

ARTICLE 8 - DEFINITIONS

8.1. Meanings of Words and Terms

For this Ordinance, certain terms and words are herein defined.

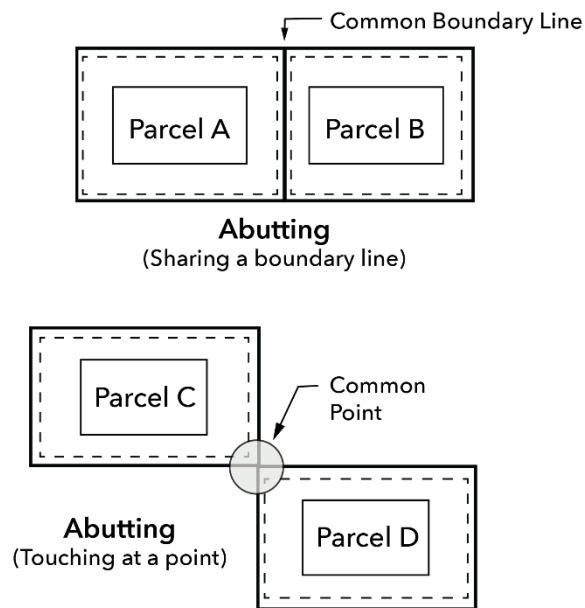
1. Present tense shall include future tense; singular number shall include plural, and plural shall include singular; "shall" is mandatory, "should" is generally required though alternatives may be considered, and "may" is permissive; "persons" include individuals, partnerships, corporations, clubs or associations; reference to one gender shall include the other.
2. The following terms may be used interchangeably; lot, parcel, plot, or premises; used, arranged, occupied or maintained; building or structure; sold or dispensed; zone or district.
3. Illustrations and photographs are included in this ordinance for illustrative purposes only. In case of any difference of meaning or implication between the text of this ordinance and any illustration or photograph, the text shall control.
4. "City" shall mean the City of Goodyear; "Board" shall mean the Board of Adjustment; "Commission" shall mean the Planning and Zoning Commission; "Council" shall mean the City Council; Committee shall mean the Site Plan Review Committee.
5. Defined words appear in bold throughout the text.
6. Words and phrases not specifically defined in this Ordinance shall be construed according to their common and ordinary meaning. Where a term is not defined herein, the most recent edition of *Merriam-Webster's Collegiate Dictionary* or another generally recognized English dictionary may be consulted by the Zoning Administrator to determine the common meaning of the term.

8.2. Definitions

Abandoned Vehicle. Any vehicle which is without the required current license plates or tabs, inoperable, stripped, unclaimed, scrapped, junked or discarded. Inoperable shall also mean a vehicle being repaired, other than at a commercial facility intended for such use, when such repairs take seventy two hours or more.

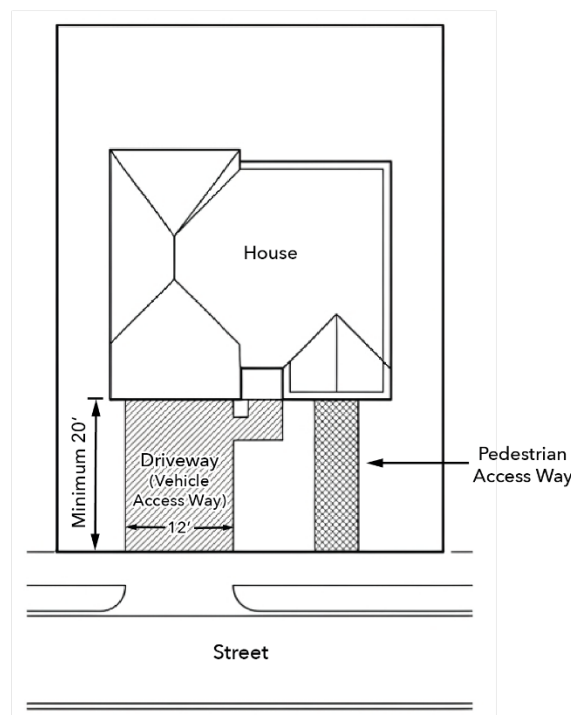
Abutting. Two adjoining properties sharing a common property line; also where two or more adjoin only at a corner, but not including cases where adjoining lots are separated by right-of-way.

Figure 8.2A - Abutting Properties



Access or Access Way. Designated area, means or way by which pedestrians and vehicles have safe, adequate and usable ingress to a property or use, as required by this Ordinance.

Figure 8.2B - Access/Access Way

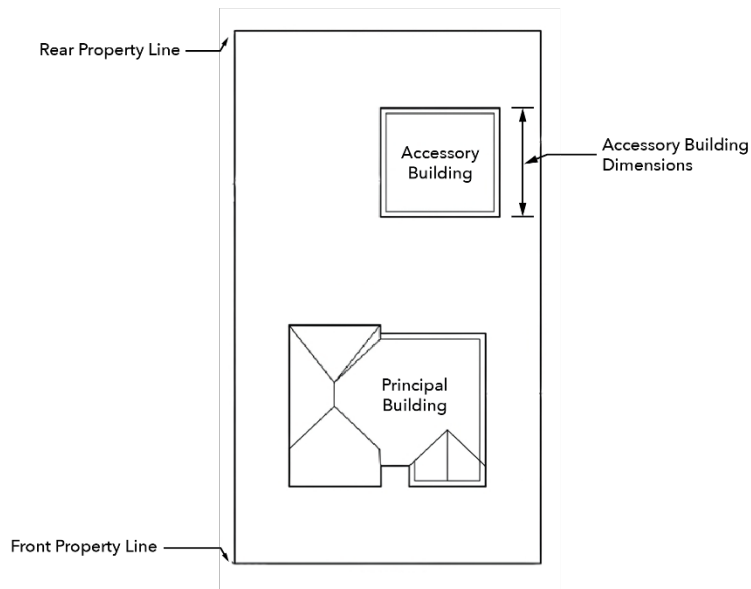


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Accessory Dwelling Unit. A self-contained attached or detached accessory building that is located on a lot or parcel of a single-family dwelling unit. The Accessory Dwelling Unit includes a bedroom, bathroom and may include kitchen (cooking) facilities.

Accessory Building: A permanent, roofed, and largely enclosed structure whose use is customarily incidental and subordinate to the principal building. This includes, but is not limited to, detached garages and pool houses. Any Accessory Building designed or used as livable space (including offices, game rooms, or sleeping quarters) shall be subject to the principal building setbacks required.

Figure 8.2C - Accessory Building



Accessory Structure: A subordinate structure that is customarily incidental to the principal building and is not designed or utilized for human habitation or used as livable space. Examples include gazebos, pergolas, and sheds. While an Accessory Structure may be served by utilities, the addition of insulation, climate control, or plumbing for the purpose of creating livable space shall cause the structure to be reclassified as an Accessory Building.

Accessory Use. Use customarily incidental, related, appropriate, and clearly subordinate to the main use of a lot or building, which does not alter the principal use of subject lot or building, or adversely affect other properties in the district.

Active Recreation. Leisure activities that require physical exertion, organized play, or specific equipment. It typically takes place on areas set aside for recreational activities that are typically improved with some form of equipment, sports courts or fields, buildings or other structures, which are appropriately sized to accommodate the intended activity.

Adjacent. The condition of being near to or close to but not necessarily having a common dividing line. Two (2) properties which are separated by only a street, alley, canal or another feature shall be considered as adjacent to one another.

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Administrative Process Manual. The City of Goodyear Administrative Process Manual as adopted and amended from time to time by the City Council.

Adult Businesses. The following terms relate to definitions, distinctions and types of Adult Business:

Adult Bookstore. A commercial establishment having as a substantial portion of its stock in trade, books, magazines and other periodicals depicting, describing or relating to "specified sexual activities" or which are characterized by their emphasis on matters depicting, describing or relating to "specified anatomical areas".

Adult Live Entertainment Establishment. A business that offers any of the following entertainment during any part of any two (2) or more days within any continuous thirty (30) day period:

- A. Topless or bottomless dancers, male or female striptease dancers, or male or female go-go dancers whose clothing less than completely and opaquely covers:
- B. Human genitals and pubic region, and
- C. Buttocks, and
- D. Entire female breasts below a point immediately above the top of the areola.
- E. Nude models or models where costuming is as described in paragraph a., above.
- F. Nothing in the definition of "adult live entertainment establishment" shall be construed to apply to the presentation, showing, or performance of any play, drama, or ballet in any theater, concert hall, fine arts academy, school, institution of higher education, or other similar establishment as a form of expression of opinion or communication of ideas, information, or comments differentiated from the promotion or exploitation of nudity for the purpose of advancing the economic welfare of a commercial or business enterprise.

Adult Novelty Store: A commercial establishment which:

As one of its principal business purposes, offers for sale or rental, for any form of consideration, any one or more of the following:

- A. Books, magazines, periodicals, or other printed matter which depict or describe "specified sexual activities" or "specified anatomical areas" or
- B. Instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities" excluding condoms and other birth control and disease prevention products.
- C. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of the above-listed items and still be characterized as an adult novelty store. Such other business purposes will not serve to exempt such commercial establishment from being characterized as an adult novelty store so long as one of its principal business purposes is offering for sale or rental for consideration the above-listed items; or

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- D. Regularly excludes all minors from the premises or a section thereof because of the sexually explicit nature of the items sold, rented or displayed therein.

Adult Theater: An enclosed building or open air drive-in theater regularly used for presenting any film or plate negative film or plate positive film or tape designed to be projected on a screen for exhibition, or films, glass slides or transparencies, either in negative or positive form, designed for exhibition by projection on a screen depicting, describing or relating to "specified sexual activities" or characterized by an emphasis on a matter depicting, describing, or relating to "specified anatomical areas" for observation by patrons therein.

Erotic Dance or Performance Studio: A business which emphasizes and seeks, through one or more dancers or other performers, to arouse or excite the patrons' sexual desires. Nothing in the definition of "erotic dance or performance studio" shall be construed to apply to the presentation, showing or performance of any play, drama, or ballet in any theater, concert hall, fine arts academy, school, institution of higher education, or other similar establishment as a form of expression of opinion or communication of ideas or information differentiated from the promotion or exploitation of nudity for the purpose of advancing the economic welfare of a commercial or business enterprise.

Advanced Manufacturing. The use of innovative technologies to create products. Advanced manufacturing can include production activities that depend on information, automation, computation, software, sensing, and networking. Advanced Manufacturing is characterized by precision production, research and development integration, and a clean, controlled, and often low-impact operational environment.

Agricultural, General. The use of land for agricultural purposes, where growing and harvesting activities associated with horticulture, floriculture, viticulture, and associated apiaries and grazing of livestock uses along with necessary accessory uses (such as caretaker facilities, greenhouses/nurseries, incidental raising of agricultural animals, or the storage of agricultural related equipment used on the premises and temporary storage of agricultural products used and/or produced on the premise) takes place; provided, however, that the operation of any such accessory use shall be secondary to that of the normal agricultural activities. General Agriculture uses may or may not be owner-occupied and may utilize employees who are not owners or family of the owners. This use includes supporting office uses and wholesale of produce and plants but does not include on-site retail sales of produce or plants. This use does not include agriculture, intensive operations such as dairies, commercial animal breeding, concentrated animal feeding operations (CAFO), slaughter and meat packing plants, or fertilizer yards.

Agricultural, Intensive Operation. A lot or building or combination of contiguous lots or buildings, designed and intended for the confined feeding, breeding, raising, or holding of animals (including commercial feedlot, hog operations, dairies, and raising and marketing of chickens/eggs or turkeys). Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures, fields. The facilities are specifically designed as a confinement area where manure may accumulate and the concentration of animals is such that vegetative cover is not maintained within the enclosure. Use also includes fertilizer yards.

Agricultural, Noncommercial. The cultivation of food and/or horticultural crops. Such use may include the production and sale of food products from food grown on the

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premises. Noncommercial agriculture may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. This definition includes gardens, container gardens, edible landscapes, residential greenhouses, herb gardens, vegetable gardens and other similar activities.

Agricultural Stand. A structure for the display and commercial sale of agricultural and horticultural products raised on the premises.

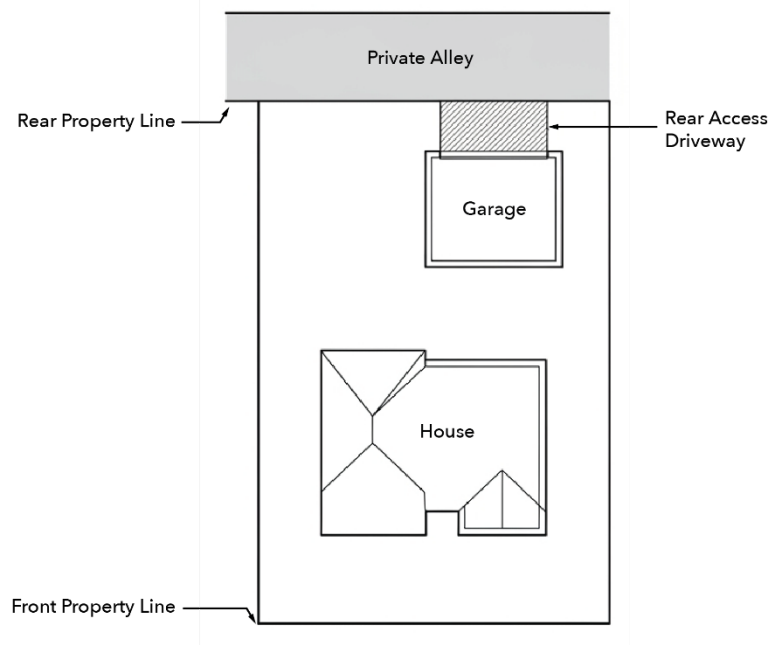
Airport/Heliport/Helistop. Property used or intended primarily for taking off and landing of aircraft, and appurtenant areas used or intended for airport buildings or facilities (e.g., open spaces, taxiways and tie down areas, hangers and accessory buildings).

Heliport. Area used or intended for landing and takeoff of helicopters; may include areas of buildings appropriate to accomplish these functions.

Alley. Public thoroughfare which affords only secondary vehicular access to abutting property and is not intended for general traffic circulation.

Alley-Loaded Residential. Permanent buildings within a single-family residential zoning district with garages on the rear side of platted lots that are accessed through a Private Alley.

Figure 8.2D - Alley-Loaded Residential



Amendment. Change in wording, context, or substance of this Ordinance (e.g., addition or deletion, or change in district boundaries or classifications on district map) which imposes any regulation not heretofore imposed, or removes or modifies any regulation heretofore imposed.

Amusement Park. An outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including permanent rides, booths for the conduct of games or sale of items, and buildings for show and entertainment.

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Analogous Use. Comparable, similar, or resembling listed uses. Analogous uses shall not be any more deleterious, obnoxious, or harmful than uses permitted as determined by the Zoning Administrator.

Animals. The following terms relate to definitions, distinctions, and types of animals.

Domestic Animals

Any animal customarily kept by humans for companionship including, but not limited to, dogs, cats, birds, rabbits, hamsters, mice, turtles, and the like.

Large Animals

Cattle, horses, mules, sheep, goats, pigs, beasts of burden, llamas, alpacas, or any other animal not listed weighing more than twenty (20) pounds, except Domestic Animals, unusual/exotic animals, or donkeys.

Small Animals

Any animal that does not reside in a home, including rabbits for agriculture purposes, chickens, roosters, fowl or any other animal weighing less than twenty (20) pounds, except domestic animals or unusual/exotic animals.

Animal Keeping. The keeping or raising of large or small domestic animals for personal or agricultural purposes. This does not include commercial breeding or kennels or the raising of domestic animals. All animal keeping must follow standards for lot size, setbacks, and sanitation to prevent noise, odor, and other nuisances.

Animal Kennel. A place where four or more dogs over the age of 3 months are boarded, bred, or offered for sale.

Animal Pet Day Care Facility. A retail establishment in which household pets are kept regularly for the primary purpose of day care for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals or facilities for which the primary use is overnight pet boarding.

Animal Shelter. A facility used to house or contain stray, homeless, abandoned, or unwanted animals that is owned, operated, or maintained by a public body, humane society, animal welfare society, society for the prevention for cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Apartment. An efficiency apartment, a single room or a suite of rooms, with cooking facilities and private bath and toilet facilities, used for living purposes. Each apartment shall be considered a dwelling unit.

Architectural Feature. A decorative or ornamental element incorporated into the design of a building that enhances its visual character and is not intended for human occupancy. Architectural features may include, but are not limited to, towers, spires, cupolas, decorative screens, façade projections, trim elements, and similar design components. Architectural features shall not include mechanical equipment or appurtenances unless specifically integrated into the architectural design of the building.

Assisted Living Facility. A facility, licensed by the State of Arizona to provide supervised care for more than ten (10) adults who are living together by reason of age, disability, illness, infirmity or companionship and for whom meals, recreation or other diversion, and general health care is provided.

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Attached Building. Building with parts of exterior wall in common with another building or which is structurally integrated with the main building.

Automobile Rental. A business engaged in the short-term rental or leasing of passenger automobiles, recreational vehicles (RVs), boats and light trucks to the general public, typically on an hourly, daily, or weekly basis. Such use may include vehicle storage, cleaning, minor servicing, customer service offices, and parking areas accessory to the rental operation. Automobile rental does not include long-term vehicle storage, vehicle sales, or major vehicle repair activities.

Automobile Refueling Stations. Retail business engaged primarily in the sale of motor fuels or electricity used exclusively for electric vehicle charging, and supplying of incidental customer services and products; and does not include or contain a truck stop/travel center as defined in this section.

Automobile Repair, Major. Repair of automobiles, boats, trucks, motorcycles, and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes engine repair shops; body, and fender shops, transmission shops, restoration, refurbishing, but excludes dismantling or salvaging and tire re-treading or recapping.

Automobile Repair, Minor. The service and repair of automobiles, boats, light-duty trucks, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes quick-service oil, tune-up, wheel and brake shops, muffler shops, auto glass services, battery replacement and tire sales and installation, where repairs are made or service provided in enclosed bays and no vehicles under service are stored outside overnight.

Automobile Storage Facility. Building or lot designed or used for storing of four or more vehicles.

Auto Sales, New. Franchised agency selling new motor vehicles and providing services commonly associated with motor vehicle sales. New automobile dealership may include sale of used motor vehicles.

Auto Sales, Used. Agency primarily selling used motor vehicles not in conjunction with or on same site as new auto sales franchise and providing services commonly associated with motor vehicle sales.

Awning. Structure of canvas or metal projecting above a window or door, or over patio as protection from sun and rain.

Balcony. Portion of building projecting into required yard, and floor height is four feet or more above grade.

Bar or Cocktail Lounge. Business establishment devoted primarily to alcoholic beverage service to which food service is only incidental, i.e. where state sales tax receipts from the sale of alcoholic beverages equals or exceeds fifty-five percent (55%) of the total state sales tax receipts including food.

Barrel. A container that can hold no more than 31 gallons.

Basement. Portion of a building located partly underground but having not less than half its floor to ceiling height below the average grade of the adjoining ground.

Battery Energy Storage System (BESS). One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time. A BESS

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typically includes batteries, battery management systems, inverters, switchgear, and associated equipment for storing and discharging electricity.

Block. Property abutting one side of the street and lying between two nearest intersecting streets or railroad rights-of-way, unsubdivided acreage, or waterway (but not an alley or utility easement), of sufficient width as to interrupt continuity of development on both sides of block.

Boardinghouse or Lodging House. A dwelling or building that is used to provide lodging for compensation to unrelated individuals (either with or without meals) and where rent or a lodging fee is charged separately for the individual room(s) or partitioned areas that are occupied by a renter or occupant. Individual rooms or partitioned areas may or may not be equipped with kitchen facilities and congregate dining facilities may or may not be provided for the renters or occupants. A dwelling unit located within a single family residential district in which leases, subleases, and/or agreements for individual rooms and/or partitioned areas are entered into with unrelated persons, that are not a single housekeeping unit shall be considered a boardinghouse. Notwithstanding, a boardinghouse is not a Group Home, short-term rental, hotel or motel.

Body Piercing Studio. A business that as one of its principal uses implants, perforates, or pierces the skin or other body part to make a hole, mark or scar for a non-medical purpose. A Body Piercing Studio shall not include a Jewelry Store, Beauty Parlor or similar establishment that uses a mechanized, pre-sterilized ear piercing system that penetrates the outer perimeter or lobe of the ear or both as an accessory use to a principal use.

Brewery. A facility engaged in the manufacture of beer for commercial purposes that produces beer in quantities exceeding the maximum annual production threshold for a microbrewery as established under Arizona state law. A brewery is licensed by the State of Arizona as a producer or brewer (ARS § 4-203) and may include packaging, storage, distribution, offices, tours, and tasting or sampling areas when permitted by the applicable license..

Brewpub. A restaurant with facilities for the brewing of beer for onsite consumption and retail sale at the restaurant. A brewpub must derive at least 40% of its gross revenue from the sale of food.

Building. Any structure, including patio and similar type coverings for shelter, housing or enclosure of persons, animals, chattels, or property of any kind, (with the exception of dog houses, play houses, and similar structures). Each portion of a building separated by a dividing wall without openings may be deemed a separate building when issuing building permits.

Building Coverage. That portion of a lot occupied by any building or structure, including those buildings or structures not intended for human occupancy, calculated by dividing the total building ground floor area by the net site area. Portals shall be excluded from the calculation.

Building Envelope. That area of a lot lying between the front, rear, and side yard setback lines and between ground level and the maximum allowable building height amounting to the three dimensional area available for potential building construction.

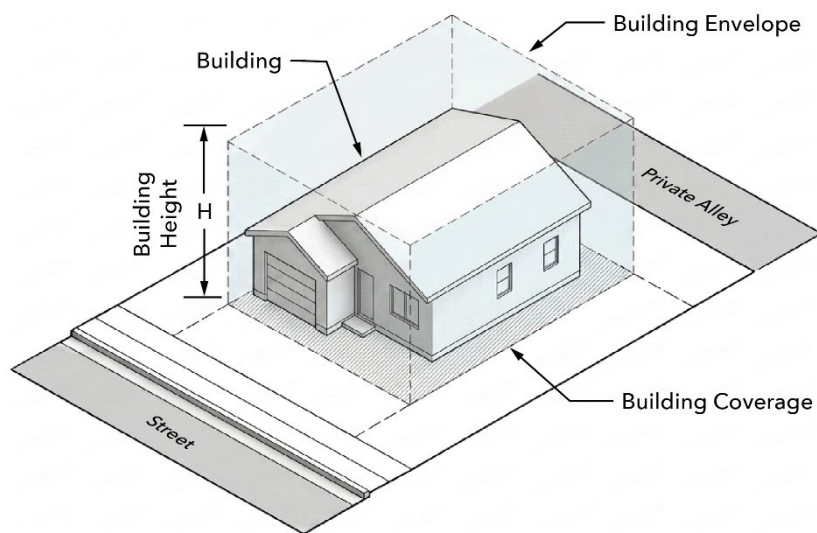
Building, Height of. Vertical distance measured from point of reference elevation (fourteen inches above average elevation at top of crown of roadway, if no curb) to

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the highest point of coping of a flat roof, or to the highest point of a mansard roof, or to the highest gable of a pitch or hip roof.

- A. Point of Reference Elevation: The point of reference elevation is the top of the curb at the midpoint of the front property line; however, if no curb exists, the reference elevation shall be fourteen (14) inches above the average elevation at the top of the crown of the adjacent roadway.
- B. Administrative Authority: The Zoning Administrator is authorized to determine or approve an alternative point of reference elevation if unique topography, drainage considerations, or specific site conditions make the standard measurement impractical.

Figure 8.2E - Building Terminology



Building Material Sales, Wholesale. An establishment for the sale of materials, hardware, lumber, and landscaping materials customarily used in the construction of buildings, other structures and site improvements on a retail or wholesale basis. Display and sale of materials typically occurs inside a principal building, but storage of material occurs outside. Examples include lumber yards, stone slab suppliers masonry suppliers, soil and mulch suppliers, landscape rock yards, irrigation supply yards, and artificial turf suppliers. This use is not a retail home improvement or hardware store, but may include the sale of material commonly found within such establishments.

Building Site. Area of building, plus associated parking areas and open space required by this Ordinance. Building site may encompass more than one lot.

Carport. Accessory building, or portion of a main building, with two or more open sides, designated or used for parking of motor vehicles. Enclosed storage facilities may be a part of a carport.

Car Wash, Automatic. A structure containing facilities for washing automobiles using chain conveyor or other method of moving the cars along, and automatic or semi-automatic application of cleaner, brushes, rinse water and heat for drying.

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Car Wash, Hand. A facility for washing, cleaning, drying and waxing of passenger vehicles, recreational vehicles, or other light duty equipment. A car wash may be self-service or full service.

Cellar. That portion of the building between floor and ceiling wholly or partly below grade (vertical distance from grade to floor is equal to or greater than from grade to ceiling).

Cemetery/Mausoleums. Property used for interment of deceased persons. Cemeteries may include associated mausoleums, columbaria and chapels. The term does not include "mortuary" or "crematory," except where separately permitted, and does not include a pet cemetery

City Code or Goodyear City Code. The Goodyear Code of Ordinances as adopted and amended from time to time by the City Council.

Club. An association of persons, whether or not incorporated, religious or otherwise, for social purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.

College. Private or public places of general instruction (not including day nursery schools, dancing schools, riding academies, or trade or specialized vocational schools) authorized to award baccalaureate or higher degrees.

Commercial Use. Use operated for profit or compensation that provides retail of goods or rendering of service.

Committee. The Development Review Committee as described in Section 5.5 of this Ordinance.

Common Open Space. Usable open space, other than private open space or required setbacks, may include recreation-oriented areas.

Common Area(s). Areas in a Development that are held in common by the owners or by an owners' association and are not reserved for the exclusive use or benefit of an individual owner or tenant, such as open space, parks, trails, courtyards, community aquatic areas, sports courts, play areas, and parking lots

Community Playfields and Parks. A tract of land owned by a public entity and available to the general public for recreational purposes. This definition includes indoor recreational facilities, swimming pools, playgrounds, and lighted and unlighted athletic fields.

Comprehensive Sign Package. A submittal required for any commercial or industrial development that contains three or more businesses, for a master planned residential or mixed-use community, and for all Planned Area Developments (PADs), to provide unified signage throughout the proposed development.

Condominium. Ownership in real property consisting of undivided interest in common in a portion of a parcel or real property, together with a separate, undivided interest in air space in residential, industrial or commercial buildings on such real property (e.g., apartment, office or store).

Convalescent Home or Nursing Home. Place or institution with provisions for bed care, or for chronic or convalescent care for one or more persons (exclusive of relatives). Persons with communicable diseases (including contagious tuberculosis) shall not be admitted or cared for in homes licensed under the State of Arizona as convalescent or nursing homes.

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Convenience Store. A retail establishment, generally less than 7,500 square feet, primarily engaged in the sale of a limited selection of groceries, prepackaged food items, beverages, tobacco products, and other household goods for off-premises consumption. Convenience stores typically operate with extended hours and may be located independently or in conjunction with an automobile refueling station. This use excludes supermarkets or other large-scale retail establishments.

Convenience Use. Convenience uses include those commercial uses in which:

- A. Retail gasoline is sold.
- B. Stores less than seven thousand five hundred (7,500) square feet and all stores, regardless of size, that have a drive-through window, drive-through aisles or any other sort of drive-through facility that sell: groceries, reading materials, personal, household goods, general merchandise, or food and/or drink primarily for consumption off premises.
- C. Car washes (hand and/or automated), quick service oil, drive through laundry/dry cleaners, and drive through video stores.
- D. The Development Services Director makes a determination that an establishment is a "convenience use" by virtue of being an analogous use to the businesses described above.

Cornice. A horizontal projecting molding or decorative band located at the top of a wall or façade, typically where the wall meets the roofline, designed to provide architectural detail and visual termination of the building elevation.

Crematory. A facility used exclusively for the cremation of human or animal remains using combustion or other thermal processes. A stand-alone crematory does not include funeral, memorial, visitation, chapel, or embalming services, nor does it include retail sales of funeral merchandise, except items incidental to the disposition of cremated remains. Bodies or remains are delivered to and removed from the facility without ceremonial services conducted on site.

Cul-de-Sac. Local street having one end open to vehicular traffic, and other terminated by a vehicular turnaround.

Cultural facility or Museum. Museums, historic sites, art galleries, performing arts facilities, libraries, and similar uses

Curb Elevation. Average elevation of the curb adjacent to a development from which height of building is determined.

Data Centers. A facility or portion of a facility housing networked computer systems and telecommunications equipment used for remote storage, processing, and distribution of data.

Day Care Facility. A facility not occupied as a residence that is used to provide daytime care and supervision for more than ten (10) children or more than ten (10) adults not related to the proprietor.

Day Care, Home. A residential dwelling used by persons residing on the premises to provide day time care and supervision for up to ten (10) children or up to ten (10) adults not related the residents. It is a form of Home Business.

Decibel (dB). A unit used to measure the intensity of a sound by comparing it with a given level on a logarithmic scale.

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Decibel, A-Weighted Scale (dBA). The sound level, in decibels, measured using an electronic filter in a sound level meter which approximates the frequency response of the human ear.

Density. Ratio of the number of dwelling units to net land area in acres as provided in the Zoning Ordinance or Goodyear General Plan as amended from time to time.

Development Review Committee. The Development Review Committee as described in Section 5.5 of this Ordinance.

Distillery. A facility engaged in the manufacture of distilled spirits through fermentation and distillation processes, including the production, bottling, and storage of spirits, and licensed by the State of Arizona as a distiller or craft distillery. A distillery may include accessory uses such as tasting rooms, retail sales of spirits produced on-site, tours, and related commercial activities as permitted by state law and applicable licenses.

District. An area classification as shown on zoning map, having uniform or singular regulations governing use of buildings and premises, or height and area of buildings.

District Map. Official zoning map (part of Zoning Ordinance) of the City of Goodyear.

Donation Drop-Off Box. Any container, storage unit or structure, other than an accessory building or shed, that can or is used for the holding of charitable or for-profit donated items by the general public, including but not limited to clothing, toys, books, and newspapers, with the collection of those donated items made at a later date or time and which is located for such purposes outside an enclosed building.

Drive-In Restaurant. Building and improvements where food and drink are served for consumption on the premises, by order from and service to vehicular passengers. The term does not include restaurants that provide designated parking spaces used solely for mobile or online order pick-up without on-site vehicle service.

Drive-In Theaters. An outdoor facility designed for the exhibition of motion pictures on a large screen, where patrons view films from parked motor vehicles. Such venues may include accessory uses such as concession stands, restrooms, and ticketing areas, and require site design accommodating vehicle circulation, parking, and compliance with noise and lighting standards.

Drive-Through. A facility where food or other products may be purchased, or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through facilities include fast-food, coffee, pharmacies, bank teller windows, dry cleaners, quick service oil change, etc., but do not include automated teller machines (ATMs), refueling stations or other uses, which are separately defined.

Dust Free. Treatment of native soil with covering of asphalt, concrete, or masonry.

Dwelling for a Watchman or Caretaker. A dwelling unit located on the same site as a permitted non-residential use, provided exclusively for an individual employed as a watchman or caretaker responsible for security, maintenance, or oversight of the property. This use is accessory to the principal use and not intended for general residential occupancy.

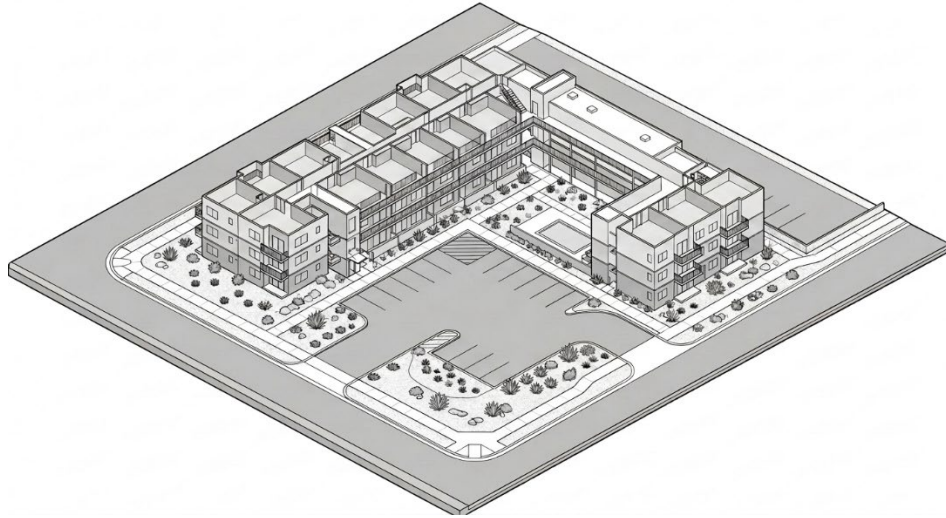
Dwelling Group. Two (2) or more buildings on the same lot, each containing one (1) or more dwelling units.

Dwelling Unit. A room or group of rooms within a building containing cooking accommodations and occupied exclusively by one (1) family. An apartment shall be considered a dwelling unit.

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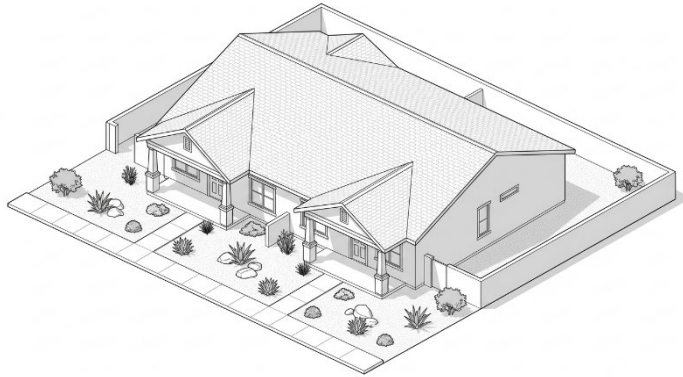
Dwelling, Multi-family. A single building or buildings containing three or more dwelling units on an individual lot for occupancy by a housekeeping unit living independently of each other. Within apartments, the building and land are under single ownership and dwelling units are rented or leased. Within a condominium, ownership consists of the airspace within a unit and the building(s) and all land within the development is under common ownership.

Figure 8.2F - Multi-Family Dwelling



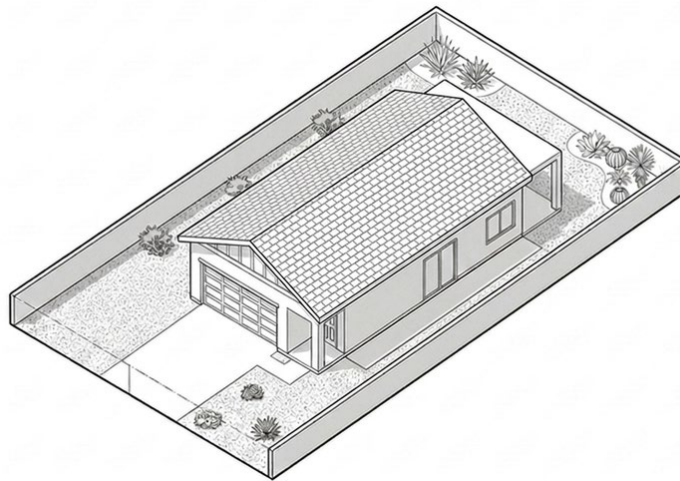
Dwelling, One Single-Family Attached. A dwelling unit designed for or used by one housekeeping unit, located on an individual lot, and having any portion of one or more walls in common with adjoining dwelling units. Each dwelling unit has its own external entrance.

Figure 8.2G - Single-Family Attached Dwelling



Dwelling, One Single-Family Detached. A dwelling unit designed for or used by one housekeeping unit, located on an individual lot, and having no walls in common with adjoining dwellings.

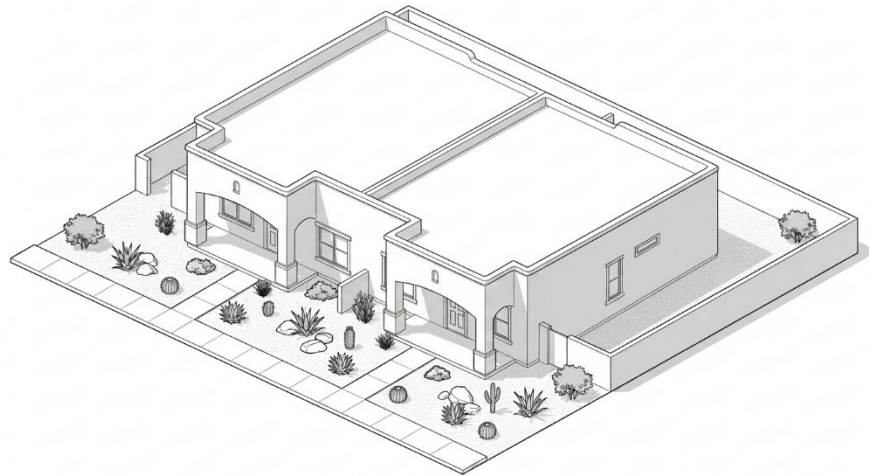
Figure 8.2H - Single-Family Detached Dwelling



Dwelling, Single-Family. A parcel containing only one (1) family unit.

Dwelling, Two-Family (Duplex). A single building containing two dwelling units located on a common lot designed for or used by two single housekeeping units living independently of each other. Dwelling units are typically attached by a common vertical wall and may be side by side or up and down.

Figure 8.2I - Two-Family (Duplex) Dwelling



Efficiency Apartment. Dwelling unit with only one combined living and sleeping room (may also have a separate room containing only kitchen facilities, and may contain a separate room containing only sanitary facilities).

Efficient Irrigation System. a system that delivers water in sufficient supply to meet the plants' seasonal water consumption requirements, directly to the plant material without causing loss of water due to surface runoff, while taking into account soil type, soil chemistry, and the need for leaching.

Electronic Message Display. A permanent on-site sign capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

Eligible Facilities Request. A request for modification of an existing wireless tower or base station that involves collocation, removal, or replacement of transmission equipment and that does not constitute a substantial change to the physical dimensions of the existing structure under 47 CFR § 1.6100. Such requests shall be approved administratively and shall not be subject to discretionary review, consistent with federal law.

Embellishment. Irregular forms or similar ornamentation, whether or not attached to, affixed to, or imposed upon advertising signs.

Emissions Testing & Vehicle Licensing. An establishment licensed to conduct vehicle emissions inspections and/or oversee registration and titling functions, often including facilities where vehicles are tested, documented, and processed for compliance with state and federal environmental and vehicle registration standards. Such facilities may include drive-through test bays, office counters, and outdoor queuing areas, and are subject to commercial zoning, licensing, and site design standards to ensure adequate access, queuing space, ventilation, and compliance with air quality regulations.

Energy Generation Facility. A facility designed and operated for the generation and distribution of electricity for the primary purpose of selling electricity generated to the electric power grid, including but not limited to facilities which use fossil fuels, solar energy, hydroelectric energy, geothermal energy, biomass energy or wind energy as a resource. This definition does not apply to on-site electric generation equipment as defined herein when such use is an accessory use to a principal permitted use nor does this definition apply to Battery Energy Storage Systems as a principal use.

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Engineering Standards. The City of Goodyear Engineering Design Standards and Policies Manual as adopted and amended from time to time by the City Council.

Entertainment Establishments, General. An establishment or facility that provides indoor entertainment and recreational activities, which may include but are not limited to interactive games, sports simulators, bowling, arcades, laser tag, movie theater, or similar attractions. These uses are typically designed for social gatherings, leisure, and amusement, and may include ancillary food and beverage service.

Entertainment Venue, Indoor. A use providing entertainment, diversion, or pleasure that comes from watching a performer, sports competition, etc. whether public or private, conducted indoors as a business, including concert halls, performance theatres, stadiums, and uses analogous to these uses that typically have assigned seating. Accessory uses may include restaurants, bars, concessions, parking, and maintenance facilities.

Entertainment Venue, Outdoor. An establishment, structure, or outdoor area designed and used for live entertainment, performances, or public gatherings. Such venues may include stages, seating, lighting, sound systems, and space for vendor booths, and are intended for activities such as concerts, festivals, cultural events, and other programmed assemblies. These venues require appropriate permits and must comply with zoning standards regarding noise, parking, public safety, pedestrian access, and site planning.

Evaporative Cooling. Any device, equipment, or process that utilizes water in a non-closed loop system in the process of cooling. (e.g., cooling towers, evaporative condensers, swamp coolers)

Event Venue. An establishment or facility designed to host gatherings, events, or assemblies, such as social functions, performances, ceremonies, or community activities. Events may be indoor, outdoor, or both, and typical venues include banquet halls, wedding or event centers, and similar uses. These facilities often require specialized infrastructure for parking, staging, seating, and crowd management, and may be subject to zoning approvals, permits, and additional standards for noise, traffic, and safety.

Exhibition Hall and Convention Facilities. A facility containing over 20,000 square feet of gross floor area and designed to accommodate and support meetings or conferences for on-site or off-site guests. The facility may be either freestanding or incorporated into a hotel or office facility and may include eating and drinking facilities.

Facilities and Storage Areas Incidental to a Construction Process. An area located on or adjacent to an active construction site, established for a limited duration to support the construction process. These facilities may include offices, workshops, parking and storage areas for equipment and materials, and other support services necessary for onsite construction operations. Use is temporary, accessory to the primary construction project, and subject to applicable zoning standards and permit requirements.

Family.

- A. Individual; or
- B. Two (2) or more persons, including children, related by blood, marriage, or adoption, living together as a single housekeeping unit in a dwelling unit; or

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- C. Two (2) persons in a domestic relationship and the biological, adopted and foster children of either person living together as a single housekeeping unit in a dwelling unit; or
- D. No more than six persons not related, living together as a single housekeeping unit within a dwelling unit; or
- E. Persons with development disabilities, as defined by Arizona Revised Statutes, and operators of a residential facility as defined in this section.

Farm. Area of five or more contiguous acres used for raising of farm animals and/or production of crops (e.g., vegetables, fruit trees, fiber or grain) and their storage.

Farmers Market. A temporary or seasonal outdoor market where individual vendors sell agricultural products, food items, or handcrafted goods directly to the public. Products typically include fresh fruits and vegetables, meats, dairy products, baked goods, prepared foods, flowers, plants, and other items produced by the vendor or sourced from local or regional producers. A farmers market is conducted in openair settings, operates on a recurring schedule at a designated location, and utilizes removable structures such as tents, tables, or booths. A farmers market is not a permanent retail establishment.

Financial Institution. An establishment that provides banking services, lending, or similar financial services to individuals and businesses. This definition includes those institutions engaged in the on-site circulation of cash money and check-cashing facilities but shall not include deferred presentment companies.

Fine Art Sales & Studio. A facility or area that is open to the public and is intended for the display, appraisal, purchase, sale, loan of art books, paintings, sculpture, or other works of original art that have architectural, artistic, cultural, literary, historical, or scientific value.

Flag. A piece of fabric, vinyl, or similar flexible material, mounted on a pole or staff, and displayed on a lot in a manner that is incidental and subordinate to a principal use or structure on the same lot.

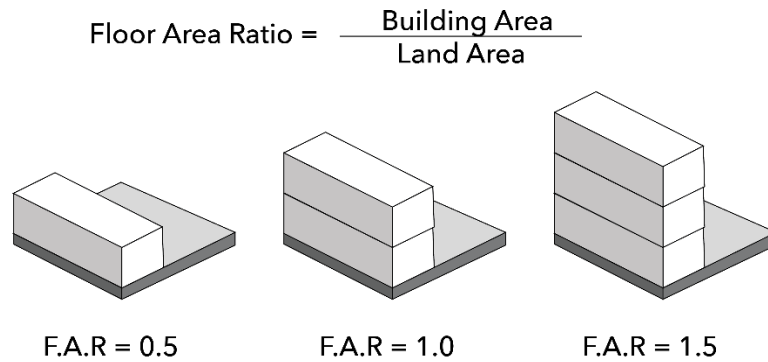
Flood Prevention Regulations. Chapter 16 of the Goodyear City Code as adopted and amended from time to time by the City Council.

Floor Area. For determining parking requirements, total floor area of a building measured from interior faces of load bearing walls (excluding air shafts, stairwells, elevator shafts, rest rooms, and mechanical equipment rooms).

Floor Area Ratio (F.A.R.). Ratio of gross building floor area to gross lot area of a building site.

Figure 8.2J - Floor Area Ratio (F.A.R.)

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Food Truck. A self-contained, motorized mobile food vendor vehicle designed and equipped to prepare and sell food or beverages for off-site consumption.

Freeway. The Papago Freeway (Interstate 10), the Loop 303 Freeway, the future Tres Rios Freeway (Arizona State Route 30), future Interstate 11, and any other future controlled-access highway or controlled-access highway modification located or to be located within the City.

Food Bank. A non-profit facility operated by a government or charitable organization for the storage, distribution, or preparation of food to individuals in need. Uses may include walk-through pantries, emergency food pickups, and related administrative activities. Such facilities are subject to health, sanitation, parking, accessibility, and zoning standards applicable to institutional and food service uses.

Foundry/Casting. An establishment engaged in the casting or forming of metal products using molds, conducted entirely within enclosed buildings and designed to minimize noise, vibration, dust, and emissions. Such facilities operate at a scale and intensity compatible with light industrial zoning and comply with applicable environmental and safety standards.

Frontage. All property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of a street (if street is dead end, then all property abutting one side between an intersecting street and the street's termination), including property fronting on a cul-de-sac.

Functional Turf. Lawn/grass areas that used regularly for human recreational purposes or business operations (e.g., wedding / event facilities, golf courses, day care centers, pre-schools, schools, parks, cemeteries, sports fields, single-family homes).

Funeral Home. An establishment providing services for the preparation, viewing, or disposition of deceased persons, which may include embalming facilities, chapels or viewing rooms, funeral ceremonies, and administrative offices. Such uses typically require specialized infrastructure and are subject to operational, licensing, and zoning standards to ensure compatibility with surrounding land uses.

Golf Course. Facility, other than a miniature golf course, for playing of golf which includes a clubhouse with restrooms and locker rooms as well as additional services customarily furnished (swimming, outdoor recreation and related retail sales, including restaurant and cocktail lounge if approved as part of required Use Permit).

Governmental or Quasi-governmental Facilities. A facility owned, operated, or occupied by any level of government to provide a governmental service, but not

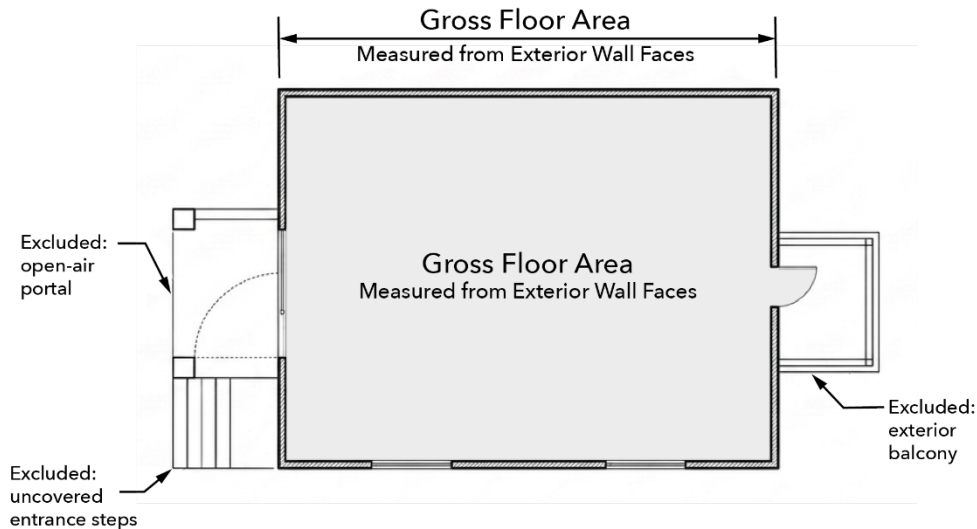
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including offices for the provision of governmental services or facilities for any government operation separately defined in this code.

Grade. (Adjacent ground elevation) Lowest point of elevation of finished surface of ground between the exterior wall of a building and a point five feet from the wall, or the lowest point of elevation of a finished surface of the ground between an exterior wall of a building and a property line, if less than five feet from a wall, or if walls are parallel to and within five feet of a public sidewalk, alley or public way, then the grade shall mean the top of the crown of a street (if no curb exists) established at the midpoint of a front of lot. For establishing heights of walls, fences or other screening devices, see Section 4.3.2. Walls and Fences.

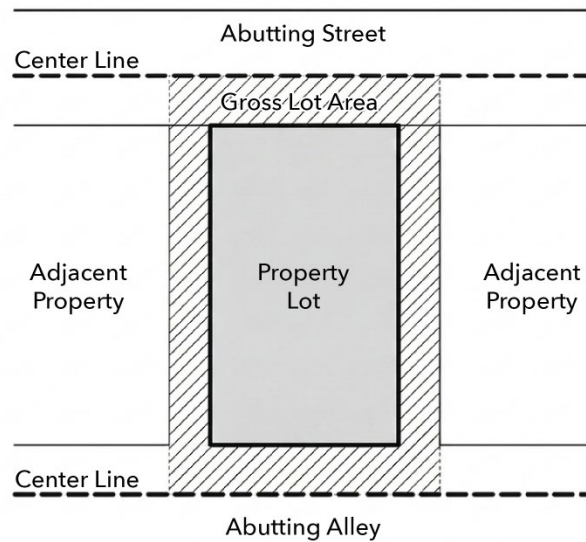
Gross Floor Area. Sum of gross areas of several floors of a building or buildings, measured from the exterior wall, or from a center line of a wall separating two buildings. Gross floor area shall not include: underground parking space; uncovered steps; portals; or exterior balconies.

Figure 8.2K - Gross Floor Area



Gross Lot Area. Area of a lot including one half of all dedicated streets and alleys abutting the property.

Figure 8.2L - Gross Lot Area



Group Home. A facility licensed or authorized by a governmental authority having jurisdiction over operations for persons with disabilities who reside together and who receive care, supervision, or counseling from one (1) or more staff persons. This use includes residential scaled elderly care homes; behavioral health homes, sober living homes, group care agencies, hospice and similar residential living arrangements, not to exceed ten (10) residents. This definition shall not include foster care, transitional housing, recidivism reduction, prison release or halfway homes and such uses are prohibited unless expressly permitted elsewhere in this Ordinance.

Guest House. Accessory building used to house guests of occupants of the principal building, which is never rented or offered for rent. Any guest house providing cooking facilities shall be considered a dwelling unit.

Guest Ranch. Building or group of buildings located on ten (10) or more contiguous acres, containing guest rooms or dwelling units, some or all of which share separate entrances leading directly from outside of a building, with garage or parking space located on the lot and designed primarily for accommodation of guests, but having not more than two (2) rental units per acre, and having outdoor recreational facilities (horseback riding, swimming, tennis courts, shuffle board courts, barbecue and picnic facilities). (See also: Resort).

Guest Room. Room designed to be occupied by one or more guests for sleeping purposes, having no kitchen facilities (not including dormitories for sleeping).

Hazardous Materials/Explosives. Any substance characterized as flammable solids, corrosive liquids, radioactive materials, oxidizing materials highly toxic materials, poisonous gases, reactive materials, unstable materials, hypergolic materials and pyrophoric materials and any substance or mixture of substances which is an irritant, a strong sensitizer or which generates pressure through exposure to heat, decomposition or other means.

Health Club/Gym. A facility primarily featuring equipment for exercise and other active physical fitness and/or recreational sports activities, such as swimming, racquet sports, aerobic dance, gymnasium facilities, yoga, and other kinds of sports and fitness facilities.

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Heavy Equipment Rental & Sales. An establishment engaged in the display, sale, and rental of equipment, tools, supplies, machinery or other equipment used for commercial, industrial, or construction enterprises, such as, but not limited to, trucks, trailers, semi-tractor trailers, farm equipment, bulldozers, cranes, backhoes, rollers, loaders, lifts, power generation or hand-held tools. This use includes the sale of farm-specific vehicles such as tractors, tillers, farm trailers, back hoes, graders, boom lifts, and front-end loaders, but not including "Automotive Sales or Rental." Uses typically include outdoor display and storage.

Heliport. Area used or intended for landing and takeoff of helicopters; may include areas of buildings appropriate to accomplish these functions.

Highway Maintenance Facilities. A facility or yard operated by a public agency or its contractor for the storage, staging, and deployment of equipment, materials, and personnel to support highway and roadway maintenance activities. Components may include equipment shops, material/salt storage, vehicle parking, maintenance offices, labs, and related infrastructure for tasks such as pavement repair, drainage maintenance, vegetation management, debris removal, and emergency roadway response.

Home Business

An occupation or profession carried on entirely within the confines of any Single Family dwelling, including in a detached accessory building, a manufactured home, or in a mobile home by a member of a family residing on the premises, which is clearly incidental to the use of the structure for dwelling purposes and meets all of the following requirements:

- A. does not change the exterior character of the premises in any way;
- B. does not involve on-site retail transactions or direct sale or bartering of goods with visiting customers;
- C. does not involve the use of materials or mechanical equipment not recognized as part of normal household or hobby use;
- D. does not involve manufacturing or industrial-scale production;
- E. does not involve cabinet or furniture making;
- F. does not involve auto or appliance repair;
- G. does not involve the provision of services to animals at the dwelling, such as veterinary offices, and kennels;
- H. does not involve the sale or distribution of food products at the dwelling;
- I. does not include any sort of "waiting" area and that serves only one customer at a time.

Hospital. A licensed medical facility providing inpatient and/or outpatient medical care, including emergency services, surgical services, diagnostic services, and overnight accommodation of patients. A hospital is characterized by the presence of inpatient beds and the ability to admit and house patients for overnight or extended stays.

Hotel. A lodging establishment providing transient overnight accommodations to the general public, with rooms or suites accessed from interior corridors, and offering limited accessory services such as a lobby, business services, fitness room, or restaurant.

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A hotel is not primarily designed or marketed as a destination resort and does not rely on extensive on-site recreational or leisure amenities as a defining feature of the use.

Household Employee's Quarters. Accessory building located on the same premises with a dwelling unit, used solely as a dwelling for persons employed on the same premises as a dwelling unit, and having no cooking facilities.

Inert Material Landfill. An area in which construction debris that is neither chemically reactive nor biodegradable and will not decompose, such as concrete, brick, rocks and uncontaminated sands, soils and earth may be deposited to facilitate land reclamation of a public project borrow pit.

Intermodal Regional Transportation Hub. An establishment or facility where two or more modes of transportation—such as rail, bus, shuttle, bike share, rideshare, and freight—converge to facilitate efficient transfers of passengers and/or goods. These hubs typically include platforms, parking, ticketing, waiting areas, and supporting infrastructure such as bike racks and shuttle zones. Intermodal regional transportation hubs serve as focal points in the regional transit network and support connectivity, multimodal access, and efficient transportation operations.

Institution. Building or buildings occupied by a nonprofit corporation or nonprofit establishment for public use.

Irrigation System. Underground watering system or access to water resource district lateral canal used for the purpose of sustaining and promoting plant life.

Junkyard. The use of more than two hundred (200) square feet of the area of any lot, whether inside or outside a building, for the dismantling or wrecking of automobiles or other motor vehicles or machinery, or for the storage or keeping of abandoned and/or inoperable vehicles, parts, and/or equipment resulting from such dismantling or wrecking, or for the storage or keeping of junk including scrap metal or other scrap materials.

Landscapable Area. Permeable areas in a New Development capable of being decoratively or functionally landscaped with living and nonliving ground cover.

Laundry and Cleaning Service. Establishments primarily engaged in the operation self-service laundry and dry cleaning equipment for use on the premises.

Leq. The equivalent steady-state sound level which in a stated period of time contains the same acoustic energy as the time-varying sound level during the same time period.

Live Entertainment. Live musical performances, disc jockeys, karaoke, dancing, and similar activity. This definition excludes establishments that provide other types of entertainment activity as the principal use such as a cinema, a performing arts theater, amusement arcade, bowling alley, skating rink, or recreational assembly uses for families and/or children.

Loading Space. An off-street space on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and for which appropriate means of access is provided.

Lot. Legally created parcel of land occupied or intended for occupancy by one (1) main building, with its accessory building(s), and uses customarily incidental to it, including open spaces required by this Ordinance, and having its principal frontage upon a street.

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Lot Area. Net area included within lot lines after all rights of way dedications have been made.

Lot, Corner. Lot adjoining two (2) or more streets at their intersections with two (2) or more frontages on those same adjoining streets.

Lot Depth. The shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.

Lot, Flag. An interior lot in which the buildable area is located to the rear of a lot abutting a street, and which has access to the same street by means of a narrow driveway.

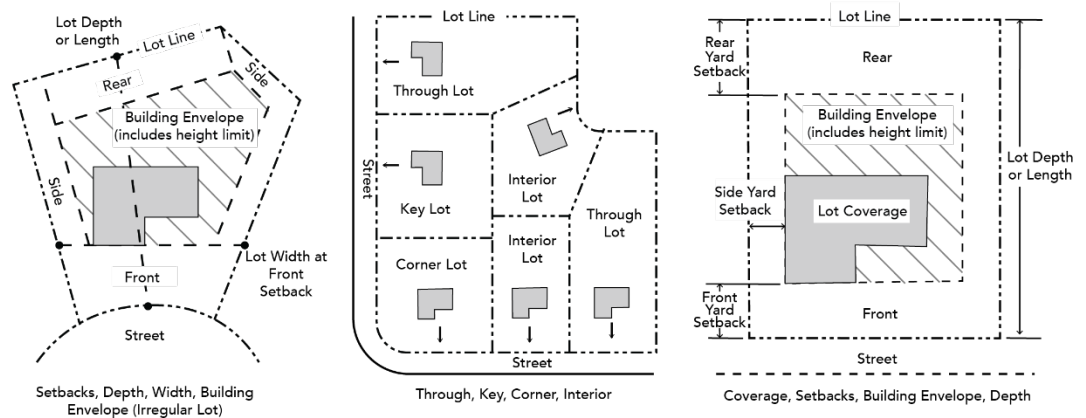
Lot, Interior. Lot other than a corner lot or key lot.

Lot, Key. Lot adjacent to a corner lot, having its side lot line in common with rear lot line of a corner lot, and facing on a street which forms a side boundary of a corner lot.

Lot Lines. Property lines bounding a lot.

Figure 8.2M - Lot Terminology

LOT TERMINOLOGY



Lot Line (Front).

Front lot line shall be determined as follows:

A. **Corner Lot**

Shorter of two (2) lot lines adjacent to streets as originally platted or laid out. Where lot lines are equal, the front lot line shall be that lot line obviously fronts by prevailing custom of other buildings in block. If such front is not evident, then either may be considered the front of lot, but not both.

B. **Interior Lot**

Lot line bounding a street frontage.

Lot Line (Rear). Rear lot line shall be determined as the lot line opposite to the front lot line. Where side lot lines meet in a point, the rear lot line shall be the line not less than ten (10) feet long, lying within the lot and parallel to the front lot line. If the front lot line

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is curved, then the rear lot line shall be a line not less than ten (10) feet long, lying within the lot and parallel to a line tangent to the front lot line at its midpoint.

Lot Line (Side). Side lot lines are those lines connecting the front and rear lot lines. Lot Length

Length (depth) of a lot shall be:

- A. The shortest distance between such lines where front and rear lines are parallel.
- B. If front and rear lines are not parallel, the shortest distance between the midpoint of a front line and midpoint of a rear lot line.
- C. If the lot is triangular, the shortest distance between the front lot line and a line parallel to the front lot line, not less than ten (10) feet long lying wholly with the lot.

Lot, Through lot, Double Frontage. Lot having frontage on two non-intersecting parallel (or approximately parallel) streets.

Lot Width. If the side property lines are parallel, the shortest distance between these side lines. If the side property lines are not parallel, the width of the lot shall be the width of the lot at its front setback line.

Low Water Use Landscaping. Plant materials that are desert adapted, low water use, and found in the then current Arizona Department of Water Resources Low Water Use Drought Tolerant Plant List or City of Goodyear Plant Matrix.

Lumen. The unit used to measure the actual amount of light which is produced by a lamp. Lumen output of lamps is listed on the product packaging.

Maneuvering Area. Any portion of a lot that is used for the circulation of vehicles into or from off-street parking spaces or loading spaces, including but not limited to, off-street parking spaces or loading spaces, driveways, drive aisles, and fire lanes.

Manufactured Home. A building built on or after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974. Manufactured homes are typically built on permanent chassis and designed to be used with or without a permanent foundation when attached to the required utilities. The term includes park models, but does not include a mobile home, modular home, or a recreational vehicle.

Manufactured Home Lot. Parcel of land within an approved manufactured home subdivision, shown in the records of the Maricopa County Recorder's Office and designed and intended for accommodation of one manufactured home or pre-existing mobile home.

Manufactured Home Park. Approved residential development shown on the City records, with accessory buildings and uses for enjoyment and benefit of residents, in which individual spaces are provided for placement of manufactured homes or pre-existing mobile homes or recreational vehicles for dwelling units or sleeping purposes, whether or not a charge is made for accommodation.

Manufactured Home Sales. A facility where manufactured homes are displayed, stored, and offered for sale or lease by a licensed dealer. These establishments provide sales and delivery services for factory-built homes constructed in accordance with HUD-Code or state standards. They are regulated as commercial sales uses and must comply with all applicable building, zoning, licensing, and health and safety requirements.

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Manufactured Home Space. Area within an approved manufactured home park, shown on the City records, and designed and intended for accommodation of one manufactured home.

Manufactured Home Subdivision. Residential subdivision shown on the records of the Maricopa County Recorder's Office, with accessory buildings and uses for enjoyment and benefit of residents, in which the individual ownership of a lot is permitted, for placement of a manufactured home or pre-existing mobile home for a dwelling unit or sleeping purposes.

Manufacturing and Assembly, Major. Manufacturing, processing, compounding, assembling, packaging, treating or fabricating of finished parts or products, mass produced from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of such products and materials. Major manufacturing and assembly uses may be conducted entirely outdoors and have moderate to significant off-site impacts, including visual impacts. Uses involving radioactive or highly toxic materials or chemicals, highly combustible or explosive materials, or other materials and substances of a noxious nature in the manufacturing process are included in this classification. This classification includes, but is not limited to, steel fabrication, concrete block manufacturing, and truss plants. Products require shipping by semi-trucks or rail.

Manufacturing and Assembly, Minor. The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not involve significant truck traffic or railroad operations and do not create material amounts of noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, and where such processes are housed entirely within an enclosed building, except as may be authorized in this code. Minor manufacturing generally includes processing and fabrication of finished products predominantly from previously prepared materials along with incidental storage, sales, and distribution of such products. Examples of activities include but are not limited to fabrication of sporting goods or wearing apparel, small medical or specialty equipment, or musical instruments; commercial digital printing operations; finished wood products; fabricated metal products; and assembly of small appliances or electrical equipment.

Marijuana Dual Facility. A marijuana establishment that is co-located with a non-profit medical marijuana dispensary and/or a medical marijuana dispensary cultivation location.

Marijuana Dual Licensee. An entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license.

Marijuana Establishment. An entity, other than a medical marijuana dispensary and/or medical marijuana dispensary cultivation location, licensed by the State of Arizona to operate all of the following:

- A. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.
- B. A single off-site cultivation location at which the licensee may cultivate marijuana, process marijuana and manufacture marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.

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- C. A single off-site location at which the licensee may manufacture marijuana products and package and store marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.

Marijuana Products. Marijuana concentrate and products that are composed of marijuana and other ingredients and that are intended for use or consumption, including edible products, ointments, and tinctures.

Marijuana Testing Facility. The State of Arizona or another entity that is licensed by the State of Arizona to analyze the potency of marijuana and test marijuana for harmful contaminants.

Massage and Spa Establishments. A facility where manual or mechanical techniques are applied to the external parts of the human body for therapeutic or aesthetic purposes. These establishments may include services such as massage, bodywork, facials, and spa treatments and can operate as fixed-site businesses or through mobile/out-call services. They must comply with applicable health, sanitation, licensing, and safety standards, and are considered regulated personal service uses under this ordinance.

Medical Laboratories. A facility equipped and staffed for performing clinical or diagnostic testing of human biological specimens. Characteristics include specialized laboratory space, trained personnel, and equipment necessary to conduct tests in compliance with applicable health and safety regulations. These establishments may be subject to licensing, permitting, and oversight under state and federal laboratory standards.

Medical Marijuana. All parts of any plant of the genus cannabis, whether growing or not, and the seeds of such plant used to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition, as defined in A.R.S. § 36-2801.

Medical Marijuana Designated Caregiver Cultivation. The cultivation of marijuana by a registered designated caregiver for a registered qualifying patient, as defined in A.R.S. § 36-2801 which is conducted as an accessory use to the primary residence of the registered designated caregiver and in conformance with the standards in Section 3.11.27.

Medical Marijuana Cultivation Location. An enclosed, locked facility used for the cultivation of medical marijuana for a registered medical marijuana dispensary and medical marijuana infusion using the product of such cultivation.

Medical Marijuana Dispensary. A building used by a not-for-profit entity that acquires, possesses, cultivates, manufactures (including medical marijuana infusion), delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to a registered qualifying patient, registered designated caregiver, or a registered nonprofit medical marijuana dispensary agent.

Medical Marijuana Infusion. The process by which medical marijuana is incorporated into consumable or edible goods by means of blending, cooking, processing or other means of incorporation.

Medical Marijuana Qualifying Patient Cultivation. The cultivation of marijuana by a registered qualifying patient, as defined in A.R.S. § 36-2801 which is conducted as an accessory use to the primary residence of the registered qualifying patient and in conformance with the standards in Section 3.11.27.

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Medical Office/Clinics. A public or private facility primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, surgical, medical imaging, or other services to individuals, including the offices of chiropractors, physicians, dentists, drug therapists, rehabilitation therapists and other health practitioners, medical and dental laboratories, outpatient care and outpatient care facilities. Patients are not kept overnight except under rare emergency conditions.

Microbrewery. A brewery licensed by the State of Arizona as a microbrewery that produces more than 1,000 gallons but less than 6,200,000 gallons of beer annually. A microbrewery may sell beer produced on the premises for on-site consumption, off-site consumption, sampling, and distribution as authorized under its license. Accessory uses may include a tasting room or taproom, food service, and retail sales directly related to beer produced on-site.

Mobile Business. A business operated from a motor vehicle or trailer that provides goods or services at various locations and does not operate from a fixed permanent structure. Examples include, but are not limited to, mobile barbers, mobile pet groomers, and similar personal service providers.

Mobile Food Vendor. A person or business that prepares, sells, or serves food or beverages from a food truck, trailer, cart, or other mobile unit licensed by the Arizona Department of Health Services or a county health department.

Mobile Home. A structure, transportable in one or more sections, that is at least eight (8) feet in width and thirty-two (32) feet in length and that is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation, when connected to on-site utilities, and that was not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974. A modular or prefabricated house shall not be considered a mobile home.

Mobile Home Room Addition. Building addition or alteration to a mobile home, other than factory de- signed and assembled.

Modular Home. A prefabricated, factory-built dwelling unit, excluding mobile homes and manufactured homes defined herein. Such housing is certified as meeting the state and local building codes as applicable to modular housing and shall be considered equivalent to a site-built building and which requires substantial assembly on site. Also referred to as ""factory built"" in Department of Building, Fire and Safety Rules, State of Arizona.

Model Home Complex. Two or more uninhabited dwelling units used by a residential builder as models for the sales of residential lots and dwellings. A model home complex may include a sales office, customer parking, a design and decorating center, and similar activities.

Motel. Building or group of buildings containing guest rooms or dwelling units accessed primarily from exterior corridors, walkways, or directly from the outdoors, and where parking is located on the same lot in close proximity to individual guest rooms. Motels are typically automobile-oriented in design and may include limited accessory amenities. The term includes motor courts, motor lodges, and tourist courts, but does not include hotels, resorts, or mobile home parks.

Motion Picture Studio. A facility or group of buildings designed and equipped for the production of motion pictures, television programs, or similar media content. Such

ARTICLE 8 - DEFINITIONS

facilities typically include sound stages, sets, editing rooms, and technical support areas, and may provide outdoor or backlot spaces for filming.

Motor Home. Vehicular unit built on or permanently attached to a self propelled vehicle chassis, van or chassis cab, as an integral part of the complete vehicle, to provide temporary living quarters for recreational, camping or travel use.

Mural. A mural is an original piece of visual artwork, such as a painting, mosaic, graphic, or other applied technique, created directly onto or affixed onto a wall or fence. Murals shall not contain copy, advertising symbols, lettering, trademarks, or other references to the premises, products or services that are provided on the premises where the graphics are located or any other premises.

Net Site. See Lot Area.

Noise Sensitive Uses. Schools, places of worship, childcare facilities, hospitals, nursing homes, libraries, and similar facilities determined by the Zoning Administrator.

Non-Chartered Financial Institutions. Business, other than a state or federally chartered bank, credit union, mortgage lender, or savings and loan association that receives more than 25% of its net income from providing any of the following services or any combination of the following services: (1) check cashing services provided for a percentage fee or for a flat fee that varies on the amount of the check; (2) loans provided for periods of less than six months that are secured by an assignment of wages, the assignment of an auto title, or the holding of an auto title and for which the borrower pays a flat percentage fee, a flat fee that varies on the amount being advanced, or any other fee or interest that is not based on a disclosed annualized percentage rate for the transaction and; (3) pawn brokerage services; and/or (4) deferred presentment services under which a party accepts a check and agrees for a percentage fee or flat fee that varies on the amount of the check to hold the check for at least five days before presentment for payment or deposit.

Non-Climbable. Not easily climbed by a young child, not having a ladder or horizontal rung effect by which a young child can gain uninvited access to the top, nor having vertical openings through which a four (4) inch sphere can pass.

Nonconforming Building. Building or portion thereof which was lawful when established, but which does not conform to subsequently established district or regulations.

Nonconforming Lot. Parcel which was lawful when established, but having less area, frontage or dimensions than now required in the district in which it is located.

Nonconforming Use. Use of a building or land which does not conform after passage of this Ordinance (or amendment thereto) with the use regulations of the district in which it is located.

Non-functional Turf. Ornamental lawns/grassed areas that provide no recreational benefits. This includes aesthetic Turf in residential and commercial projects, street medians, street rights-of-way, and residential and commercial sign / monument areas.

Nursery, Retail. An establishment engaged in the propagation, cultivation, and sale of plants, trees, shrubs, seeds, and related garden supplies. Such facilities may include outdoor growing areas, greenhouses, and accessory structures, and may offer incidental sales of fertilizers, soil, pots, and similar items.

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Nursery School. Institution for care of children under the age of two. Even though some instruction may be offered, it shall not be considered a "school."

Off-Street Parking Area. Reserved for transient storage of motor vehicles, including parking spaces, maneuvering areas, aisles and driveways completely located on the property it serves. (For further information on standards and requirements please see Section 4.4, Off-Street Parking.)

Office, Business or Professional Use. An establishment that provides executive, management, administrative, or professional services, but not involving the sale of goods and merchandise except as directly related to the principal use, and not including a medical office or clinic. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, broadcasting, call centers, and similar offices.

On-Site Electric Generation Equipment. Equipment located on-site which is an accessory use to the principal permitted use on the premises and supplies electricity predominantly for use on the same site from backup generators for emergency use only or alternative energy sources, such as solar or wind, provided such equipment otherwise complies with adopted design guidelines and development standards.

Open Space. Land area devoted to passive or active outdoor enjoyment for purposes of recreation, leisure, scenic and visual enjoyment. (Golf courses, desert land, portions of natural washes and preserved agricultural land may contribute to a portion of required common open space. See: District Development Standards, e.g., Section 2.2.3.)

Open Space, Active. Open space areas designed and improved to accommodate organized or programmed recreational activities that require constructed facilities or equipment. Active open space may include, but is not limited to, playgrounds, sports courts, athletic fields, splash pads, swimming pools, dog parks, and similar recreational amenities.

Open Space, Passive. Open space areas intended primarily for informal recreation, aesthetic enjoyment, or environmental preservation, and that generally do not include structured recreational facilities. Passive open space may include, but is not limited to, landscaped areas, natural areas, trails, seating areas, courtyards, and similar spaces designed for unstructured use.

Ordinance. The Zoning Ordinance of the City of Goodyear, Arizona as adopted and amended from time to time by the City Council.

Outdoor Display. The placement, arrangement, or exhibition of goods, merchandise, materials, or equipment outside of an enclosed building for the purpose of sale, lease, storage, or promotion, where such outdoor display is a primary or integral component of the use. Outdoor display areas are typically permanent or long-term in nature, occupy a substantial portion of the site, and may include open yards, display pads, racks, bins, or similar features.

Outdoor Display, Limited. The incidental and secondary display of goods or materials outside of an enclosed building that is clearly subordinate to the primary indoor use. Limited outdoor display is temporary or seasonal in nature, occupies a minor portion of the site, shall be located immediately adjacent to the principal building, and is limited in area, duration, and intensity. Limited outdoor display is intended only to supplement indoor sales and shall not function as a primary outdoor sales or storage area.

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Outdoor Seating. An area located outside a building, designed and furnished for seating patrons or visitors for dining, drinking, or social interaction. Such areas may include tables, chairs, benches, and shade structures, and must maintain clear pedestrian access, comply with accessibility standards, and meet applicable health, safety, and zoning requirements. This definition does not include seating areas located within a public plaza, public park, public right-of-way, or other publicly owned or publicly accessible open spaces intended for general public use.

Outdoor Storage. Exterior storage of material, goods, or equipment with restricted public access.

Parapet. The portion of a wall that extends above the roofline of a building and is typically used to screen rooftop equipment, provide architectural articulation, or serve as a safety barrier along the edge of a roof.

Parking Lot. A parcel or portion of a parcel of land in which members of the general public may park their motor vehicles for the purpose of utilizing an adjacent use or facility. This area is not intended for parking tractor-trailers or other commercial vehicles associated with industrial or warehouse operations. (For further information on standards and requirements please see Section 4.5, Off-Street Parking.)

Parking Lot, Commercial. A lot or area used primarily for short-term parking of motor vehicles, where a fee or other charge may be assessed for parking on an hourly, daily, or other transient basis. This use may include related facilities such as access drives, payment kiosks or meters, control gates, lighting, and attendant booths.

Parking Space. Permanently surfaced area, enclosed or unenclosed, having a minimum width of nine (9) feet and an area of 180 square feet, which will accommodate a car. Parking is off street, with access from streets or secondary means.

Parking Structure. A building or portion of a building designed for the parking of motor vehicles on two (2) or more levels. A parking structure may be located above or below grade and may be integrated with other permitted principal or accessory uses.

Paved. A surface covered in hard materials such as concrete, masonry, bricks, pavers, cobblestone, asphalt and the like.

Pawn Shop. An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker).

Permitted Use. Use specifically permitted, or use analogous, as determined by the Zoning Administrator, to those specifically permitted.

Personal Services. Establishments primarily engaged in providing services involving the care of a person or of the care or repair of his or her personal goods or apparel. Personal services usually includes but is not limited to: laundry, including cleaning and pressing service, beauty shops, nail salon, barbershops, small appliance repair, shoe repair, personal copying/shipping services, health spas, photographic studios, tailor/seamstress shop, tanning salon, and similar uses.

Places of Worship (Churches/Temples/etc.). A facility used primarily to provide assembly and meeting areas for religious activities. Accessory uses include cultural events, parking, caretaker's/clergy housing, buildings ancillary to a religious function, and group living facilities such as convents.

Portable Storage Container. A portable, enclosed container designed for storage of personal property, typically delivered and removed by vehicle. Such containers are

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not permanently affixed to the ground and may include units commonly known as portable on-demand storage containers or similar modular storage units. The term does not include accessory buildings or structures, including storage sheds, that are constructed or installed in accordance with this Code.

Portal. An architecturally defined covered pedestrian entry into a yard within a defined lot.

Preschool. Public or private establishment providing supervision and educational training for four or more children two years of age or older, not related to proprietor.

Private Alley. A motor court, tract or drive-aisle that serves as primary and direct access to the garages of Alley-Loaded Residential.

Private Open Space. Usable area intended for exclusive use of the occupant(s) of a dwelling unit to which it is adjacent. The term does not include common or shared open space areas.

Private Use. Restricted to occupants of a lot or building with their guests, where compensation for use is not received, and where no business or commercial activity is associated with the use or building.

Processing & Refining. Large-scale industrial operations that involve the transformation, extraction, or chemical processing of raw materials into finished or semi-finished products. These uses typically require significant energy inputs, generate substantial emissions or waste byproducts, and may involve hazardous substances or processes.

Product Processing. A facility that produces or processes materials and food for human consumption or use. This use includes but is not limited to commercial bakeries; dairy products processing; fats and oil product processing; fruit and vegetable canning, preserving, and related processing; grain mill products and by-products; meat, poultry, and seafood canning, curing, and by-product processing; miscellaneous food preparation from raw products; and dyeing and finishing of textile products including bulk laundry and dry cleaning services that are independent from food stores or restaurants.

Professional Business, Trade or Vocational Schools. A school, which may be operated as a commercial venture which, is primarily established to teach students skills to be used in a specific trade or occupation. Such facilities may not include lodging for students or faculty.

Prohibited Use. Use not specifically permitted, or a use analogous to those not specifically permitted.

Public Art. Works of art placed in areas accessible to the public. Examples of public art include, but are not limited to, murals, fountains, sculptures, and paintings. Public art is non-commercial, publicly accessible, and site-specific, designed to beautify shared spaces and reflect a community's culture.

Public Project Borrow Pit. An area where material has been removed from the ground for use in a public construction project.

Public Utility Facilities, Major. A service of a regional nature that normally entails the periodic construction/expansion of buildings or structures, and that typically has employees on the site on an ongoing basis. Examples include, but are not limited to: wastewater treatment plants, water treatment plants, reservoirs, power plants, and accessory maintenance yards.

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Public Utility Facilities, Minor. A service that is necessary to support development within the immediate vicinity and that involves only minor structures. Employees typically are not located at the site on an ongoing basis. Examples include, but are not limited to: electric transformer stations; gas regulator stations; telephone exchange buildings; well, water, and sewer pumping stations; water storage tanks; and water pressure regulating stations.

Public Works Facilities. A facility operated by a public agency or its contractor for the construction, maintenance, or management of essential infrastructure and services. Such facilities may include street maintenance yards, and similar installations necessary to support public utilities, transportation networks, and community services.

Public View. Visibility of a structure, activity, storage area, equipment, or other feature from any public right-of-way, public park, public open space, or from any adjacent property at ground level, including from a residential yard or outdoor living area of a rented or leased portion of the same property which is not occupied by the same residents or tenants of said private property or suite.

Racetracks/Speedways. A facility designed for competitive racing events involving motorized or non-motorized vehicles, typically including a track or course and areas for spectators. Such facilities may host professional or amateur events and often require specialized infrastructure for safety, seating, and event operations.

Raceway. A structure used for wall-mounted signage with individual letters or characters located upon the exterior wall surface between the wall and the letters or sign characters. Raceways contain wiring, conduit, transformers and other electrical components.

Ranch. Area of ten (10) or more contiguous acres used for the raising of livestock on a commercial basis (does not include commercial pen feeding/feed lots). Ranch includes horse breeding and training, but not riding stables.

Reclaimed Water. Water that has received treatment in a facility that is regulated pursuant to A.R.S., tit. 49, ch. 2, and has not legally acquired the characteristics of groundwater or surface water.

Recreational Vehicle

The following definitions delineate different types of Recreational Vehicles:

- A. Vehicular or portable unit mounted on chassis and wheels, not more than eight (8) feet wide and forty (40) feet long, primarily designed to provide temporary living quarters for recreational, camping or travel use, and either has its own motive power, or is mounted on or drawn by another vehicle (e.g., trailer coach, travel trailers, truck campers, camping trailers and motor homes). Total width of a recreational vehicle once sited for occupancy, including all tip outs and/or slide outs, shall not exceed fourteen (14) feet. For purposes of measuring length, the trailer hitch and/or tongue shall not be excluded.
- B. All all-terrain cycles, motorcycles, motorbikes, jet skis, boats, trailers (for transporting said vehicles) which are used for leisure activity and not for work.

Recreational Vehicle Awning. Light weight overhead structure used in conjunction with a recreational vehicle, for shading or weather protection of carports, patios, porches, and windows. Awnings shall not be permitted to have attached siding.

Recreational Vehicle Park. Approved residential development shown in City records, with accessory buildings and uses for enjoyment and benefit of the patrons, in which

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individual spaces are provided for parking of recreational vehicles for temporary portable housing and sleeping purposes, whether or not a charge is made for accommodation.

Recreational Vehicle Space. Parcel within an approved recreational vehicle park shown in the City records, designed for accommodation of one recreational vehicle.

Recreation Facility. A facility designed for indoor or outdoor recreational activities, providing spaces or structures for leisure, physical exercise, cultural programs, or social interaction. Such facilities may include parks, playgrounds, sports fields, trails, swimming pools, recreation centers, and accessory buildings intended for recreational purposes. These may be publicly or privately owned and primarily serve non-commercial, community-oriented uses.

Recycling Facility. A facility used for the acceptance of recyclable materials from the public. Recyclable materials may be collected, sorted, bundled, bailed and/or temporarily stored prior to delivery to a permanent disposal site or shipment to others for reuse and/or processing.

Research and Development Laboratories. A facility primarily engaged in scientific research, product development, and testing of materials, products, or processes. Such facilities may include offices and laboratories and may involve limited prototype manufacturing incidental to research activities. This use excludes large-scale manufacturing and laboratories requiring high-level biosafety containment.

Residential Assembly, Large: A residential dwelling or a portion of a residential dwelling used to gather for regularly scheduled events, programming and/or activities that is accessory to the primary residential use and involves at any one time more than ten (10) but less than twenty-five (25) people, exclusive of the residents of the dwelling and where the assemblage changes the normal flow of pedestrian traffic, vehicular traffic or residential atmosphere of the neighborhood or residential district.

Residential Assembly, Small: A residential dwelling or a portion of a residential dwelling located within a residential district that is used for people to gather for regularly scheduled events, programming and/or activities that is accessory to the primary residential use and involves at any one time ten (10) or fewer persons exclusive of the residents of the dwelling.

Residential Facility. Home in which persons with development disabilities live; licensed, operated, supported, or supervised by the State of Arizona. Developmental disability shall mean autism, cerebral palsy, epilepsy or mental retardation.

Residential facility serving six (6) or fewer persons shall be considered a residential use property if the facility provides care on a twenty four (24) hour per day basis. Residents and operators of the facility shall be considered a family. Limitation of six (6) or fewer persons does not include the operator of the residential facility, members of the operator's family, or persons employed as staff (except that the total number of all persons living at the residential facility shall not exceed eight (8)).

Residential Uses. Single, two and multiple family dwelling units, dormitories, mobile homes, and residential facilities (does not include hotels, motels or the like).

Resort. Group of buildings containing more than five (5) guest rooms, suites, villas, casitas, or similar units, designed to provide short-term visitor accommodations in conjunction with on-site recreational, leisure, entertainment, or wellness amenities. Such amenities may include, but are not limited to, pools, golf courses, spas, fitness

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facilities, recreational programming, outdoor activities, and event or conference facilities. A Resort may include accessory uses customarily associated with hospitality establishments, such as restaurants, bars, retail shops, and meeting or banquet facilities.

Resource Extraction and Processing. The on-site extraction of surface or subsurface mineral products or other natural resources, including but not limited to quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations. Such uses shall also include resource processing and bulk sale of material originating from on-site or off-site such as central mixing plants for cement or concrete, construction/landscape aggregate, asphalt processing and petroleum refining.

Rest Home. Premises used for the housing of and caring for the ambulatory, aged or infirm. There shall be only incidental convalescent care not involving either trained nurse or physician residing on the premises. There shall be no surgery or other activities as are customarily provided in hospitals.

Restaurant. An establishment whose primary business is the preparation and service of food or drink to the public for consumption on the premises. A restaurant may include the sale of beverages incidental to the service of food and may provide indoor and/or outdoor seating.

Retail. Sale of tangible personal property for any purpose other than for resale.

Retail, General. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Any such uses shall include pharmacies, wearing apparel, home furnishings, hardware stores, jewelry stores, variety stores, gift shop, retail printing, bookstores, florists and similar uses.

Retail, Large. A single retail establishment that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the consumer, and which occupies more than one hundred thousand (100,000) square feet of gross floor area. Any such uses shall include grocery stores, apparel shops, appliance stores, electronic stores, department stores, home improvement stores, furniture stores, membership based wholesale retail stores, factory outlet stores, and similar uses.

Retail, Shopping Center. A planned commercial development designed and operated as a single, cohesive entity with shared access, parking, and uniform architecture, landscaping, and signage. These centers accommodate multiple retail and service uses within a unified environment and may range in scale from meeting daily neighborhood needs to serving broader community and regional shopping demands. All individual uses within a shopping center must be considered as specified within the Use Classification table for the applicable underlying zoning district.

Roofed. Covered by a permanent roof structure attached to and supported by a building or structural supports, whether enclosed or open-sided, and constructed of materials customarily used in building construction. A covering shall be considered roofed if fifty percent (50%) or more of the horizontal surface area is solid or otherwise designed to provide weather protection. Structures meeting the fifty percent (50%) solid threshold shall be included in the calculation of Maximum Building Coverage for the applicable zoning district. Lattice, pergolas, or similar open-slat structures with less than fifty percent (50%) solid coverage shall not be considered roofed. Temporary coverings, awnings without structural supports, and shade sails are not considered roofed.

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Rooming House. See “Boarding house.”

Sand Blasting. A process of cleaning, smoothing, or preparing a surface by forcibly propelling a stream of abrasive material, such as sand or similar substances, against the surface using air or water pressure.

School, Private. A private place of general instruction, including but not limited to parochial, religious, or charitable institutions, including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes. Such facilities may include accessory services and facilities intended to serve students or faculty. Day care centers, business schools, trade or vocational schools, and instructional schools are separate use classifications and are defined and regulated pursuant to their respective provisions of this Code.

School, Public/Charter. A publicly funded place of general instruction which does not charge tuition for attendance, including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes, providing primary or secondary instruction, certified by and meeting all compulsory education laws of the State of Arizona and the State Board for Charter Schools, where applicable. Such facilities may include accessory services and facilities intended to serve students or faculty. Day care centers, professional business schools, trade or vocational schools, and instructional schools are separate use classifications and are defined and regulated pursuant to their respective provisions of this Code.

Screen Wall/Screening Wall. A solid masonry wall designed and constructed so as to conceal areas used for refuse, mechanical equipment, parking, storage, and service and loading bays from street and public view, and to separate potential incompatible land uses.

Figure 8.2.N - Screening Wall



Secondhand Store, Resale. A retail establishment primarily engaged in the purchase, resale, or exchange of previously owned clothing, footwear, accessories, and related personal items. Merchandise is typically curated, selectively accepted, and resold based on style, condition, or brand rather than donated. A resale store operates as a for-profit business and may compensate individuals by cash, store credit, or exchange for merchandise. This use does not include thrift stores or charitable donation-based retail establishments.

Secondhand Store, Thrift. A retail establishment primarily engaged in the sale of used or donated goods, including clothing, furniture, household items, and similar merchandise, where the majority of inventory is acquired through donations rather than direct purchase from the public. Thrift stores are commonly operated by nonprofit or charitable organizations and may be used to support social services, job training, or community programs. Merchandise is generally not curated based on brand or style.

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Seed and Feed, Retail and Sales Office. A retail establishment primarily engaged in the sale of feed, grain, seed, and related agricultural supplies intended for livestock or crop production. This classification does not include retail pet stores, pet supply stores, or businesses primarily serving household pets.

Self-Service Storage Facility. A building or group of buildings designed and operated for the rental of individual, compartmentalized storage spaces to occupants who store and remove their own personal property on a self-service basis. Such facilities may include outdoor storage for vehicles as an accessory use but shall not be used for residential purposes or include on-site sales, repair, or servicing of goods.

Sewage Disposal & Treatment Plant. A facility designed and operated for the collection, treatment, and disposal of sanitary sewage and related wastewater. Such plants utilize physical, chemical, and biological processes to remove contaminants and may include associated structures, equipment, and appurtenances necessary for treatment and discharge or reuse. This use does not include individual or shared residential wastewater systems, including septic tanks, leach fields, aerobic treatment units, or other on-site or small-scale residential sewage disposal systems.

Shed. A small, detached, accessory structure used for storage of tools, equipment, or household items, and not intended or permitted for human habitation.

Sign. Any structure, board, poster, placard, or device, which contains or comprises a display designed, used, or intended to attract the attention of the public. Signs include the sign structure, display surface, and all other components.

Sign, Abandoned. Any sign that has ceased to be actively maintained and is in a dilapidated or deteriorated condition, or any sign for a business or other premises that has been vacant or does not have an active business license for six or more months.

Sign, Animated. Any sign or part of a sign which changes physical position by any movement, rotation or undulation or by the movement of any light used in conjunction with a sign such as blinking, traveling, flashing or changing degree of intensity of any light movement other than burning continuously.

Sign, Awning. A sign that is mounted, painted on, or attached to an awning.

Sign, Banner. A sign made of fabric, plastic, or other pliable material without a rigid structural support or internal illumination on which advertising copy or graphics may be displayed. A banner sign can be composed of several different elements (including the sign face, balloons, pennants, and streamers) which is displayed for a temporary and predefined period of time and is required to be removed upon expiration of that time period, regardless of message content.

Sign, Billboard. A permanent sign or structure containing a commercial or noncommercial message, which directs attention to something offered or existing elsewhere than upon the property where the sign is located.

Sign, Business. For purposes of Section 4.7 (Signage), any commercial or noncommercial activity conducted within or outside a building or structure located on a property, parcel, or any part of a property or parcel.

Sign, Cabinet. A three-dimensional structure, which includes a frame, borders and sign panel face and which may include internal lighting.

Sign, Canopy. A sign that is mounted, painted on, or attached to a canopy.

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Sign, Commercial. A permanent or temporary sign, which identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, including, without limitation, any sign naming a brand of good or service and any sign that is not a noncommercial sign.

Sign, Digital Marquee. A permanent sign or structure, which is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means, for the purpose of directing attention to something offered or existing elsewhere than upon the property where the sign is located.

Sign, Directional. A permanent on-site sign typically containing information for the purpose of directing vehicular traffic or pedestrian travel to the identified property or other location.

Sign, Directory. A permanent on-site sign typically listing the names, uses and/or locations of persons, businesses or activities conducted within a building or group of buildings.

Sign, Drive-Through Menu Board. A permanent sign typically displaying items for sale at a drive-in or drive-through restaurant, with or without ordering capability.

Sign, Electronic Message Display. A permanent sign that displays copy, graphics, symbols, or images using electronic or digital technology, including but not limited to light-emitting diodes (LED), liquid crystal display (LCD), plasma display, or similar technology, and that is capable of being changed by electronic means.

Sign, Electronic Changeable Copy Display. A portion of a sign that uses electronic, digital, or light-emitting technology to display characters, letters, numbers, symbols, or graphics that can be changed electronically without replacing the sign face.

Sign, Figurative Design. An application on a sign that advertises the occupant activity or business through the use of graphic or crafted symbols, such as shoes, keys, glasses, books, etc. Figurative designs can be incorporated into any of the allowable sign types identified in this Ordinance.

Sign, Freeway Pylon. A permanent freestanding identification sign located on property abutting a freeway, or part of a complex or center abutting or in close proximity to a freeway that is oriented to and intended to be read from the freeway.

Sign, Governmental. Any sign erected, constructed, or placed and maintained on government-owned or privately-owned real property, including, but not limited to, public buildings, public rights-of-way, public schools, and community facilities, by the City or any other governmental entity of the State of Arizona, a public or quasi-public utility, or the Federal Government or an agency thereof, including any sign placed and maintained pursuant to a government contract or license. Government signs also include official traffic, fire and police signs, signals and devices and markings of the State of Arizona and the City of Goodyear or other authorized public agency, and the posting of notices as required by law.

Sign, Illuminated. A permanent sign with the surface artificially lighted, either internally or externally.

Sign, Inflatable Devices. A type of sign that achieves its shape through inserted air or gas. Includes balloons and other air or gas blown displays.

Sign, Kiosk. A City-installed or licensed informational sign indicating directions to destinations within the community, including, but not limited to, government and community facilities, residential developments, schools, and businesses.

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Sign, Legal Nonconforming. A sign lawfully erected and maintained prior to the adoption of this Ordinance, by a business with a valid business license, which does not conform to the requirements of this Ordinance.

Sign, Maintenance. The replacement or repair of a part or portion of a sign required by ordinary wear, tear or damage, with like material, color and design.

Sign, Monument. A freestanding, permanent self-supported identification sign that is not attached to the supportive elements of a building.

Sign, Noncommercial. A permanent or temporary sign, which in no way identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, or portrays or symbolizes a good, property, or service, especially, but, without limitation, a brand or trade name, an identifiable container shape, or a trademark. Noncommercial signs include, but are not limited to, political and ideological messages.

Sign, Pennant. Any piece of lightweight plastic, fabric or other material suspended from a rope, wire or string, displayed in series and capable of movement in the wind.

Sign, Permanent. A sign that is permanently attached to a building, structure, or the ground and that is intended to be used for an ongoing, indefinite period of time.

Sign, Portable. A temporary sign, also referred to as A-frame signs, not affixed to a structure or ground-mounted on a site, but rather is self-supporting and designed to be moved from place to place.

Sign, Projecting. A permanent sign attached to a building or other structure and extending in whole or in part more than 12 inches beyond the building or other structure.

Sign, Property Offered for Sale or Lease. A temporary, on-premises sign associated with the sale, lease, or rental of the property on which the sign is located.

Sign, Property Under Construction. A temporary sign, limited to the period of construction, located on the premises of an existing construction project.

Sign, Residential Development. A temporary sign placed on an undeveloped property in a residential zoned district.

Sign, Roof. A permanent sign erected on, above or over the roof.

Sign, Shingle. A permanent sign suspended from, and located entirely under a covered porch, covered walkway or an awning and is anchored or rigidly hung to prevent the sign from swinging due to wind movement.

Sign, Short-Term Off-Premises. A temporary sign, other than a billboard, that directs attention to an activity, business, commodity, service, entertainment, product or attraction sold, offered, or existing elsewhere than upon the property where the sign is located.

Sign, Temporary. A sign that is not permanently affixed or attached to a building, structure, or the ground and that is intended to be used for limited periods of time.

Sign, Vehicle. A sign mounted, painted or otherwise placed on a truck, bus, car, boat, trailer or other vehicle or equipment and used in such a manner that the sign is visible from a public street or right-of-way.

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Sign, Wall. A permanent sign fastened to or painted on the exterior wall of a building or structure in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign.

Sign, Window. Any poster, cut-out letters, painted text or graphic, or other text or visual presentation affixed to the interior of a window, and placed so as to be read from the exterior of the building. This does not include any item, such as merchandise, normally displayed within a store window.

Sign, Yard. A temporary sign made of corrugated plastic, metal, grey board, or similar type of material and that is generally supported by stakes or posts inserted into the ground.

Sign Shop. A business primarily engaged in the design, fabrication, production, painting, lettering, printing, or finishing of signs and sign components. Activities may include digital printing, vinyl cutting, illumination assembly, and related fabrication incidental to sign production. All operations, storage, and fabrication shall occur entirely within an enclosed building and shall be conducted in a manner that does not create objectionable impacts, including odor, dust, smoke, noise, glare, or vibration beyond the premises.

Sign Walker. Any person who wears, holds or balances a sign as defined and regulated by Section 4.6.11 and A.R.S. § 9-499.13, as amended.

Single Housekeeping Unit. A group of one (1) or more persons residing together in a dwelling who share use of and responsibility for common areas, household activities, and responsibilities such as meals, chores, household maintenance, and expenses. Status as a single housekeeping unit is determined by occupants sharing expenses for food, rent, or utilities under a unified arrangement, rather than through individual room-by-rent leases or partitioned rental agreements that would otherwise classify the use as a Boardinghouse. Furthermore, Single Housekeeping Unit status shall not apply to the occupants of a sorority or fraternity, motel, hotel, boarding or lodging home, recidivism or prison transitional home, or any facility that is required to be licensed by a public agency.

Site Area, Gross. The total area of a development site including, where applicable, dedicated portions of abutting streets.

Site Area, Net. Developable portions of a site not including abutting streets.

Site Plan. A plan of development showing proposed and existing structures; circulation, access and maneuvering areas; open space, landscaping, parking lots and other amenities and or required features. The plan is submitted for evaluation by the Development Review Committee as described in Section 5.5.

Site Plan, Conceptual. A preliminary plan of development submitted in conjunction with a Rezoning, Use Permit, or Planned Area Development application that illustrates the proposed land use, building placement, and overall site configuration with sufficient detail to demonstrate consistency with the General Plan and compatibility with surrounding properties. Unlike a final Site Plan required for Site Plan approval, construction permits, a Conceptual Site Plan focuses on the overall development theme and intent, serving as the basis for legislative approval and any attached zoning conditions.

Sleeping Room. Room, other than a guest room, in which no cooking facilities are provided.

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Smoking Establishment. Any business or location that is dedicated, in whole or in part, to the use of tobacco or other substances emitting smoke or allowing inhalation of smoke or vape, including but not limited to establishments also referred to as cigar bars or lounges, hookah bars or lounges, and tobacco clubs or bars.

Social Clubs and Fraternal Organizations. A nonprofit, membership-based organization established for social, fraternal, civic, benevolent, or recreational purposes. Such organizations typically provide meeting spaces and may include accessory uses such as food and beverage service for members and their guests. These uses are not primarily engaged in commercial activities and are not open to the general public except for occasional events permitted by law.

Specified Anatomical Areas

(See: Adult Business). Areas that depict, describe or relate to:

Less than completely and opaquely covered:

- A. Human genitals, pubic region;
- B. Buttock; and
- C. That portion of the female breast constituting the nipple and areola (the more darkly pigmented portion of the breast encircling the nipple).
- D. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities

(See: Adult Business). Activities that depict, describe, or relate to:

- A. Human genitals in a state of sexual stimulation or arousal;
- B. Acts of human masturbation, sexual intercourse or sodomy; and
- C. Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

Stable, Private. Detached accessory building for the keeping of horses, mules or ponies owned by the occupants of the premises (not kept for remuneration, hire or sale).

Stable, Commercial. Area of ten (10) or more contiguous acres containing stables for horses, mules or ponies which are bred, hired, shown or boarded on a commercial basis.

Story. Portion of a building between the upper surface of a floor and the upper surface of the floor next above; the topmost story shall be a portion of the building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar or unused underfloor space is more than six (6) feet above grade or more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above grade at any point, the basement, cellar or unused underfloor space shall be considered a story.

Street. Dedicated public or private passageway which affords the principal means of access to abutting property. The term does not include alleys.

Street, Centerline. Centerline of a street right of way determined by the City Engineer, or designee.

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Street, Line. Dividing line between a lot, tract or parcel and a contiguous street (right of way).

Structural Alterations. Change in supporting members of a building (bearing walls, or partitions, columns, beams, or girders) or the complete rebuilding of a roof.

Structure. Piece of work constructed or erected, use of which requires location on the ground or attached to something having location on the ground (this term does not include a tent, vehicle, trailer coach or mobile home).

Structure, Temporary. Piece of work readily movable and used or intended for a period not to exceed ninety (90) consecutive days. Structure shall be subject to applicable property development standards for the district in which it is located.

Subdivision Regulations. Chapter 15 of the Goodyear City Code as adopted and amended from time to time by the City Council.

Swap Meets. A marketplace where groups of sellers rent space to display, barter or sell goods to the public. The marketplace is composed of semi-enclosed or outdoor stalls, stands or spaces, and is distinguished from a farmer's market or craft fair in that the principal items sold, displayed or bartered are used or previously owned items, and are not fresh produce items, art items or handicrafts.

Swimming Pool, Private. A contained body of water used for bathing or swimming purposes either above or below ground level with the container being eighteen (18) inches or greater in depth at any point.

Swimming Pool, Public. Same as private pool, but operated as a commercial business. Public swimming pools shall conform with Maricopa County health requirements.

Synthetic Turf. A surface cover of artificial material created and installed in order to mimic the natural look, feel, and color of turf.

Tattoo Studio. A business that marks the skin with any indelible design, letter, scroll, figure, symbol or any other mark that is placed by the aid of needles or other instruments upon or under the skin with any substance that will leave color under the skin and that cannot be removed, repaired or reconstructed without a surgical procedure. A Tattoo Studio may or may not be operated in conjunction with a Body Piercing Studio.

Temporary Construction Offices. A temporary structure or facility located on the same site as, or immediately adjacent to, an active construction project, used for administrative or management purposes related to that project. Such offices are permitted only for the duration of the construction activity under a valid building permit and shall be removed upon completion of the project or expiration of the permit.

Temporary Use. A use, business, sale, display, or event which is conducted for a specified, limited amount of time and is generally related to a particular seasonal, cultural, traditional or community activity.

Tobacco Retailer. Any licensed business who primarily sells or offers for sale, tobacco, tobacco products, or tobacco paraphernalia, vape products, hookah or who distributes samples of tobacco products or paraphernalia. These businesses include but are not limited to, tobacco shops, cigars and pipe retailer, cigarette or electronic cigarette, vape, or hookah retailer, and smoking establishments.

Townhouse. A dwelling unit consisting of attached residential units sharing common (party) walls, with no side yard separating adjoining units.

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Trailer, Accessory. Vehicle used or designed for temporary living or sleeping purposes, having axles and wheels (one or more). Dwelling unit for density and parking requirement purposes, but not considered a single or multiple family dwelling, apartment, efficiency apartment, rooming unit or guest room.

Trailer, Travel. Vehicle or portable unit mounted on a chassis and wheels, not exceeding eight (8) feet wide and/or forty (40) feet long, and is drawn by a motor vehicle to provide temporary living quarters for recreational, camping, or travel use.

Trailer, Work. Portable vehicular attachment with axle and wheels used exclusively for business or occupational purposes.

Transfer Company, Trucking Terminal. A facility used for the receipt, transfer, and short-term storage of goods transported by truck, and for the parking, dispatch, and minor maintenance of trucking fleets. Such facilities may include loading docks, maintenance bays, and administrative offices. Trucking terminals do not include major vehicle repair operations, prolonged storage of goods or materials for extended durations with limited turnover, inventory management functions, or storage-oriented operations occupying substantial building area, and are characterized by high truck turnover and operational activity and does not include retail fuel sales or traveler-oriented commercial services.

Transmitting Stations. A facility used for sending radio, television, or other electromagnetic signals for communication purposes. A transmitting station may include antennas, towers, transmitters, and related equipment necessary for signal transmission.

Truck, Camper. Portable unit, consisting of a roof, floor, and sides designed to be loaded onto and un-loaded from the bed of a pickup truck, to provide temporary living quarters for recreational, camping, or travel use.

Truck Parking Facility. A lot or area designed and operated primarily for the short-term or overnight parking and staging of commercial motor vehicles and trailers, where parking may be provided with or without a fee. A truck parking facility may include basic accessory features such as lighting, security measures, restrooms, or driver amenities, but does not include fuel sales, freight transfer operations, or customer-serving retail uses.

Truck Stop/Travel Plaza. A commercial facility designed primarily to serve the needs of commercial motor vehicle operators and the traveling public, offering fuel, convenience retail, and accessory services. Typical accessory uses may include food service establishments, restrooms, showers, vehicle servicing, weigh scales, and short-term parking for passenger vehicles and commercial trucks. Truck parking at a truck stop is accessory to the primary commercial services and is not intended for long-term storage of commercial vehicles. A travel plaza may also include overnight accommodations and restaurant facilities primarily for the use of truck crews. Other facilities may also be present, such as convenience markets and restaurants.

Turf. A surface layer of earth containing regularly mowed grass, with its roots. Turf includes but is not limited to annual and perennial Rye grass, Fescue, all types of Bermuda, and Azoya. Turf does not include synthetic / artificial grass.

Turf-related Facility. Any facility, including schools, parks, cemeteries, and golf courses, that applies water from any source, including Reclaimed Water, to ten (10) or more acres of Water-intensive Landscaped Area.

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Use. Purpose for which land or a building is occupied or maintained, arranged, designed or intended.

Use, Accessory. Subordinate use customarily incidental to, and conducted on the same lot with, a principal use of a building, including household employee's quarters.

Use Permit. Permit granted to a property owner by the Council to conduct a permitted use in a zoning district subject to a Use Permit. Use permit may be granted at the discretion of Council after receiving a recommendation from the Planning Commission.

Use Permit Use. A Use Permitted in a particular zoning district only upon showing that such use will comply with all the conditions and standards for the location and/or operations of such use as specified in this Ordinance and authorized by the City Council.

Variance. Modification of the literal provisions of the Zoning Ordinance, granted by the Board of Adjustment upon finding that the strict enforcement would cause undue hardship, owing to circumstances unique to an individual property for which the variance is granted, and not caused by the applicant.

Ventilation Court. An area provided within a building site, open to the sky, for the purpose of providing light and air to rooms intended for human habitation which do not otherwise have window exposure to a street, alley or other open space. The width of a court shall be its least horizontal dimension.

Veterinary Hospital. An office maintained by a licensed doctor of veterinary medicine for the treatment and care of small animals, namely the usual household pets and other animals of a similar size and nature but not livestock. Does not include overnight boarding of animals that are not under medical care.

Veterinary Office/Clinic. A facility used by one or more licensed veterinarians to provide medical services to household pets (e.g., dogs, cats, rabbits, iguanas, etc.) and/or a facility where pets are provided general hygienic and similar care using non-prescriptive over-the-counter supplies. Does not include overnight boarding of animals that are not under medical care.

View Fence. A partially or completely open barrier designed to maintain boundary lines or security while preserving sightlines and a sense of openness, and composed of approximately two (2) feet or fewer of concrete masonry unit (CMU) wall.

View Wall. An architectural feature or landscaping element designed to intentionally frame, control, or obscure an outdoor line of sight, and composed of approximately four (4) feet of concrete masonry unit (CMU) wall.

Volume. Volume of a building occupying a particular site (determined by multiplying gross floor area of individual floors, by height of each story).

Volume Ratio. Ratio of building volume to net lot area of a building site.

Wall. An artificially constructed barrier of solid stucco, masonry, rock or concrete material erected to enclose or screen areas of land.

Warehouse/Wholesale/Distribution Facility. An establishment primarily engaged in the sale, trade or distribution of finished goods and materials in large quantity to retailers or other businesses for resale to the general public or business customers, and limited retail uses when directly associated with the wholesale use. This use shall not include heavy manufacturing, agriculture intensive operations, food processing, bulk storage

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of hazardous or explosive materials, or scrap or salvage operations. Wholesale uses that sell to the general public, including membership-based uses, shall be considered retail, large.

Waste Facility, Landfill. A planned and approved method or system of waste disposal in which the waste is disposed or buried in layers, compacted by earth or other approved methods, also known as sanitary landfill.

Waste Facility, Transfer Station. A facility or site where solid waste from households, businesses, and industries is transferred from one type of collection vehicle or container to another. Transfer activities are entirely within covered structures. A transfer station is an intermediary point between the locations of waste generation and the sites of ultimate processing or disposal. Does not include liquid waste transfer, hazardous or toxic waste disposal, solid waste disposal, or liquid waste recycling or refining activities.

Waste of Water. To permit water to escape from any private property onto a street, sidewalk, gutter, alley, public utility easement, tract, parking area, or another person's property. Water is not wasted if any of the following apply:

1. The flow of water results from water supply system failures or malfunctions that are fixed within seventy-two (72) hours of the date of notice of such failure or malfunction.
2. The flow results from firefighting, inspection of fire hydrants by the fire department or from fire training activities.
3. The flow is from water reasonably applied as a dust control measure as may be required by law.
4. The flow is from water applied to abate spills of flammable or otherwise hazardous materials, where water is the appropriate methodology.
5. The flow is from water applied to prevent or abate health, safety, or accident hazards when alternate methods are not available.
6. The flow results from the inspection, operation or maintenance of a water supply system.
7. The flow results from inspection or maintenance of irrigation systems.
8. The flow results from water used for construction or maintenance activities where the application of water is the appropriate methodology and where no other practical alternative exists.
9. The flow results from maintenance of a swimming pool.

Water Feature. Pools, ponds, fountains, streams, waterfalls, swimming pools, artificial lakes, and other artificial water structures. A Water Feature does not include a system that injects or drops water into the air solely for the purpose of cooling a confined air space.

Water-intensive Landscaping / Water Intensive Landscaped Area.

1. Any area landscaped with plants not defined as Low Water Use Landscaping; and
2. The total surface area of all Water Features that are an integral part of the landscaped area.

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Wireless Communications Facilities. Any structure, equipment, or system used to transmit or receive wireless voice, data, or video communications, including but not limited to towers, small wireless facilities, antennas, antenna support structures, transmission equipment, equipment cabinets, utility pole-mounted equipment, and associated accessory facilities. Wireless communications facilities include both freestanding and building-mounted installations and encompass facilities used for commercial, public, or private wireless communications services.

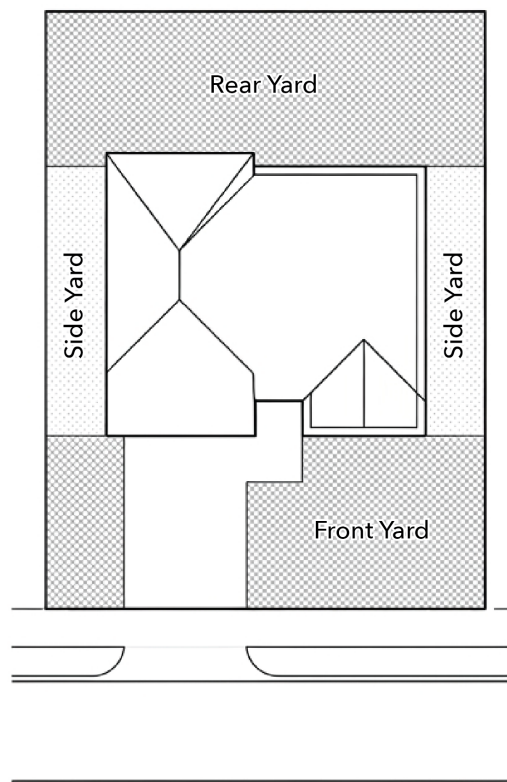
Yard. Open space at grade level between a building and adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward. Width of side yard, depth of front yard, or depth of rear yard measured as a minimum horizontal distance between lot lines and a main building.

Yard, Front. Open, unoccupied space on the same lot with a main building, extending the full width of the lot, and situated between a street line and the front line of the building projected to the side lines of the lot. Front yard on a residential corner lot is the yard adjacent to the shorter street frontage; front yard of a commercial corner lot is the yard adjacent to the major street, unless otherwise determined by the Zoning Administrator.

Yard, Rear. Open space on the same lot with a main building, between the rear line of the principal building and the rear line of the lot, extending the full width of the lot.

Yard, Side. Open, unoccupied space on the same lot with a main building situated between the building and the side line of the lot, and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line. Interior side yard is defined as a side yard adjacent to a common lot line.

Figure 8.2.O - Yard Terminology



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Zoning Administrator. The Development Services Department Director, or designee.

Zoning Clearance. Written authorization issued by the Zoning Administrator, or designee, confirming that a proposed use, building, structure, or development complies with the provisions of this Zoning Ordinance.

Zoning Conditions. Conditions and/or stipulations imposed by the City Council as a condition of approval of a zoning amendment.

Zoning Ordinance. The Zoning Ordinance of the City of Goodyear, Arizona as adopted and amended from time to time by the City Council.

Zoning Permit. Permit granted to a property owner through the Development Services Department upon a finding that the allowed activity is in conformance with the intent of this Code. To the extent authorized by this Chapter, a Zoning Permit may be limited by specific conditions, restrictions, terms, or time period.

Zoo. A facility open to the public where live animals are kept in captivity for exhibition, education, conservation, and recreational purposes. A zoo may include associated structures such as animal enclosures, visitor amenities, and educational facilities. All operations must comply with applicable animal welfare, safety, and environmental standards.