home** must be submitted, reviewed and approved by the Community Development Director or his designee prior to a Zoning Clearance being signed from the City. Any

assisted living home as defined by Section 2-2 of this Ordinance is subject to the following criteria;

(a) A minimum separation distance of 1,320 feet, one-quarter (1/4) mile for all **assisted living home**s with greater than six (6) residents, from another **assisted living home** with greater than six (6) residents**,** unless a Use Permit is approved by the City Council.

(b) Vehicles belonging to employees and residents are required to park onsite, in the garage or on an approved driveway.

(c) No signage for advertising or notification of use shall be permitted on or off the site.

(d) Deliveries or routine stops (exclusive of visitors) specific to an assisted living home shall be restricted to day light hours only.

(e) The **assisted living home** shall be subject to annual renewal and registration with the Community Development Department and annual inspection by the Fire Department.

(f) The Community Development Director, or his designee, shall have the right to review, provide corrective action and if necessary, revoke any approval of an **assisted living home** if it is found to be endangering the public health, welfare, or safety of the surrounding community.

(g) The **assisted living home** shall meet all requirements of the prevailing City of Goodyear Building and Fire Codes to be determined by the Chief Building Official and the Fire Chief, or their designees.

(h) The **assisted living home** shall obtain and keep current all necessary licenses and certifications from the Arizona Department of Health Services.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. Sales **building** or stand for the sale of **farm** produce raised on the premises.

2. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

3. Parochial and public schools.

4. **Guest ranch** and resort.

5. An additional single-**family** unit may be permitted for every twenty acres of **lot area** above the first ten (10) acres.

6. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for this **District**, as set forth in the Single **Family** Residential **District**s Standards, Subsection 3-2-7.

3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-2 AP - Agricultural Preservation

The purpose of the AP **District** is to retain the community's agricultural heritage through preservation of large, working **farm**s or **ranch**es in appropriate locations with spacious buffering affording transition for the mitigation of negative impacts upon or from **farm**ing operations.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel, which may include subdivision of not more than thirty (30) percent of the total land area within the parcel for: 1) individual avocational **farm** or horse property lots of not less than five (5) acres in area; or 2) masterplanned "**farm** village" clusters of traditional **bungalow** housing, subject to Planned Area Development provisions, as provided in Article 4-3.

2. Dairies, egg and poultry **farm**s, provided that enclosures or **structure**s containing such activities shall not be located closer than five hundred (500) feet from any dwelling, nor two hundred (200) feet from any **lot line**. Such activities shall be conducted and maintained in a manner that prevents noxious odors, noise, dust,

insects and other negative impacts from intruding upon residential enjoyment or reasonable use or properties in the vicinity.

3. Growing and harvesting of fields or trees.

4. Usual agricultural **building**s and **structure**s.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the principal uses.

2. Aviaries and apiaries, provided that **structure**s and enclosures containing these activities shall not be located closer than two hundred (200) feet from any dwelling.

3. Nurseries and greenhouses for commercial growing of plants, trees, bushes, flowers, and vegetables and other food crops, provided that such enclosures shall not be located closer than fifty (50) feet from any dwelling.

4. Horse corrals and private riding stables, provided that **structure**s and enclosures containing such uses shall not be located closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**. Corrals shall be cleaned and waste material removed not less than one (1) time each week in a husbandlike manner.

5. **Home business**, subject to the provisions of Section 3-2-1-B-3.

6. Private garage.

7. Temporary **building**s for uses incidental to construction work, which **building**s shall be removed upon completion or abandonment of construction work.

8. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with a six (6) foot maximum, with self-closing and self-latching gates.

9. **Sign**s, on-site, as provided in Article 7 of this Ordinance.

10. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. Sales **building** or stand for the sale of **farm** produce raised on the premises.

2. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

3. Parochial and public schools.

4. **Guest ranch** and resort.

5. In addition to the principal residence, a dormitory facility with common kitchen, restrooms and other living facilities may be provided exclusively for habitation by workers employed on the premises accommodating up to ten (10) persons for each quarter section (160 acres) or portion thereof and sited not less than two hundred (200) feet from any property line.

6**.** **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **District**s Standards, Subsection 3-2-7.

3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-3 AU - Agricultural/Urban

The purpose of the AU **District** is to provide a low-**density**, estate-type residential use with large animal (horse) privileges. The **District** serves as a transition between agricultural uses and urban development.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.

2. Agricultural, flower and vegetable gardening, nurseries and greenhouses for the purpose of propagating and cultivating only, provided no direct sales business shall be carried out on the premises, and provided that no obnoxious fertilizers shall be stored and no obnoxious soil renovations shall be carried out on the premise.

B. PERMITTED ACCESSORY USES:

1. Uses of land or **structure**s customarily incidental and subordinate to one of the principal uses.

2. Horse corrals and private riding stables, provided that **structure**s and enclosures containing such uses shall not be located closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**.

3. **Home business**, subject to the provisions of Section 3-2-1-B-3.

4. Private garage or **carport**.

5. Temporary **building**s for uses incidental to construction work, which **building**s shall be removed upon completion or abandonment of construction work.

6. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with six (6) feet maximum, with self-closing and self-latching gates.

7. **Sign**s, on-site, as provided in Article 7 of this Ordinance.

8. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility work.

2. Parochial and public schools.

3. **Guest ranch** or resort.

4. Raising of livestock for non-commercial gain. The use is intended for resident owner living therein. A minimum of 15,000 square feet gross of fenced area per animal is required, and uses shall conform with appropriate health standards. Corrals shall not be located closer than one hundred (100) feet from any **lot line**, and shall be cleaned and waste material removal not less than two (2) times each week in husbandlike manner.

5. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **District**s Standards, Subsection 3-2-7.

3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-4 R1-10 Single Family Residential District

Minimum **lot** sizes of ten thousand (10,000) square feet in the R1-10 **District** permits a variety of housing styles, appropriate for growing families, on amply-sized parcels.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.

2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities **access**ory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the **permitted use**s, unless otherwise excluded.

2. **Home business**, subject to the provisions of Section 3-2-1-B-3.

3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.

4. Private garage.

5. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet, with a maximum of six (6) feet, with self-closing and self-latching gates.

6. **Sign**s, on-site, as provided in Article 7 of this Ordinance.

7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

2. Parochial and public schools.

3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **District**s Standards, Subsection 3-2-7.

3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-5 R1-7 Single Family Residential

The R1-7 **District** is designed for **family** housing with moderate **lot** sizes, allowing for reasonable outdoor enjoyment and privacy.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.

2. Parks, playgrounds and other recreational uses inclusive of grounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Home business**, subject to the provisions of Section 3-2-1-B-3.

3. Temporary offices and/or construction sheds and appurtenant **sign**s and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.

4. Private garage.

5. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.

6. **Sign**s, on-site, as provided for in Article 7 of this Ordinance.

7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

2. Parochial and public schools.

3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **District**s Standards, Subsection 3-2-7.

3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-6 R1-6 Single Family Residential

The intent of R1-6 residential zoning is to provide for high-quality housing, principally for active retirees, on compact lots. Typically, this **District** is included in a larger neighborhood or masterplanned development which offers a variety of home sizes.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.

2. Parks, playgrounds and other recreational uses inclusive of grounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Home business**, subject to the provisions of Section 3-2-1-B-3.

3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.

4. Private garage.

5. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.

6. **Sign**s, on-site, as provided for in Article 7 of this Ordinance.

7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

2. Parochial and public schools.

3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **District**s Standards, Subsection 3-2-7.

3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-7 Single-Family Residential Districts Standards

A. DIMENSION REQUIREMENTS

Lot Area, height, setback and related standards for the Single-**Family** Residential **District**s (including Agricultural **District**s) are as follows:

Figure 6.

SINGLE FAMILY RESIDENTIAL DISTRICTS						
	AG	**AP**	**AU**	**R1-10**	**R1-7**	**R1-6**
Minimum **Net Site Area**	10Ac	120Ac	1Ac	10,000sf	7,000sf	6,000sf
Minimum **Lot** Width	300 ft.	1000 ft.	150 ft.	80 ft.	70 ft.	60 ft.
Minimum **Lot Depth**	N/A	N/A	N/A	110 ft.	100 ft.	100 ft.
Maximum Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Maximum **Building Coverage**	20%	5%	20%	35%	40%	40%
Minimum Setbacks						
Front	20 ft.	60 ft.	20 ft.	20 ft.*	20 ft.*	20 ft.*
Total Both Sides	20%		20%	20%	15 ft.	15 ft.
Minimum Side **Yard**	20 ft.	100 ft.	15 ft.	10 ft.	5 ft.	5 ft.
Rear **yard**	100 ft.	200 ft.	50 ft.	30 ft.	25 ft.	20 ft.
Street Side	100 ft.		30 ft.	20 ft.	15 ft.	10 ft.

* Ten foot setback for side entry garage.

B. DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS

The following standards shall apply to single-**family** residential subdivisions and certain types of residential units built within the City other than those located in Planned Area Developments. The intent of these standards is to establish a minimum level of environmental quality within Goodyear as well as a consistent method of evaluating new projects. The standards set objectives for the developer/designer to meet and are not intended to restrict or impede creativity and imagination. In the event a conflict between the provisions of this section and the Single **Family** Residential **District**s chart, the provisions of this section shall prevail.

1. Standards for Single-Family Residential Subdivisions.

a. Each project shall have a unique entry feature at its primary entrance to provide individual identity to the development. Entry features may include a combination of some of the following elements: entrance paving, fountains, distinctive landscaping treatment, planters, special **wall** treatment, gates and other entry features.

b. A minimum six (6) foot and maximum eight (8) foot **wall** shall be required along the rear of reverse **frontage** single-**family** lots along collector or arterial **street**s. Such **wall**s shall be constructed of slump

block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, **wall** inserts, offsets, or pilaster treatments. Long, straight, unbroken **wall**s are not permitted. Landscaping is required to be installed in accordance with City standards within collector or arterial rights-of-way.

2. Stipulations for Residential Subdivisions and MH/RVP Developments.
The following conditions are required for all residential developments:

a. Compliance with the City's Engineering Design Standards for public works construction and with Maricopa Association of Governments standards for public works construction, except for modifications agreed to by the City.

b. Dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to approval of any **Site Plans** or issuance of any construction permits on the rezoned land.

c. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District explaining that the development is not in the floodplain.

d. Dust control on temporary **accessway**s and roads during construction and maintenance of vacant parcels of the development, as required by the State, City and the County Bureau of Air Pollution.

e. The approval by City staff of street lighting systems within the proposed development.

f. A current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City deems necessary dependent upon review of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, or other parcels of land dedicated to the public excluding existing dedications.

g. The undergrounding of all utilities less than 69kV within and abutting the proposed development prior to issuance of construction permits for the applicable phase of development.

h. The developer to submit a copy of the legal documents pertaining to the establishment of a "Homeowners Association", if any, and any applicable restrictive covenants associated with the proposed

development for City staff review and comment prior to Final Plat approval.

i. Commencing vertical construction in the rezoned area within two (2) years of City Council approval of a rezone request. Failure to commence shall be cause for the City Council to rescind the zoning, unless an extension of time is granted by the City Council.

j. Separation of any production crops on ground owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty (50) feet from occupied dwelling units, if applicable.

3. Design Standards for Single-Family Residential Units located on lots in the R1-6, R1-7, and R1-10 Districts.

The following design features are required for residential units built in conventional residential tract subdivisions with **lot** sizes ranging from 6,000 to 10,000 square feet. Subdivisions or tracts comprised of custom home sites where each unit has an individual design are exempt from these standards.

a. A minimum of three elevations for each housing plan is required. The elevations should provide a variety in architectural design, incorporating features such as different roof lines, window treatments and architectural details, and **building** materials (unless the project is orientated towards a particular architectural theme).

b. The same house plans with similar elevations shall not be placed on **adjacent** lots or directly across the street from one another.

c. Each unit shall have a minimum of a two (2) car private **garage**.

d. Entryway features shall define the main entrance of the unit and break-up the facade, such as recessed or covered entryways, decorative screen **wall**s and planters, arches, pillars, and other architectural features.

e. Perimeter **lot** fences, if provided, shall be not less than five (5) feet nor more than six (6) feet in height, and of masonry construction for durability and longevity.

f. A front yard landscaping package for each unit shall be provided by the builder/developer consisting of a minimum of two (2) 24" box trees per unit to be planted along the **street frontage**.

g. Decorative window treatments and front porch on the front of the unit (such as bay windows, trim work, recesses, popouts) are encouraged.

Section 3-2-8 R2 Two Family Residential District

This zone is intended to provide for and encourage the orderly development of principally two-**family** residences in areas appropriate for medium **density** residential development.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One or two **family** dwellings on any **lot** or parcel.

2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Home business**, subject to the provisions of Section 3-2-1-B-3.
3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.

4. Private garage.

5. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.

6. **Sign**s, on-site, as provided for in Article 7 of this Ordinance.

7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. **Adult care facility.**

2. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

3. Parochial and public schools.

4. Private recreational areas and facilities.

5. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS.

1. **Use Permit** uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Multi-**Family** Residential **District**s Standards, Subsection 3-2-12.

3. **Off-Street Parking**: There shall be not less than two (2) side-by-side, enclosed, **off-street parking space**s per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-9 MF-18 Multi-Family Residential District

This zone is intended to provide for and encourage the orderly development of multi-**family** residences in areas appropriate for high **density** residential development as indicated by the General Plan. An MF-24 option is provided for sites conforming with General Plan guidelines for urban core living opportunities and properties currently designated as MF-24.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Multiple unit dwellings, including **apartment** houses, **condominium** dwellings and townhouses.

2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities **access**ory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Home business**, subject to the provisions of Section 3-2-1-B-3.

3. Temporary offices, which may be a manufactured **building** or **mobile home**, and/or construction sheds appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.

4. Private garages or **carport**.

5. Private **swimming pool**s when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.

6. **Sign**s, on-site, as provided for in the Article 7 of this Ordinance.

7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

8. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. **Adult care facility.**

2. **Day care** facility**.**

3. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yard**s for public utility use.

4. Parochial and public schools.

5. Private recreational areas and facilities.

6. **Hospital**s, assisted living and health care facilities.

7. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents**,** subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements for MF-18 or MF-24 option designations shall conform with the standards for the **District**, as set forth in the Multi-**Family** Residential **District**s Standards, Subsection 3-2-12.

3. **Off-Street Parking**: Spaces for **off-street parking** shall be provided in accord with the parking requirements of Article 6.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-10 MHS - Manufactured Home Subdivision District

The **District** encourages suitably developed subdivisions for the accommodation of **manufactured** or **mobile home** living on individually owned lots, and including necessary **accessory use**s and amenities, and adequate open space to preserve the residential character.

A. PRINCIPAL PERMITTED USES.

One **manufactured home** shall be permitted on each approved **manufactured home** lot. No **recreational vehicle**s or conventional construction units shall be permitted on a **manufactured home lot** for dwelling purposes.

B. PERMITTED ACCESSORY USES.

1. Community or recreational facilities to an extent not less than specified in the development requirements.

2. Common facility service **building**s (**laundry** facilities, **access**ory supplies, park maintenance, management, community **building**s and other uses of a similar nature). All such **building**s shall be centrally located, and use shall be restricted to occupants.

3. Dwelling for one manager, caretaker, and/or watchman employed on the premises, the total units not to exceed three (3).

4. Any other uses of land or **structure**s customarily incidental and subordinate to one of the principal **permitted use**s, unless otherwise excluded.

C. PROPERTY OWNER'S ASSOCIATION

Each subdivision shall establish a Property Owner's Association and a Board of Directors, to administer and enforce required covenants, conditions and restrictions, and to oversee the operation of common facilities.

D. DEVELOPMENT REGULATIONS

1. All uses in the establishment, expansion or improvement of a **Manufactured Home Subdivision** are subject to **Site Plan** review; and individual lots shall be used in a manner consistent with an approved **Site Plan**.

2. Area, Setback and Height related requirements shall conform with the standards for the **District**, as set forth in the Multi-**Family** Residential **District**s Standards, Subsection 3-2-12; and, in addition:

   a. Exterior property lines **abutting** public **street**s shall have a six (6) foot masonry **wall** located on a fifteen (15) foot setback, landscaped and maintained by a Property Owner's Association. Masonry **wall**s and/or landscaped strips may be required along other exterior property lines to ensure compatibility with **adjacent** land uses.

   b. **Access** to all lots shall be from interior, private **street**s (2" asphalt over 4" A.B.C.) and not less than thirty-two (32) feet in width.

   c. Sidewalks shall be at least five (5) feet wide on both sides of all **street**s.

   d. All dumpster type refuse collection facilities shall be screened on three (3) sides with a masonry **wall**, with the fourth side being a gated entrance.

   e. All utility lines shall be placed underground.

   f. Boat, travel trailer or RV storage shall not occur on the same **lot** with a **mobile home**. Each development shall provide masonry **wall**ed, screened storage areas for such vehicles within the subdivision for use by the occupants of an area not less than three hundred (300) square feet for each **mobile home** lot.

   g. Each **mobile home** must be affixed with permanent tiedowns/anchors and skirting of a permanent, fire retardant material, and installed to enclose the open space between the bottom of the floor and **grade** level of the stand.

      (1) All room additions, **awning**s, or covers shall be regulated by current **building** codes.

(2) A detached storage **building** is permitted in the rear half of each lot. For every foot in height (to the peak of a **building**) above the fence, one foot of setback shall be required on all sides of the **building**.

3. **Off-Street Parking**: Two (2) paved **parking space**s per **lot** shall be provided so as not to encroach on the front setback. In addition, the park shall provide one (1) visitor **parking space** for every ten (10) lots.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

Section 3-2-11 MH/RVP- Manufactured Home or Recreational Vehicle Park

This **District** provides for suitably designed parks for placement and occupancy of **manufactured/mobile home**s or **recreational vehicle**s for residential purposes, on rented or leased spaces, on a long-term or temporary basis with necessary **accessory use**s and amenities; and adequate open space provisions to preserve the residential character.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. One **manufactured home** permitted on each approved **manufactured home space**. No **recreational vehicle**s or conventional construction units shall be permitted on a **manufactured home lot** for dwelling purposes.

2. One **recreational vehicle** permitted on each approved **recreational vehicle** lot. No mobiles home or conventional construction units shall be permitted on **recreational vehicle** lots for dwelling purposes. **Recreational vehicle**s shall not remain in a **Recreational Vehicle Park** for more than six (6) months in any one (1) year.

B. PERMITTED ACCESSORY USES.

1. Community or recreational facilities to an extent not less than specified in the development requirements.

2. Common facility service **building**s (**laundry** facilities, accessory supplies, park maintenance, management, community **building**s and other uses of a similar nature). All such **building**s shall be conveniently located, and use shall be restricted to occupants.

3. Dwelling for one manager, caretaker, and/or watchman employed on the premises, the total units not to exceed three (3).

4. Any other uses of land or **structure**s customarily incidental and subordinate to one of the principal **permitted use**s, unless otherwise excluded.

5. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. MANAGEMENT.

Each park shall maintain full-time management to handle daily enforcement and property management for park residents and with the express responsibility to ensure that the park is in current compliance with all City codes.

D. DEVELOPMENT STANDARDS.

1. All uses in the establishment, expansion or improvement of a **Manufactured Home Subdivision** are subject to **Site Plan** review; and individual lots shall be used in a manner consistent with an approved **Site Plan**.

2. Area, Setback and Height related requirements shall conform with the standards for the **District**, as set forth in the Multi-**Family** Residential **District**s Standards, Subsection 3-2-12; and, in addition:

   a. Exterior property lines **abutting** public **street**s shall have a six (6) foot masonry **wall** located on a fifteen (15) foot setback, landscaped and maintained by a Property Owner's Association. Masonry **wall**s and/or landscaped strips may be required along other exterior property lines to ensure compatibility with **adjacent** land uses.

   b. **Access** to all lots shall be from interior, private **street**s (2" asphalt over 4" A.B.C.) and not less than twenty-eight (28) feet in width.

   c. Sidewalks shall be at least five (5) feet wide on both sides of all **street**s.

   d. All dumpster type refuse collection facilities shall be screened on three (3) sides with a masonry **wall**, with the entrance gated.

   e. All utility lines shall be placed underground.

   f. Boat, travel trailer or RV storage shall not occur on the same **lot** with a **mobile home**. Each development shall provide masonry **wall**ed, screened storage areas for such vehicles within the subdivision for use by the occupants of an area not less than three hundred (300) square feet for each **mobile home** lot.

   g. Each **mobile home** must be affixed with permanent tiedowns/anchors and skirting of a permanent, fire retardant material, and installed to enclose the open space between the bottom of the floor and **grade** level of the stand.

      (1) All room additions, **awning**s, or covers shall be regulated by current **building** codes. All room additions shall be structurally independent of the MH/RV, but may be attached with weather stripping.

(2) Detached storage **building**s are not permitted in **Recreational Vehicle Park**s.

h. Additional stipulations as applicable from Subsection 3-2-7-B-2.

3. **Off-Street Parking**: One (1) paved **parking space** per **lot** shall be provided so as not to encroach on the front setback. In addition, the park shall provide one (1) visitor **parking space** for every ten (10) lots.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvement Standards.

Section 3-2-12 Multi-Family Residential Districts Standards

A. DIMENSION REQUIREMENTS

Lot Area, height, setback and related standards for the Multi-**Family** Residential **District**s (including **Manufactured Home/Recreational Vehicle District**s) are as follows:

Figure 7.

MULTI-FAMILY RESIDENTIAL DISTRICTS						
Districts	**R2**	**MF-18**	**MF-24**	**MHS**	**MH / RVP** (spaces)	
Minimum Net Site Area	7,200sq.ft.*	10,000, first two units; +2,222 sq.ft. additional units	10,000, first two units; +1,616 sq.ft. additional units	10 acre site; 6,000 sq.ft. lots	10 acre site; 3000sq.ft. 1200sq.ft.	
Maximum Density in Du/Ac	10	18	24	5	10	22
Minimum **lot** Width	72 ft.(100)*	200 ft.	100 ft.	60 ft.	50 ft.	28 ft.
Minimum **lot depth**	100ft.*	N/A	N/A	100 ft.	60 ft.	40 ft.
Maximum Height	30 ft.	30 ft.	40 ft.	20 ft.	20 ft.	
Accessory building	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	
Maximum **Building coverage**	40%	50%	50%	N/A	N/ A	
Minimum Setbacks						
Front	20 ft.	30 ft.	30 ft.	20 ft.	10 ft.	
Total Both Sides	20% of width	60 ft.	40 ft.	15 ft.	10 ft.	
Minimum Side **yard** (Other uses)	5 ft. (35 ft.)	30 ft. (35 ft.)	20 ft. (40 ft.)	5 ft.	10 ft.	5 ft.
Rear **yard** % of **lot depth**	20%	20%	20%	25 ft.	10 ft.	5 ft.
Street Side	20 ft.	20 ft.	30 ft.	15 ft.	10 ft. to	boundary
Recreational O/S		400 sq.ft./d.u.	400 sq.ft./d.u.	400 sq.ft./d.u.	400 sq.ft. /d.u.	150 sq.ft. /d.u.

* 10,000 sq.ft. minimum, with 100 ft. minimum width for two-family dwellings

B. DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL DISTRICTS

1. Applicability

The standards in this section, intended to promote sound design principles and high quality residential environments for residents of multi-**family**, **mobile home** and **recreational vehicle park** projects, shall apply to all uses in all Multi-**Family** and **Manufactured Home**/**Recreational Vehicle** Zoning **district**s unless otherwise provided.

2. Open Space Requirements

a. "Recreational open space" is that portion of a project site not divided into individual lots and made available to residents for the purpose of outdoor living space for residents and may include lawn areas, walkways, sitting areas, courtyards, and outdoor recreation facilities. **Building**s, **structure**s, or other impervious surfaces devoted to recreation or common open space uses shall be considered as open space.

b. "Private outdoor space" is that portion of the unit or **lot** devoted to outdoor recreational use by the individual resident(s) of the unit or lot.

c. Outdoor living area in the minimum amount specified in the Multi-**Family** Residential **District** standards chart must be provided on any **lot** occupied by multiple unit dwellings. This space must be easily **access**ible by the occupants. Driveways, parking areas, and required **yard** areas shall not be considered as outdoor living area.

d. A minimum of thirty (30) percent of the required **common open space** shall be provided along the public **street frontage** in the form of a landscape setback. Such areas shall not be required to exceed seventy-five (75) feet in width nor shall be less than twenty-five (25) feet in width.

e. No more than fifty (50) percent of the required front **yard landscaped area** or any other **street frontage** area may be used for storm water retention purposes. Side slopes of basins shall not exceed a 6:1 slope. The maximum side slope ratio shall be 4:1 ratio.

f. Required **yard**s and landscaping setback areas fronting onto public **street**s shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within the required setback area, including driveway area.

g. **Common open space** shall be the central focus of the project. Open space that links recreational facilities with the dwellings and is uninterrupted by vehicular circulation or parking areas is highly encouraged.

h. Private outdoor space shall be provided in the form of patios and balconies with a minimum size of sixty (60) square feet per unit and a minimum dimension of six (6) feet.

3. Stipulations for multi-family development as applicable are as follows:

The following conditions are required for all residential developments:

a. Compliance with the City's Engineering Design Standards for public works construction and with Maricopa Association of Governments standards for public works construction, except for modifications agreed to by the City.

b. Dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to approval of any **Site Plans** or issuance of any construction permits on the rezoned land.

c. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District explaining that the development is not in the floodplain.

d. Dust control on temporary **accessway**s and roads during construction and maintenance of vacant parcels of the development, as required by the State, City and the County Bureau of Air Pollution.

e. The approval by City staff of street lighting systems within the proposed development.

f. A current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City deems necessary dependent upon review of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, or other parcels of land dedicated to the public excluding existing dedications.

g. The undergrounding of all utilities less than 69kV within and abutting the proposed development prior to issuance of construction permits for the applicable phase of development.

h. The developer to submit a copy of the legal documents pertaining to the establishment of a "Homeowners Association", if any, and any applicable rental property rules or regulations and restrictive covenants associated with the proposed development for City staff review and comment prior to Final Plat approval.

i. Commencing vertical construction in the rezoned area within two (2) years of City Council approval of a rezone request. Failure to commence shall be cause for the City Council to rescind the zoning, unless an extension of time is granted by the City Council.

j. Separation of any production crops on ground owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty (50) feet from occupied dwelling units, if applicable.

4. Building Separation

a. Where a **lot** is occupied by a group of two (2) or more related **building**s, the minimum dimension of a **yard** upon which the principal entrance or exit of a multi-**family building** faces, shall be according to the following schedule:

Building Height	**Minimum Yard Dimension**
1 story	20 feet
2 story	30 feet

b. The minimum separation between **building**s on a multi-**family** site shall be fifteen (15) feet; and between dwellings in **manufactured home subdivision**s or **recreational vehicle park**s, ten (10) feet.

5. Relationship of Project to Surrounding Land Uses.

The relationship between a multi-**family**, **manufactured/mobile home** or **recreational vehicle park** project and **adjacent** land uses shall take into account the type of **adjacent** uses, **building** scale, **density** and **building height**s. Particular sensitivity shall be displayed to the relationship between a multi-**family** project and **adjacent** residential uses of lesser **density** to minimize the impact on those less dense areas.

a. Multi-**family building**s two (2) stories in height or greater shall not be placed within seventy-five (75) feet of single-**family** residential area or zoning **district**.

b. Individual design situations may dictate additional conditions or considerations to minimize the impact of a multi-**family**, **manufactured/ mobile home** or **recreational vehicle park** development on **adjacent** residential uses through the imposition of one or more of the following design considerations:

(1) use of one-story **building**s;

(2) additional landscaping to serve as buffer area;

(3) wider setbacks from property line;

(4) modify orientation of **building**s;

(5) modify the orientation of windows and balconies;

(6) provide screen **wall**s.

c. Common recreation facilities in a project shall be located to minimize the intrusion of noise on **adjacent** residential areas.
d. Pedestrian and visual linkages shall be made between a project and off-site amenities.
e. The project shall be designed to minimize negative traffic impacts on the surrounding uses.

6. Building Design.

The following elements of design shall be considered and encouraged in the architecture of multi-**family building**s and/or arrangement of **manufactured home**s or **recreational vehicle**s (definition a.):

a. The residential scale and character of a project should be emphasized. The mass of the **building** can be reduced by varying setbacks and **building height**s or by angular orientation of **building**s.

b. In multi-**family** developments:

(1) The use of balconies, overhangs, covered patios, and trellis' can provide relief and contrast to the **building** and assist in breaking up large **wall** surfaces.

(2) **Building**s may be designed in concert with each other by carrying certain details and design elements throughout the project, but at the same time avoiding monotony.

(3) Roof lines should be varied providing different heights or varying roof orientations. Parapet **wall**s should be interrupted by pitched roofs to provide variety to the roof and **building** line.

(4) Pitched roofs should be composed of mission tile, concrete tile, or similar **grade** material.

(5) The architectural detailing and treatment of windows and doorways should be strongly considered through the use of clerestory windows, arched shapes, bay windows, recessed windows, raised borders, **awning**s, shutters, and trellises.

(6) The individuality and privacy of units should be emphasized through the use of private and semi-private entry ways. Long, narrow passageways or corridors lined with entrances are strongly discouraged.

(7) Entryways and stairwells should be an integral part of the **building** design. Consideration should be given to screening stairwells or using unique architectural treatments so that they blend in with the overall **building** elevation.

c. In all such projects:

(1) Patio **wall**s and fences should be an integral part of **building** design and should match the main **building** design.

(2) Mechanical equipment should be screened from public view and be located where it may be perceived as an integral part of the **building**s.

(3) Exterior perimeter **wall**s of a project facing should be constructed of a slump block, brick or masonry with a stucco finish to match the main **building** materials.

(4) All units or **building**s housing common facilities on lots **abutting** or within fifty (50) feet from arterial **street**s should be a single **story** high.

ARTICLE 3-3 COMMERCIAL DISTRICTS

The Commercial **District**s provide activity centers with shopping and services, employment for local residents and to strengthen the City's economic base. Their standards are intended to assure convenience, safety, positive community image, variety in retail, commerce and office development responding to the community's quality of life. Zoning classifications include offices, neighborhood and community-wide businesses, the Central Business **District** and related public facilities designations. Use intensities and site development criteria are intended to mitigate impact on, as well as maintain compatibility with, **adjacent** residential areas.

3-3-1 C-O Commercial Office **District**
3-3-2 C-1 Neighborhood Commercial **District**
3-3-3 C-2 General Commercial **District**
3-3-4 CBD Central Business **District**
3-3-5 PFD Public Facilities **District**
3-3-6 Commercial **District**s Standards

Section 3-3-1 CO Commercial Office District

Professional and administrative services are established at a residential scale in the CO **District**, providing for transition between **retail** commercial areas and residential uses.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Offices for professional, administrative, clerical and sales services.

2. Financial **institution**s, including drive-through window, but excluding **non-chartered financial institutions**.

3. Medical offices or **clinic**s.

4. Medical laboratories, excluding animal research.

5. **Church**es.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. Ancillary uses, intended primarily to serve tenants, employees and business invitees of the principal **building** and use, such as **restaurant**s, snack bars, cafeterias, gift shops or similar **retail** uses, provided that public advertising of such **accessory use**s does not occur on the exterior of the **building**.

3. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Veterinary offices, provided such facilities are constructed to prevent objectionable noises and odors outside the **wall**s of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

2. **Day care** (elderly or youth).

3. Studios for the practice and sale of the fine arts.

4. **Public utility facilities** to serve the immediate area, but not including outside storage or maintenance **yards** for public utility use.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. All uses shall be conducted within entirely enclosed **building**s, except drive-through windows for financial **institution**s.

3. Outdoor displays and outdoor storage of materials, supplies or inventory are prohibited.

4. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in Commercial **District**s standards, Subsection 3-3-6.

5. **Off-Street Parking**: Paved, screened parking, which may be covered, subject to setback standards, shall be provided in accord with the requirements of Article 6, Parking and Loading.

6. Landscaping, **Wall**s, Screening: Refer to Article 5, Property Improvement Standards.

7. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-3-2 C-1 Neighborhood Commercial District

C-1 **District** uses are intended to provide limited retailing, generally on small parcels, serving nearby residential neighborhoods. The **District** may be applied as a transition buffer between

uses of varying intensity or to add separation distance between arterial **street**s and residential **district**s.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Auto sales, leasing.

2. Banks and financial **institution**s, including drive-thru facilities, but excluding **non-chartered financial institutions**.

3. Business and professional offices.

4. Crematory.

5. Equipment rental.

6. **Day care** (elderly or youth).

7. **Manufactured home** sales.

8. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying shops, self-service **laundry**, shoe repair shops, but excluding drive-through window facilities.

9. Retail stores with sales only, not to exceed ten thousand (10,000) square feet of **gross floor area**, individually; and not to exceed fifty thousand (50,000) square feet in a commercial complex. Drive-through facilities and **convenience use**s require **Use Permit** approval.

10. Studios for the practice and sale of the fine arts.

11. **Restaurant**s, excluding drive-in and drive-through facilities. The area being devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five percent (25%) of the total public floor area.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Sign**s, on-site, as permitted in Article 7 of this Ordinance.

3. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. Automobile **service station**s subject to Article 4.

2. Convenience store use subject to Article 4.

3. **Hospital**s and health care facilities which may include assisted living facilities.

4. **Veterinary Office**s, provided such facilities are constructed to prevent objectionable noises and odors outside the **wall**s of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

5. **Public utility facilities** to serve the immediate area, but not including outside storage or maintenance yards for public utility use.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. All uses shall be conducted within entirely enclosed **building**s, except drive-through windows for financial **institution**s.

3. Outdoor displays and outdoor storage of materials, supplies or inventory are prohibited.

4. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in Commercial **District**s standards, Subsection 3-3-6.

5. **Off-Street Parking**: Paved, screened parking, which may be covered, subject to setback standards, shall be provided in accord with the requirements of Article 6, Parking and Loading.

6. Landscaping, **Wall**s, Screening: Refer to Article 5, Property Improvement Standards.

7. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-3-3 C-2 General Commercial District

General retail, service and office use is provided for in the C-2 **District**, as well as encouragement of major, masterplanned **retail shopping center**s to respond to community and

regional area demand for goods and services. Combined, multiple-use developments with shared **access**, parking, design themes and amenities are particularly intended.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Adult bookstore, adult novelty store and adult theater, subject to the conditions of subsection 4-2-1.

2. Automotive repair and upholstering.

3. Banks and financial **institution**s, excluding **non-chartered financial institutions**.

4. Bus terminals.

5. Business and professional offices.

6. Carpet and rug **cleaning service**s.

7. Cleaning and dying plants.

8. **Bar/cocktail lounge** subject to the following conditions or limitations:

   a) Live music or entertainment shall only be allowed as an accessory use if the facility is located a minimum of three hundred feet (300') from the property line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed 5,000 square feet. All noise generated by live music or entertainment activities shall be fully contained within the indoor space occupied by the bar/cocktail lounge.

   b) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.

9. Costume rentals.

10. **Day care** (elderly and youth).

11. Drive-through windows and outdoor teller facilities.

12. Employment agency.

13. Entertainment establishments, general, including: athletic facilities, bowling **alley**s, electronic game centers and arcades, ice and roller rinks, miniature golf, performing arts centers, pool halls and theaters.

14. Express office, including railway.

15. Fine arts studios.

16. Frozen food lockers.

17. Funeral home.

18. Fur cleaning and storage.

19. Health **club**.

20. **Hospital** supplies.

21. **Hotel**s and **motel**s.

22. Key and lock service.

23. **Large Retail User**, subject to the provisions of Article 4-2-7.

24. **Parking lot**s.

25. Pawn shop.

26. Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying services, self-service **laundry**, shoe repair shops (but excluding drive-through facilities).

27. Plumbing shop.

28. Private business, professional, and trade schools.

29. **Public utility facilities** and offices including facilities to serve the immediate area, but not including outside storage or maintenance **yards** for public utility use.

30. **Restaurant**, excluding drive-in and drive-through facilities, subject to the following conditions or limitations:

    a) Live music or entertainment shall only be allowed as an accessory use if the facility is located a minimum of three hundred feet (300') from the property

line of any residentially zoned or designated property. The area within the facility designated for music or entertainment activities shall not exceed 5,000 square feet. All noise generated by live music or entertainment activities shall be fully contained within the indoor space occupied by the restaurant.

b) The area devoted to patron dancing shall not exceed twenty-five percent (25%) of the total floor area.

31. Retail stores with sales only, excluding drive-through facilities and **convenience use**s as defined in Article 4.

32. Second hand stores.

33. Seed and feed, **retail** and sales office.

34. **Sign** painting shop.

35. Taxidermist.

36. Travel bureaus.

37. Typewriter and business machine sales and repair.

38. Window glass installation shops.

39. **Veterinary Office**s, provided such facilities are constructed to prevent objectionable noises and odors outside the **wall**s of the office. Boarding of animals shall be permitted only for short time periods for the purpose of observation incidental to care.

40. **Non-Chartered Financial Institution**, subject to the provisions of Article 4-2-8.

41. **Massage Establishment, Tattoo Studio** and **Body Piercing Studio,** subject to the provisions of Article 4-2-10.

42. **Brewpub**, subject to the provisions of Article 4-2-15.

43. **Microbrewery**, producing 15,000 barrels of beer or less per year.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Sign**s, on-site, as provided in Article 7 of this Ordinance.

3. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Automobile **service station**s, subject to the provisions of Article 4.

2. Car wash (hand or automatic), subject to the provisions of Article 4.

3. **Convenience use** subject to the provisions of Article 4.

4. **Hospital**s and related uses.

5. Limited outdoor display of nursery stock, lawn furniture, garden supplies and outdoor accessory items, in conjunction with a primary **retail** use, when not in conflict with pedestrian and/or traffic movement or established parking areas.

6. Storage **building**s consisting of individually rented storage rooms which are independently **access**ed and locked and are used for dead storage purposes.

7. Mobile home sales.

8. **Veterinary Hospital**s, provided such facilities are constructed to prevent objectionable noises and odors outside the **wall**s of the office.

   a. Keeping or boarding of animals shall not occupy more than twenty-five percent of the gross area of the office.

      (1) There shall be no outdoor **kennel**s or runs.

      (2) There shall be no direct outside exit from any room containing **kennel**s.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in Commercial **District**s standards, Subsection 3-3-6.

3. **Off-Street Parking**: Paved, screened parking, which may be covered, subject to setback standards, shall be provided in accord with the requirements of Article 6, Parking and Loading.

4. Landscaping, **Wall**s, Screening: Refer to Article 5, Property Improvements Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-3-4 Central Business (CBD) District

The Central Business **District** provides a variety of uses including retail, governmental offices, service uses, professional, cultural and entertainment establishments, **hotel**s and **motel**s, and transportation facilities within a high **density** central business/civic center development area.

Commercial uses not specifically listed are prohibited. All **wholesale** and industrial uses are prohibited as well as all second-hand merchandise sales.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Banks and financial **institution**s, excluding drive-thru's and **non-chartered financial institutions**.

2. Business and professional offices.

3. Cultural facilities for the arts, such as dance, theater, art, music.

4. Entertainment establishments and uses, excluding adult bookstore, adult theater and adult live entertainment establishments.

5. Exhibition hall and convention facilities.

6. Governmental offices, libraries, auditoriums, museums, and amphitheaters.

7. **Hotel** and **motel**.

8. **Parking lot**s and **structure**s.

9. Personal and professional services including: barber and hair styling shops, beauty salons, ticket offices, bonding companies, brokerage firms, credit bureaus, credit unions, employment agency, messenger service, public relations consultants, real estate office, title insurance companies, copying services and travel bureaus.

10. Public utility offices.

11. Retail stores with sales only, excluding drive-through facilities, **Large Retail Users**, and **convenience use**s as defined in Article 4.

12. **Restaurant**, excluding drive-in and drive-through facilities.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Sign**s, on site as provided in Article 7 of this Ordinance.

3. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. **Day care** (elderly or youth).

2. **Institution**s of a religious, educational or philanthropic nature; private **club**s, lodges, or fraternal organizations.

3. Outdoor seating for food and drinking establishments.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in Commercial **District**s standards, Subsection 3-3-6.

3. Permitted **commercial use**s are restricted to closed **building**s, with exceptions included in Article 4, including outdoor storage of materials and supplies, displays.

4. **Off-Street Parking**: Paved, screened parking, which may be covered, subject to setback standards, shall be provided in accord with the requirements of Article 6, Parking and Loading.

5. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvements Standards.

6. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-3-5 Public Facilities (PFD) District

This **District** accommodates those uses which are provided by governmental entities for general public usage or convenience, and to insure compatibility with **adjacent** residential areas.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

Facilities owned, leased or operated by City, County, State, United States government, or school **district**s, including but not limited to offices, courts, schools, libraries, public assembly **building**s, athletic and play fields, and **parking lot**s and **structure**s, and **public utility facilities** including wastewater treatment plants or water reclamation facilities.

B. PERMITTED ACCESSORY USES.

1. **Sign**s, on-site, as permitted in Article 7 of this Ordinance.

2. Wireless communications facilities, subject to the provisions of Subsection 4-2-4.

3. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. Adult and juvenile detention facilities.

2. Food banks.

3. Maintenance facilities, excluding those required for **building** maintenance within the complex.

4. Vehicle maintenance **building**s and facilities.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in Commercial **District**s standards, Subsection 3-3-6.

3. **Off-Street Parking** and loading, in accord with the provisions of Article 6, Parking and Loading.

4. Landscaping, **Wall**s, Screening, Pools: Refer to Article 5, Property Improvements Standards.

5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-3-6 Commercial Districts Standards

A. DIMENSION REQUIREMENTS

Lot area, height, setback and related standards for the Commercial **District**s (including Central Business and Public Facilities **District**s) are as follows:

Figure 8.

COMMERCIAL DISTRICTS						
Districts		**C-O**	**C-1**	**C-2**	**CBD**	**PFD**
Minimum Net Site Area		6,000	10,000	10,000	None	None
Minimum Lot Width		60 ft.	150 ft.	150 ft.	None	None
Maximum Height		30 ft.	30 ft.	56 ft.	75 ft.	40 ft
Maximum Building Coverage		50%	50%	50%	None	None
Minimum Setbacks						
	Front	30 ft.	30 ft.	30 ft.(2)	None	None
	Side	20 ft. (1)	20 ft. (1)	N/A (1)	None	None
	Rear	20 ft. (1)	20 ft. (1)	N/A (1)	None	None
	Street side	30 ft.	30 ft.	30 ft. (2)	30 ft.	30 ft.

(1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Subsection B.6 (c).

(2) Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.

B. DEVELOPMENT STANDARDS FOR COMMERCIAL DISTRICTS

1. Substantial additions to or remodeling fifty percent (50%) or more of existing **building**s shall be subject to **Site Plan** review.

2. Required **yard**s fronting on a public **street** shall be entirely landscaped except for driveways and walkways. Parking and maneuvering areas shall not be permitted in required **yard** fronting on a public **street**.

3. A **mobile home**, **recreational vehicle**, or similar vehicle shall be prohibited as a facility for any **commercial** use permitted in this Ordinance except construction trailers and offices which are allowed while construction is being conducted on the site, or manufactured buildings that have staff-approved architectural treatments (i.e., stucco).

4. Design Standards shall be submitted by the developer to the City for commercial subdivisions.

5. **Commercial use**s are restricted to closed **building**s, except as permitted with a **Use Permit**, including storage of materials and supplies, displays, and listings, except automobile **service station**s, which are allowed as a use.

6. **Commercial use**s located **adjacent** to or separated by an **alley** from any residential use or **District** shall provide:

   a. A ten (10) foot wide landscape strip, planted with one (1) tree every (20) linear feet, shall be required along the common property line. Trees must be low water use, as approved by the Arizona Department of Water Resources.

   b. A six (6) foot solid masonry **wall** shall be required along the common property line and along interior property lines. An eight (8) foot **wall** may be required for commercial projects warranting higher screening. Within the front **yard** setback, a minimum **wall** height shall be three (3) foot.

   c. The following minimum building setbacks as determined by the planned building height:

Commercial Building Height (1)	Minimum Building Setback Adjacent to Any Single-Family or Two-Family Residential Use or District	Minimum Building Setback Adjacent to Any Multi-Family Residential Use or District
20 ft. or less	30 ft.	30 ft.
21 ft. to 30 ft.	50 ft.	50 ft.
Greater than 30 ft.	50 ft. plus 5 feet of additional building setback for each foot of building height over 30 ft. at the point where such additional building height occurs	50 ft.

(1) For the purposes of this section, building height shall be measured exclusive of the height of any architectural elements or parapet walls permitted by Article 8-3, Sections B and C.

   d. Walls which front onto a public **street** shall be constructed of masonry with stucco, slump **block**, or brick designed to match the main **building** on the site.

7. Screening standards shall be observed as follows:

   a. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view along all **street frontage**s by a six (6) foot **wall** constructed of slump **block**, brick, or masonry with a stucco or mortar wash finish designed to match the main **building** on the site.

   b. All loading, delivery and carwash service bays shall not front onto a public **street** and shall be screened from public view with at least a six (6) foot **wall**,

constructed of brick, slump **block**, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main **building** on the site.

c. The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area should not be substantially visible from adjoining **street**s or properties.

d. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed **building** or within an area enclosed by brick, **block** or masonry **wall**s.

e. All outdoor refuse enclosures shall be located a minimum of 50 feet from any single-family, detached residential zoning district, or a minimum of 30 feet if a 30-foot wide landscape buffer is established and maintained between the enclosure and the single-family, detached residential zoning district along the entire length of the commercially designated property, as measured from the exterior **wall** of the refuse enclosure to the nearest residential property line.

8. **Building**s with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the **street**.

9. Drive-thru windows shall not face onto a public **street**. Stacking lanes shall be screened from the **street** with three (3) foot masonry **wall**s or berms.

10. All **building**s located within a unified, planned development, such as a community or neighborhood commercial center shall be architecturally styled to achieve harmony and continuity of design. **Building** elevations shall be coordinated with regard to color, texture, materials, finishes, and form.

11. All lighting shall be screened in a downward direction and directed away from **adjacent** properties and **street**s.

12. Electrical utility, cable TV and all other utility lines for **building**s shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.

13. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from public view and be so located to be perceived as an integral part of the **building**.

14. All four sides of a **building** shall receive consistent architectural treatment.

ARTICLE 3-4 INDUSTRIAL DISTRICTS

The Industrial **District**s provide for the industrial businesses of the community including research and development, warehousing, wholesaling, **manufacturing**, assembling and limited **retail** and service uses. The **district**s promote the economic diversity and employment of the City and provide for varying levels of intensity of industrial uses. Performance and design standards assure the City of high quality industrial development.

3-4-1 I-1 Light Industrial Park
3-4-2 I-2 General Industrial Park
3-4-3 Industrial District Standards

Section 3-4-1 I-1 Light Industrial Park

This **District** is intended to promote and protect light **manufacturing**, **warehouse**s and research and development industries; to cluster such industries into attractive planned Industrial Parks; to minimize incompatibility of industrial uses with **adjacent** land uses; and provide sufficient space in appropriate locations to businesses and **manufacturing** firms free from offensive land uses in modern, landscaped **building**s and surroundings.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Commercial trade schools and business **college**s.

2. **Manufacturing** and assembly of products.

3. **Office building**s.

4. Processing and compounding of previously prepared materials.

5. Scientific or research laboratories.

6. **Wholesale** activities and warehousing.

7. **Veterinary Office**s;

8. **Veterinary Hospitals** and animal boarding facilities, provided:

   a) Activities at such facilities are conducted entirely indoors, except for supervised and controlled outdoor exercise areas;
   b) The facilities are constructed to prevent objectionable noises and odors outside the walls of the office;
   c) There shall be no outdoor kennels or runs; and
   d) There shall be no direct outside exit from any room containing kennels.

9. **Public utility facilities**

10. **Medical Marijuana Dispensary** subject to the provisions of Article 4-2-11.

11. **Medical Marijuana Cultivation Location** subject to the provisions of Article 4-2-12.

12. **Microbrewery**, producing 15,000 barrels of beer or less per year.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. Facilities and storage areas incidental to a construction project.

3. **Sign**s, on-site, as provided by Article 7 of this Ordinance.

4. Temporary construction offices.

5. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. **Day care** (elderly or youth).

2. Dwelling for a watchman or caretaker employed on the premises.

D. DEVELOPMENT REGULATIONS

1. All uses are subject to **Site Plan** review.

2. Operations, including storage of anything except merchandise displayed for sale, shall be conducted in a fully enclosed **building** or entirely behind **wall**s, fences or planting screens which fully conceal them from visibility off the lot. No merchandise shall be displayed outside a **building** for sale or rent.

3. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Industrial **District**s Standards, Subsection 3-4-3.

4. **Off-Street Parking** and Loading: Spaces for **off-street parking** and loading shall be provided in accordance with Article 6, Parking and Loading.

5. Landscaping, **Wall**s, Screening: Refer to Article 5, Property Improvement Standards.

6. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-4-2 I-2 General Industrial Park

The I-2 General Industrial Park **District** is to promote and protect large and intensive industrial **manufacturing** plants and their appurtenant uses, and to provide attractive and well maintained, planned Industrial Parks for the location of such activities.

A. PRINCIPAL PERMITTED USES. Only listed use of **structure**s or land shall be permitted.

1. Adult bookstore, adult novelty store and adult theater, subject to the conditions of subsection 4-2-1.

2. **Animal hospital**s.

3. Boat **building**.

4. Bookbinderies.

5. Body and fender works.

6. Bottling works.

7. Cabinet or carpenter shop.

8. Carpet and rug cleaning.

9. Cement and paving material mixing plant.

10. Commercial trade schools and business **college**s.

11. Dog pound.

12. Egg handling facility.

13. **Public utility facilities,** wastewater treatment plants, and water reclamation facilities.

14. Electrical **sign** shop.

15. Emissions testing and vehicle licensing.

16. Food bank.

17. Foundry casting light-weight, nonferrous metal not causing noxious odors or fumes.

18. Highway maintenance facilities.

19. Ice manufacture and storage.

20. Knitting and weaving mills.

21. Machine shop.

22. **Manufacturing** and assembly of products; including compounding, processing, packaging or treatment of various goods, provided that only non-animal products and by-products are used as component parts in finished materials and provided that objectionable odors and dust are not created.

23. Meat products, packing, smoking and curing, providing no objectionable fumes are emitted.

24. **Medical Marijuana Cultivation Location** subject to the provisions of Article 4-2-12.

25. **Medical Marijuana Dispensary** subject to the provisions of Article 4-2-12.

26. Monument works.

27. Newspaper and printing facilities.

28. **Office building**s.

29. Outdoor theater.

30. Public works facilities.

31. Radio and television transmitting tower and facilities.

32. Sand blasting.

33. Scientific or research laboratories.

34. Sewage disposal and treatment plant.

35. Tire retreading and vulcanizing.

36. Veterinary.

37. **Wholesale** activities and warehousing.

38. The following uses, provided they are conducted within a **building** or an area enclosed and screened from view by a solid masonry **wall** on all sides:

    a. Contractors equipment storage **yard** or plant, or rental of equipment commonly used by contractors.

    b. Lumber **yard**, planing mills.

    c. Motion picture studio.

    d. Transfer company, trucking terminal.

39. Similar uses as determined by the **Zoning Administrator**, or his designee.

40. **Veterinary Office**s.

41. **Veterinary Hospital**s.

42. Animal boarding and breeding.

43. **Brewery**, producing 40,000 barrels of beer or less per year.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structure**s customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.

2. **Sign**s, on-site as provided in Article 7 of this Ordinance.

3. Temporary construction offices.

4. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. Cement, lime, gypsum or plaster of paris manufacture.

2. Distillation of bones, coal, refuse, grain or wood.

3. Fertilizer manufacture.

4. Gas manufacture and cylinder recharging.

5. Glue or gelatin manufacture.

6. Hazardous processes or **explosive**s storage, including those materials or products such as manganese or fuel oil and similar materials which represent fire hazards, only upon Fire Chief approval.

7. Rubber goods manufacture.

8. Mineral extraction, including sand or gravel pits.

9. Smelting of tin, copper, zinc, or iron ores.

10. Transmitting stations.

11. Tannery.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.

2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Industrial **District**s Standards, Subsection 3-4-3.

3. No use is permitted which will create or is likely to create conditions detrimental to the health, safety and general welfare of the community, as determined by the **Zoning Administrator** or his designee.

4. No use is permitted which will emit any offensive odor, dust, noxious gas, noise vibration, smoke, heat or glare beyond the boundaries of the **lot** on which such use is conducted.

5. **Off-Street Parking** and Loading: Spaces for **off-street parking** and loading shall be provided in accordance with Article 6, Parking and Loading.

6. Landscaping, **Wall**s, Screening: Refer to Article 5, Property Improvement Standards.

7. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-4-3 Industrial Districts Standards

A. DIMENSION REQUIREMENTS

Lot area, height, setback and related standards for the Industrial **District**s are as follows:

Figure 9.

INDUSTRIAL DISTRICTS				
Districts		**I-1**		**I-2**
Minimum Site Area		1 acre		5 acres
Lot Width		150 ft.		300 ft.
Lot Depth		200 ft.		400 ft.
Maximum **Building Coverage**		50%		50%
Maximum Height		40 ft.		50 ft.
Minimum Setbacks	Front	30 ft.		50 ft.
	Side*	30 ft.		30 ft.
	Rear	20 ft.		50 ft.
	Street side	30 ft.		30 ft.

* Thirty (30) feet per side; provided further that a ten (10) foot area **adjacent** to the property line be landscaped and maintained.

B. DEVELOPMENT STANDARDS FOR INDUSTRIAL **DISTRICT**S

1. All new **building**s and uses of land or substantial additions to or remodeling twenty percent (20%) or more of the total **building** area of existing **building**s shall be subject to **Site Plan** review.

2. Required **yard**s fronting on an arterial **street** shall be entirely landscaped except for driveways and walkways. Along all other public **street**s, a minimum **landscaped area** of thirty (30) feet per side shall be provided. Parking and maneuvering area shall not be permitted within the **landscaped area**.

3. Performance Standards: No use shall be established, maintained or conducted within any Industrial Park which may cause any of the following:

   a. Dissemination of smoke, gas, dust, odor or any other atmosphere pollutant outside the **building** in which the use is conducted; or with respect to a use that is not conducted within a completely enclosed **building**, any dissemination whatsoever.

   b. Noise perceptible beyond the property boundaries of the immediate site.

   c. Discharge of any waste material into any water course or ditch.

d. Dissemination of glare or vibration beyond the immediate site.

e. Potential hazards (fire, explosion, radioactive or any similar cause) to property in the same or any **adjacent district**.

f. Conditions detrimental to the health, safety and general welfare of the community, as determined by the **Zoning Administrator** or his designee.

4. All principal **building**s and all **accessory building**s or **structure**s, including loading and unloading facilities shall be located at least one hundred (100) feet away from any residential **district** boundary, except where adjoining a railroad right-of-way.

5. A **mobile home**, **recreational vehicle**, or similar vehicle shall be prohibited as a facility for any industrial **Use Permit**ted in this Ordinance except construction trailers and offices may be allowed while construction of the primary **structure** is being completed.

6. Manufactured buildings would be permitted if their architecture complies with Staff-approved exterior materials.

7. Industrial uses located **adjacent** to or separated by an **alley** from any residential use or **District** shall provide:

   a. A ten (10) foot wide landscape strip, planted with one (1) tree every (20) linear feet, shall be required along the common property line. Trees must be low water use, as approved by the Arizona Department of Water Resources.

   b. A six (6) foot solid masonry **wall** shall be required along the common property line and along interior property lines. An eight (8) foot **wall** may be required for industrial projects warranting higher screening. Within the front **yard** setback, a minimum **wall** height shall be three (3) foot.

   c. A thirty (30) foot **building** setback shall be required.

   d. Walls which front onto a public **street** shall be constructed of masonry with stucco, slump block, or brick designed to match the main **building** on the site.

8. Screening standards shall be observed as follows:

   a. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view along all **street frontage**s by a six (6) foot **wall** constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main **building** on the site.

b. Loading, delivery and carwash service bays shall not front onto a public **street**. Frontage orientation exceptions may be considered for special circumstances such as rail-served warehouses. They shall be screened from public view with at least a six (6) foot **wall**, constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main **building** on the site.

c. The storage of materials, trash, equipment, vehicles, or other items within an enclosed storage area should not be substantially visible from adjoining **street**s or properties.

d. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed **building** or within an area enclosed by brick, block or masonry **wall**s.

e. All outdoor refuse enclosures shall be located a minimum of 50 feet from any single-family, detached residential zoning district, or a minimum of 30 feet if a 30-foot wide landscape is established and maintained between the enclosure and the single-family, detached residential zoning district along the entire length of the industrially designated property, as measured from the exterior **wall** of the refuse enclosure to the nearest residential property line.

9. **Building**s with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the **street**.

10. All **building**s located within a unified, planned industrial park development shall be architecturally styled to achieve harmony and continuity of design. **Building** elevations shall be coordinated with regard to color, texture, materials, finishes, and form.

11. All lighting shall be screened in a downward direction and directed away from **adjacent** properties and **street**s.

12. Electrical utility, cable TV and all other utility lines for **building**s shall be placed underground. Overhead lines are permitted only for 69kV or greater electrical transmission facilities.

13. Mechanical equipment, whether ground-level or roof mounted, and other fixtures such as, but not limited to, telephones, vending machines and ice machines shall be screened from **street** view and be so located to be perceived as an integral part of the **building**.

14. All four sides of a **building** shall receive consistent architectural treatment.

ARTICLE 3-5 PLANNED AREA DEVELOPMENT DISTRICT

This **District** is intended to accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. Such a planned development may be designed as a large-scale separate entity, able to function as an individual community or neighborhood; as a small-scale project which requires flexibility because of unique circumstances or design characteristics; or as a transitional area between dissimilar land uses. The planned development, if so specified at the time of zoning approval, may include standards or criteria that differ from those regulations pertaining to other districts (including deviations from the development standards prescribed in Section 3-2-7.A) when warranted by circumstances such as but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts.

The PAD may be used either as an overlay **district** to provide flexibility in an otherwise established land use **district**, or it can be used as an independent **district**. This **district**, which may only be developed in accordance with an approved development plan, is further established to provide both the developer and the City with reasonable assurances that specific, proposed uses, intensities and phasing are consistent with the adopted General Plan.

3-5-1 Planned Area Development Applicability
3-5-2 Permitted Uses
3-5-3 Planned Area Development Procedures
3-5-4 Development Standards
3-5-5 Amenity Expectations

Section 3-5-1 Planned Area Development Applicability

The provisions of this Article shall apply to all Planned Area Development documents, and any additional or supplemental information that is deemed necessary by the **Zoning Administrator**, or his designee, to meet the following objectives: to accommodate variations in **building** design, **lot** arrangements and land uses for a maximum choice in the types of environments for residential, commercial, industrial uses and facilities; to provide for a coordinated and compatibly arranged variety of land uses -- with efficient and safe traffic circulation, including the separation of pedestrian from vehicular traffic -- through innovative site planning; to maintain quality of living excellence with the provision of usable open space standard to minimize adverse environmental impact on surrounding areas; and to assist in fulfilling the goals, objectives and policies of the City of Goodyear General Plan and **amendment**s thereto.

Section 3-5-2 Permitted Uses

All uses permitted within the PAD **District** are determined by the underlying zoning **district**, or by an approved development plan for the site. Residential neighborhoods shall include a range of types and styles. In the development of a balanced community, a variety of housing within one project shall be deemed most in keeping with the objectives of this Article. All other uses shall

be determined by the compatibility of such uses with each other as well as with surrounding land uses and shall conform to policies established in the City of Goodyear General Plan.

Densities and intensity permitted in the PAD **district** shall conform with the City of Goodyear General Plan except as to portions of the PAD specifically covered by a plan of development, development agreement, standards or stipulations adopted prior to the effective date of this Ordinance as set forth in Section 1-1-5-B.

Section 3-5-3 Planned Area Development Procedures

An application for a Planned Area Development **district** may be filed as a Preliminary PAD **district** or a Final PAD **district**, as provided herein. A Final PAD **district** can be used either as an overlay **district** to provide flexibility in an otherwise established land **use district**, or it can be used as an independent **district**. Prior to submitting an application for a Preliminary PAD **district** or Final PAD **district**, a pre-application meeting shall be held between the owner or owners representative(s) and the City to determine which process would be applicable to the proposed development.

For large, multiphase projects, an application may be filed for a Preliminary PAD **district** accompanied by conceptual preliminary development plan with sufficient description and documentation to identify the nature, mix and general arrangement, **density**, **open space**, and quality of the project. For small-scale or single phase projects, a Final PAD **district** may be requested, provided all of the information required for both a Preliminary and Final PAD application is submitted with the application.

Applications for a change of zoning **district** to Preliminary PAD and/or Final PAD, and any amendment of any term conditions, stipulations or other requirements set forth in an ordinance approving such changes, are zoning **amendment**s pursuant to Section 1-3-1 of this **Ordinance**. Applications for a Preliminary PAD, Final PAD or an amendment of any term, condition, stipulation or other requirement set forth in an ordinance amending the boundaries of a Final PAD Zoning **District** shall be decided by the City Council following receipt of recommendations from the Planning and Zoning Commission. Such applications shall be processed pursuant to the procedures set forth in Section 1-3-1 of this **Ordinance** for processing an application to amend the boundaries of a Zoning **District** as supplemented herein. The Development Review **Committee**'s and Planning and Zoning Commission's reviews and recommendations shall be guided by the same considerations set for in Section 1-3-1 of this **Ordinance** that are to be considered in their review of an application to amend the boundaries of a Zoning **District**.

Approval of an application for Preliminary PAD zoning does not does not confer any right to develop the property. No preliminary or final plat, **building** permit, zoning permit or any other approvals of any development or **use** shall be issued for property under a Preliminary PAD zoning designation. The owner(s) of property located within a Preliminary PAD zoning **district** shall seek and obtain an ordinance amending the zoning **district** applicable to the property as Final PAD within two (2) years of the date the City Council approved the application for Preliminary PAD zoning unless an extension has been granted by the City Council. The failure to comply with this requirement; any stipulation and/or condition of approval included in the

ordinance zoning the property Preliminary PAD; or any other applicable development agreement or development plan or the like shall constitute a violation of this **Ordinance** and shall be grounds for Council to rescind the Preliminary PAD rezoning and for the City to pursue all other remedies available to it for violations of City Ordinances.

A. PRELIMINARY PAD APPLICATIONS

An application for a Preliminary PAD **district** shall be filed on form(s) provided by the Development Services Department and shall include: the information identified on the application form(s); the information identified in the **Administrative Process Manual**; the information set forth herein and specified elsewhere in this **Ordinance**; and any other data required by the **Zoning Administrator** that is needed for the review of the application. The application shall include a preliminary development plan (showing general land **use** concepts, but not requiring lotting plans at this stage) that demonstrates consistency and compliance with all applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines, including, but not limited to, this **Ordinance**, the **Subdivision Regulations**, the Engineering Standards, the Flood Prevention Standards and the City's General Plan, and that includes all of the following:

1. Location information including an area map showing **adjacent** property ownership and existing **use**s within five hundred (500) feet of the parcel, and a legal description of the metes and bounds of the parcel.

2. Physical constraints to the site's development: existing topographical features, including any portions of the site that are subject to flooding (indicating the extent and frequency, retention areas, calculations and maintenance responsibility); proposed roadway or major utility line extensions which may impact development; areas within aircraft approach and holding patterns and such other impediments to the property's **use** and improvement as may be present or planned for the future.

3. Proposed site development that depicts the following:

    a. The location and nature of the various **use**s and their areas in acres (summarizing land **use** areas, total number of **dwelling unit**s and approximate percentage allocation by dwelling type, calculation of the residential **density** in **dwelling unit**s per gross acre as defined in the General Plan;

    b. The proposed circulation system, including any improvements (public or private) needed to accommodate additional traffic;

    c. The **open space** system (including a general statement regarding ownership and maintenance) with indication of responsiveness to General Plan recreation/**open space** and perimeter treatments;

    d. Relationship of the project to surrounding land **use**s; and,

e. Evidence of proposed land **use** compatibility with existing and projected community requirements, with the goals of the General Plan.

B. PRELIMINARY PAD REVIEW AND APPROVAL

1. Applications for a Preliminary PAD shall be decided by the City Council following receipt of recommendations from the Planning and Zoning Commission. Such applications shall be processed pursuant to the procedures set forth in section 1-3-1 of this **Ordinance** for processing an application to amend the boundaries of a Zoning **District** as supplemented herein. The Development Review **Committee**'s and Planning and Zoning Commission's reviews and recommendations shall be guided by the same considerations set for in section 1-3-1 of this **Ordinance** that are to be considered in their review of an application to amend the boundaries of a Zoning **District**.

2. The City Council may approve, approve with conditions, or reject and application for a Preliminary PAD **district**.

   a. City Council may approve a Preliminary PAD **district** only upon finding that the proposal meets the intent, objectives and general requirements of the PAD **district** and is in conformance with all applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines, including, but not limited to, this **Ordinance**, the **Subdivision Regulations**, the Engineering Standards, the Flood Prevention Standards and the City's General Plan.

   b. The Council may, as necessary, attach conditions to the Preliminary PAD **district** approval, which may include but are not limited to the following considerations: intensities and densities; **use** limitations; landscaping; screen planting; setback and height of **building**; paving, location of drives and parking areas; storm drainage and storm water retention; public and/or private **open space**; shape and size of **lot**s; grouping and **use**s of **building**s; maintenance of grounds; regulation of signs; fences and **wall**s; adequacy of vehicle and pedestrian circulation and **access**; timing and phasing; elevations and architectural theme; or any other reasonable considerations the Council finds germane to maintain community character and neighborhood quality.

3. Upon City Council approval of an application for the Preliminary PAD **district** zoning, the zoning of the property shall be, by Ordinance, reflected on the City zoning map as a Preliminary PAD **district**. No preliminary or final plat, **building** permit, zoning permit or any other approvals of any development or **use** shall be issued for property under a Preliminary PAD zoning designation.

C. FINAL PAD APPLICATIONS

An application for a Final Planned Area Development **district** shall be filed on form(s) provided by the Development Services Department and shall include: the information identified in the application form(s); the information identified in the **Administrative Process Manual**; the information set forth herein and specified elsewhere in this **Ordinance**; any other data that required by the **Zoning Administrator** that is needed for the review of the application. Applications for an **amendment** shall be signed by the property owner(s) or an authorized agent of the property owner(s) and all applicable fees shall be paid when the application is submitted. The application shall include:

1. A final development plan, which includes, at a minimum, all information required on the preliminary development plan as revised in response to preliminary plan approval, with plans showing location and type of all improvements including schematic grading plans with proposed treatment of sloped retention areas; and the following explanatory, supporting details:

    a. introduced by a statement of intended design philosophy and environmental quality (text, graphics, or photographic examples); and,

    b. traffic analysis, including interior roadways, typical development envelopes for residential **use**s and **building** arrangements for recreational, employment, commercial or institutional **use**s; and,

    c. standards including demand and capacity analyses for municipal systems such as transportation, water supply, sewage disposal, and other community facilities, such as schools, public safety, cultural and social services (such as libraries or multi-generational activity centers); and,

    d. if the development is to be phased, a general indication, with chronology of the intended total project's staging; and,

    e. if applicable, a list of development standards from which departure is requested stating justifications for each; and,

    f. plans and elevations of **building** types, materials, and colors, to be developed with the Final PAD **district**; and,

    g. the number of **dwelling unit**s by type with estimated school enrollment to be generated within the entire Final PAD **district**.

2. Conceptual water, sewer and drainage master plans that conform to the requirements of all applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines, including, but not limited to, this **Ordinance**, the **Subdivision Regulations**, the Engineering Standards, the Flood Prevention Standards and the City's General Plan.

D. FINAL PAD REVIEW AND APPROVAL

1. Applications for a Final PAD zoning **district** shall be decided by the City Council following receipt of recommendations from the Planning and Zoning Commission. Such applications shall be processed pursuant to the procedures set forth in Section 1-3-1 of this **Ordinance** for processing an application to amend the boundaries of a Zoning **District** as supplemented herein. The Development Review **Committee**'s and Planning and Zoning Commission's reviews and recommendations shall be guided by the same considerations set for in Section 1-3-1 of this **Ordinance** that are to be considered in their review of an application to amend the boundaries of a Zoning **District**.

2. The City Council may approve, approve with conditions, or reject an application for a Preliminary PAD **district**.

   a. City Council may approve a Final PAD **district** only upon finding that the proposal meets the intent, objectives and general requirements of the PAD **district** and is in conformance with all applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines, including, but not limited to, this **Ordinance**, the **Subdivision Regulations**, the **Engineering Standards**, the Flood Prevention Standards and the City's General Plan.

   b. The Council may, as necessary, attach conditions to the Final PAD **district** approval, which may include but are not limited to the following considerations: intensities and densities; **use** limitations; landscaping; screen planting; setback and height of **building**; paving, location of drives and parking areas; storm drainage and storm water retention; public and/or private **open space**; shape and size of **lot**s; grouping and **use**s of **building**s; maintenance of grounds; regulation of signs; fences and **wall**s; adequacy of vehicle and pedestrian circulation and **access**; timing and phasing; elevations and architectural theme; or any other reasonable considerations the Council finds germane to maintain community character and neighborhood quality.

3. Development of property within a Final PAD shall meet all applicable standards of design and construction required by applicable federal, state, and local laws, ordinances, codes, rules, regulations, policies, and guidelines, including, but not limited to, this **Ordinance**, the **Subdivision Regulations**, the **Engineering Standards**, the Flood Prevention Standards and the City's General Plan, unless modifications are accepted by the City Council when approving the Final PAD **district**. The applicant shall submit and the Development Services Department shall make a part of the case file record statements regarding any and all approved deviations from the provisions of the **Zoning Ordinance**.

4. Upon City Council approval of an application for Final PAD **district**, the zoning of the property shall be, by Ordinance, reflected on the City zoning map as being in the Final PAD **District**.

Section 3-5-4 Development Standards

The development plan shall respond to the following requirements:

A. FLEXIBLE DEVELOPMENT

Quality land improvement, consistent with the Goodyear General Plan, is required of developers in exchange for the applicant's alternative proposals for meeting or exceeding standards of the underlying zoning **district** (or comparable district); and, such alternative development methods may be expressly stipulated in the final development plan.

1. **Density**/Intensity. Specific **dwelling unit** yields or **Floor Area Ratio** (F.A.R.) may be proposed for individual parcels and development units, notwithstanding otherwise applicable standards, so long as they are consistent with the principles of the General Plan.

2. Minimum **Lot Area**. Single-**family** residential developments may propose lotting arrangements with a portion of the site in parcels with less than the otherwise applicable minimum **lot area** of 5,500 square feet, in consideration of the following criteria as well as other justifications which the applicant may provide:

   a. Mixed housing types including multi-**family** units with attention to shelter affordability;

   b. Additional useable open space being provided;

   c. Compact residential lots are proximate to employment or freeway interchange or create a desirable housing market, such as attracting active retirees;

   d. Lots with areas less than 5,500 square feet are internal to the development or are **adjacent** to non-residential uses; and/or

   e. Illustrations of proposed street scene where garages are not dominating, porches are provided, or the like.

3. Property Improvement Specifications. Unless otherwise requested, approved and specified on the final development plan, improvements to individual lots or sites shall conform with the standards set forth in the Zoning **District** tables for the **district** most nearly approximating proposed uses and intensities of use. (See, for example, Residential **District** Table in Section 3-2-7.)

   a. Parking. Joint use parking facilities, including appropriately-buffered and screened **recreational vehicle**, automotive maintenance and washing areas, may be proposed in accord with Article 6, Parking and Loading.

      (1) **Parking space**s shall be designated for parks and recreation areas.

(2) Separate, designated spaces shall be provided for temporary model home sales or rental offices.

b. Signage. Comprehensive signage packages shall be proposed to identify and provide entry monumentation, **street** signs and common area information; including monument signs for free-standing non-residential uses and directory signage for retail, office or industrial park centers.

c. Other improvements. Off-site installation of municipal system extensions, including **street**s, sidewalks, pathways, drainage facilities, water, sewer and private-provider utility trenching and sub-station facilities necessary to serve the development may be masterplanned in compliance with City engineering specifications or with attenuation methods and materials approved by the Public Works Director, or his designee.

B. OPEN SPACE

Allotments of required percentages of the gross site area in improved or preserved open space to be maintained shall be specified in the final development plan. Desert or agricultural lands, portions of natural washes, stormwater retention areas, golf courses, and lineal pathway/trail corridors may be accepted as appropriate to the development. Minimum open space shall be provided, based on the following average lot sizes:

Average Lot Size	Minimum Open Space
5,500-7,000 sq.ft.	15%
7,001-10,000 sq.ft.	12%
10,001-15,000 sq.ft.	10%
15,001+ sq.ft.	no minimum

1. **Common open space** useable for recreation or leisure purposes shall constitute not less than seventy-five (75) percent of residential development's open space requirements in development units where the number of multi-**family** units and lots of R1-7 area standard or less represents the majority of **dwelling unit**s. Percentages for larger **lot** development units or non-residential parcels shall be specified in the final development plan.

2. Peripheral landscape tracts are required along arterial roadways and the outer edges of planned development units. Tract widths, **wall** treatments and improvements such as pathways or **street** furniture shall be specified on the final development plan. Tracts thirty-five (35) feet or greater in width may be abutted by lots with two-story dwellings.

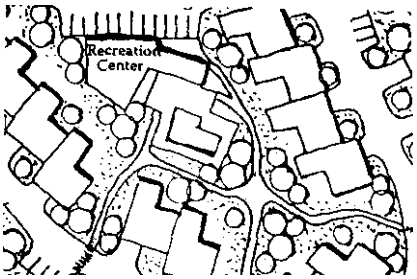
Section 3-5-5 Amenity Expectations

Development plans shall specifically address and provide positive response in terms of land improvement enrichments for the benefit of residents, or business users, their visitors and the entire Goodyear community, including, but not limited to, the following:

A. RESIDENTIAL NEIGHBORHOODS.

Safety, spaciousness, attractive appearance, streetscape, recreation, outdoor enjoyment, residential privacy and compatibility among land uses and housing types are among considerations to which development plans shall respond.

Figure 11.



1. Design. Planned neighborhoods' visual appearance shall be enhanced by creative, masterplanned response to Section 8-1-A, Design Standards.

2. Facilities. Housing areas are expected to provide and maintain amenities to enhance neighborhood livability and sustainability for residents of all ages.

   a. Recreational facilities. Each dwelling should be located within one thousand (1000) feet of the nearest **common open space** or within five hundred (500) feet of a pathway linkage (sidewalk/bikepath) to such facilities.

   b. Drainage **structure**s. Open, flow-conducting swales, retention or detention basins, which may be coordinated with areas credited toward open space requirements, should be engineered to prevent safety hazard or creation of attractive nuisance.

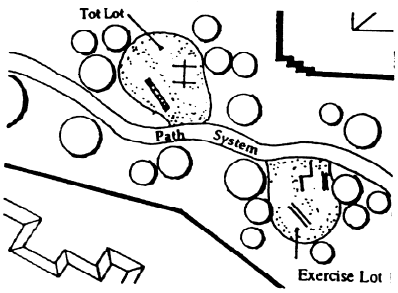
3. Community Integration. Neighborhood design contributes to City-wide enhancements as well as features which provide residential diversity and linkages among neighborhoods.

   a. Pathways. Bicycle and pedestrian connections to schools, parks, shopping and other neighborhood activity centers should be conveniently accessible from all dwellings.

b. Neighborhood identity. Entry monumentation, banners, public art, variations in lighting fixtures or **street** furniture help to distinguish neighborhood units.

c. Residential safety. Pedestrian and security lighting, non-**access** landscaping varieties, traffic visibility, elimination of lurking areas and public safety/emergency accessibility should be addressed.

Figure 12.



B. COMMERCIAL, EMPLOYMENT OR INSTITUTIONAL USES.

Safety, reduction of traffic congestion, architectural excellence, compatible signage, landscaping/**street** furniture treatments in peripheral tracts and **parking lot**s, integration of impacts on other properties in the vicinity are among considerations to which development plans shall respond.

1. Design. Planned neighborhoods' visual appearance shall be enhanced by creative, masterplanned response to the guiding considerations of Section 8-1-A-2.

2. Facilities. Community-benefiting spaces, fixtures and conveniences should be installed and maintained in accessible, secure locations.

   a. Activity centers. Gathering places (including performance sites, outdoor dining, recreation or relaxation areas) may be provided for customers, business invitees, employees and residential neighbors' use at appropriate times.

   b. Joint use facilities. Parking, playing fields, restrooms, drinking fountains, plazas, walkways and other facilities may be installed and maintained for community use.

   c. Transportation amenities. Bicycle and pedestrian convenience should be stressed, with consideration of bus stop improvements, park-and-ride lots, employee shuttle services and the like.

3. Community integration. Non-residential development should seek to relate, both visually and functionally, with its surrounding neighborhood.

   a. Open space connection. Recreation space and multi-purpose pathways are employed as means to allow employees or customers from the **adjacent** neighborhood to **access** shopping or jobs and interact with business people.

b. Transitional buffering. Separation distance, landscaping, **wall**s or joint-use areas are provided to protect residential privacy and soften the impacts and edges between non-residential and housing areas.

c. Impact mitigation. Noise, glare, dust, and industrial emissions should be abated to acceptable residential levels at residential property lines. Exposure to **hazardous material**s of any type is prohibited outside of enclosed, controlled-environment **structure**s.

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