

ARTICLE 2 – ZONING DISTRICTS

2.1. Zoning Districts and Map Established

2.1.1. Zoning Districts Established

In order to promote the orderly development of the City and carry out the provisions of this Ordinance and in order to classify, regulate, restrict, and separate the use of land, buildings and structures, the City is hereby divided into the following districts:

Table 2.1.1: Zoning Districts Established	
Abbreviation	Zoning District
Residential Districts	
AG	Agricultural
AU	Agricultural-Urban
R1-10	Single-Family Residential (Detached)
R1-7	Single-Family Residential (Detached)
R1-6	Single-Family Residential (Detached or Attached)
R1-4	Single-Family Residential (Detached or Attached)
R1-A	Single-Family Residential (Attached)
R1-C	Single-Family Residential (Detached Court)
R2	Two-Family Residential (Detached or Attached)
MF-12	Multi-Family Residential
MF-18	Multi-Family Residential
MF-24	Multi-Family Residential
MHS	Manufactured Home Subdivision
MH/RVP	Manufactured Home Park or Recreational Vehicle Park
Commercial Districts	
CO	Commercial Office
C-1	Neighborhood Commercial
C-2	General Commercial
CMX	Core Mixed-Use
PFD	Public Facilities District
BPD	Business Park District
Industrial Districts	
I-1	Light Industrial Park
I-2	General Industrial Park
Planned Area Development Districts	
PAD-Overlay	Planned Area Development Overlay
PAD	Planned Area Development

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2.1.2. Map Established

- A. The locations and boundaries of zoning districts are established on the "City of Goodyear Zoning Map". The Zoning Map, together with all data shown on the map and all amendments hereafter adopted, is by reference made a part of this Code.
- B. The Development Services Department shall keep as a digital file the original and all revised versions of the City of Goodyear Zoning Map. The most recent approved iteration of the map shall be clearly labeled. A copy of the City of Goodyear Zoning Map shall be available for inspection by the general public in the Development Services Department during normal business hours. Access to a digital Zoning Map shall satisfy this requirement.
- C. Any changes to the official Zoning Map shall be considered an amendment to the official Zoning Map and filed in accordance with Section 6.9.4 of this Code.
- D. The official Zoning Map may, from time to time, be republished to delineate any change of zoning approved pursuant to Section 6.9.4 of this Code or any other amendments thereto.
- E. The Zoning Administrator may determine that property zoned AG (Agricultural) or AU (Agricultural Urban) that is owned or operated by a public entity and historically used for a non-residential purpose, including but not limited to airports, correctional facilities, or publicly owned roadway corridors, may be considered a non-residential use for the purposes of this Ordinance.

2.1.3. Boundary Determination

- A. Where there is uncertainty with respect to the boundaries of any zoning district on the City of Goodyear Zoning Map, the following rules shall apply:
 - 1. The Zoning District boundary lines are intended to follow street, alley, lot, or property lines, as they exist at the effective date of this Ordinance except where such district boundary lines are fixed by dimensions shown on the Zoning Map, in which case such dimensions shall govern. Where a zoning district boundary line is indicated as approximately following streets or highway rights-of-way, the zoning district of the adjacent property shall be extended to the centerline of such street or highway right-of-way, as determined by the Zoning Administrator. In no case, however, is the Zoning Map intended to be used as a precise, legal narrative of any zoning district boundary.
 - 2. Where a Zoning District boundary is not clearly defined on the Zoning Map, the location of such boundary shall be determined administratively by the Zoning Administrator.

2.2. Residential Districts

2.2.1. Purpose

- A. The general purposes of the residential districts are to:
 - 1. Provide high quality, complete residential neighborhoods to meet the varying lifestyles and housing options for the City's residents.

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2. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
 3. Establish design standards to help create distinct, safe and attractive residential neighborhoods.
- B. Residential Districts are comprised of Agricultural Districts, Single-Family Residential Districts, and Multi-Family Residential Districts. The specific purposes of the agricultural, single-family residential and multi-family residential districts are:
1. **Agricultural.** Allows agricultural, ranching, and related uses within the City, and may act as a “holding district” for annexed lands that have been used for agricultural purposes until a suitable rezoning occurs. The AU district specifically provides a low-density, estate-type residential use that allows for non-commercial agricultural uses and Large Animal and Small Animal privileges. These districts also allow for other uses under certain circumstances and allow select uses when compatible with a residential environment subject to a Use Permit.
 - AG (Agricultural)
 - AU (Agricultural-Urban)
 2. **Single-Family Residential.** To provide areas for detached and attached single-family dwellings with each dwelling being located on a separate lot. These districts also allow for other uses under certain circumstances and allow for other uses when compatible with a residential environment subject to a Use Permit. The Single-Family Residential Districts include:
 - R1-10 (Single-Family Detached)
 - R1-7 (Single-Family Detached)
 - R1-6 (Single-Family Detached or Attached)
 - R1-4 (Single-Family Detached or Attached)
 - R1-A (Single-Family Attached)
 - R1-C (Court Home Detached or Attached)
 - MHS – Manufactured Home Subdivision
 3. **Multi-Family Residential.** To provide areas for a variety of multiple residence housing types, manufactured home parks, and recreational vehicle parks. It also includes Two-Family Residential, which allows for one single family dwelling or two single family dwellings (a duplex) to be located on a single lot. These districts allow for other uses under certain circumstances and allow for other uses when compatible with a multi-family residential environment subject to a Use Permit. The Multi-Family Residential Districts include:
 - R2 (Two-Family Residential)
 - MF-12 (Multi-Family Residential)
 - MF-18 (Multi-Family Residential)
 - MF-24 (Multi-Family Residential)

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MH/RVP (Manufactured Home or Recreational Vehicle Park)

2.2.2. Residential Permitted Uses

Table 2.2.2 below identifies uses that are permitted, uses that are permitted if certain conditions are met, and uses that may be permitted by a Use Permit within each Agricultural, Single Family Residential and Multi-Family Residential District. The various types of permitted uses are designated below:

- A. **Principal Permitted Use** – “P” within a cell indicates that use is permitted by right within that zoning district.
- B. **Permitted with Specific Additional Conditions** – “C” within a cell indicates a use that is permitted if certain specific conditions are met.
- C. **Special Use Permit Use** – “S” within a cell indicates a use that requires the approval of a Special Use Permit in accordance with Section 6.6.
- D. **Use Permit Use** – “U” within a cell indicates 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.
- E. **Accessory Use** – “AC” in a cell indicates a use that is permitted so long as it is 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.
- F. Blank cells indicate a use is not permitted.

Table 2.2.2: Residential Districts Use Classifications

P - Principal Permitted Use C – Permitted with Conditions S - Special Use Permit Use U - Use Permit Use AC - Accessory Use	Single Family							Multi-Family				Additional Use Definitions and Regulations *
	AG	AU	R1-10, R1-7	R1-6, R1-4	R1-C	R1-A	MHS	R2	MF-12	MF-18/24	MH/RVP	
Household Living												
Dwelling, one single family detached	P	P	P	P	P		P					
Dwelling, one single family attached												
Limited to 2 units attached				P		P		P				
Limited to 3 units attached						P		P				
4 or more units attached						P		P				
Dwelling, two-family (duplex)								P	P			
Dwelling, multi-family									P	P		

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Table 2.2.2: Residential Districts Use Classifications												
P - Principal Permitted Use C – Permitted with Conditions S - Special Use Permit Use U - Use Permit Use AC - Accessory Use	Single Family							Multi-Family				Additional Use Definitions and Regulations *
	AG	AU	R1-10, R1-7	R1-6, R1-4	R1-C	R1-A	MHS	R2	MF-12	MF-18/24	MH/RVP	
Detached accessory building	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC		3.12.2
Guest ranch and resort	U	U										
Manufactured home	C	C					C				C	3.7 & 3.8
Recreational vehicle											C	3.6
Group Living												
Assisted Living Facility								C		C		3.11.4
Group Home												
1–10 residents, shall be no closer than 1,320 feet (1/4 Mile) from another Group Home	C	C	C	C	C	C	C	C				3.4.3
1–10 residents, less than 1,320 feet 1/4 mile from another Group Home with 1–10 residents	U	U	U	U	U	U	U	U				3.4.3
Civic and Institutional												
Community Playfields and Parks	P	P	P	P	P	P	P	P	P	P	P	
Day care												
Home day care: 1–3 adults or children	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.4
Home day care: 4–10 adults or children	U	U	U	U	U	U	U	U	U	U	U	3.4.4
Day care facility	U	U	U	U	U	U	U	U	U	U	U	3.4.4
Energy Generation Facility	S	S										
Home business	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.4.4
Hospital										C		3.11.22
Inert Material Landfill (Public Project Borrow Pit)	S	S	S	S	S	S	S	S	S	S	S	

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Table 2.2.2: Residential Districts Use Classifications												
P - Principal Permitted Use C – Permitted with Conditions S - Special Use Permit Use U - Use Permit Use AC - Accessory Use	Single Family							Multi-Family				Additional Use Definitions and Regulations *
	AG	AU	R1-10, R1-7	R1-6, R1-4	R1-C	R1-A	MHS	R2	MF-12	MF-18/24	MH/RVP	
Model Home Complex	P	P	P	P	P	P	P	P	P	P	P	
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	3.11.31
Schools, Private	S	S	S	S	S	S	S	S	S	S	S	
Schools, Public & Charter	P	P	P	P	P	P	P	P	P	P	P	
Residential Assembly, Large	U	U	U	U	U	U	U					3.11.33
Residential Assembly, Small	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.11.34
Temporary uses incidental to a construction project	P	P	P	P	P	P	P	P	P	P	P	
Accessory Uses	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3.12.1
Portable Storage Containers								C	C	C	C	3.12.9
Agriculture												
Agricultural, General	P	P										
Agricultural, Intensive Operation	U	U										3.4.2
Agricultural, Noncommercial	P	P										
Animal Keeping	C	C	C	C	C		C					3.4.1
Agricultural Stand	P											
Entertainment, Recreation & Cultural												
Golf Course		U	U	U	U	U	U	U	U	U	U	

* Unless otherwise expressly permitted elsewhere in the Zoning Ordinance, uses not specifically permitted are prohibited. Although not comprehensive, the "Additional Use Definitions and Regulations" column includes references to limitations applicable to specific use classification referenced in Article 3 or refers to regulations located elsewhere in this Zoning Ordinance.

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2.2.3. Development Standards for Agricultural and Single-Family Districts

- A. Table 2.2.3 prescribes development standards for each agricultural district and single-family residential district. Additional development and design standards and regulations for agricultural districts and single-family residential districts can be found elsewhere in the Zoning Ordinance.

Table 2.2.3: Development Standards – Single Family Districts									
Standard	AG	AU	R1-10	R1-7	R1-6 ⁽¹⁾	R1-4(1)	R1-A	R1-C	MHS
Lot Standards									
Minimum Lot Area (sq ft)	435,600	43,560	10,000	7,000	5,500	4,500	2,800	3,200	3,000
Minimum Lot Width (ft)	300	150	80	70	55	45	35	40	50
Minimum Lot Depth (ft)	N/A	N/A	125	100	100	100	80	80	60
Building Form and Location									
Maximum Height (ft)	30	30	30	30	30	30	30	30	20
Maximum Building Coverage	20%	20%	40%	45%	60%	60%	75% ⁽⁵⁾	60%	70%
Minimum Setbacks (ft)									
Front ⁽²⁾	20	20	10	10	10	10	10 ⁽⁶⁾	5 ⁽⁷⁾	10
Front-facing garage	20	20	20	20	20	20	20	20	N/A
Side	20	15	10	5 ⁽³⁾	5 ⁽³⁾⁽⁸⁾	5 ⁽³⁾⁽⁸⁾	0 ⁽¹¹⁾	0 ⁽³⁾	10
Total both sides	40	30	20	15	15 ^{(8) (9)}	15 ^{(8) (9)}	0 ⁽⁸⁾	10	20
Street Side ⁽⁴⁾	100	30	20	15	10	10	10 ⁽¹⁰⁾	10	10
Rear	100	50	30 ⁽¹¹⁾	25 ⁽¹¹⁾	20 ⁽¹¹⁾	20 ⁽¹¹⁾	15 ⁽¹¹⁾	15 ⁽¹¹⁾	10
Development Standards									
Open Space % (of net area)	0	0	10	12	15	15	15	15	15

1 For single-family attached uses each unit shall be on its own lot.

2 Front setback shall be measured to patios, livable space, and side entry garages

3 Setback shown only applies when the project complies with the adopted Single-Family Design Guidelines, otherwise projects shall observe a minimum ten (10) foot setback.

4 Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies

5 Maximum Building Coverage 80% when utilizing Reduced R1-A Development Standards.

6 If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.

7 Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet

8 For principal residential uses, attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet

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- 9 Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3.5.1
- 10 If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches.
- 11 Where a rear facing garage is provided with access via a private alley tract, the rear setback for the entire building shall be reduced to 0 feet, provided fire separation requirements can be met.

Figure 2.2.3A – Single Family District Standards (Detached)

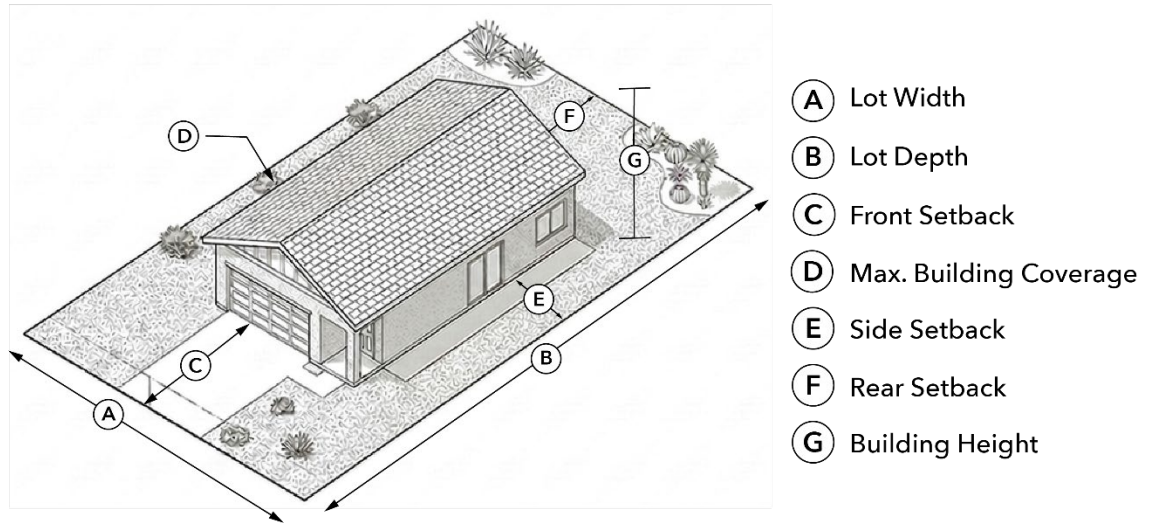
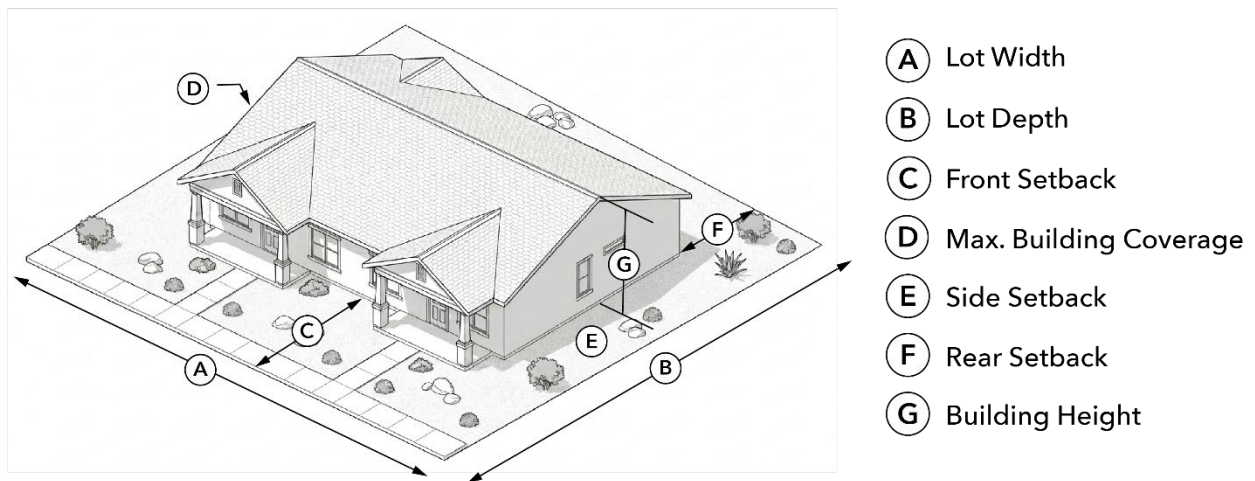


Figure 2.2.3B – Single Family District Standards (Attached)



B. Additional Development Standards & Regulations

1. Attached church spires, crosses, belfries, cupolas, flag poles, clock towers, or similar features may extend above the roof no more than the

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height of the building. Detached features shall be no greater than twice the height of the highest building on site.

2. Notwithstanding this Ordinance, no exceptions to the height limit shall be permitted in any district combined with an airport hazard district, except to the extent that the height limit in an airport hazard district exceeds the height limit in the use district.
3. No building shall be erected to exceed the height limit designated for the district in which located, whether the height be designated in number of stories, number of feet, or otherwise.
4. Supplemental Standards Applicable to All Single-Family Residential Districts - See Section 3.5 for additional standards applicable to all residential districts
5. Accessory Uses, Buildings and Structures – See Section 3.11 Additional Use Specific Regulations for additional development and design regulations.
6. Landscaping, Walls and Screening requirements – See Section 4.2 Landscaping and Section 4.3 Screening, Walls and Fences for additional development and design regulations.
7. Pool & Spa requirements – See Section 4.3.4 Pools & Spas for additional development and design regulations.
8. Parking and loading requirements – See Section 4.4 Off-Street Parking and Loading for additional development and design regulations.
9. Exterior Lighting requirements – See Section 4.5 Outdoor Lighting for additional development and design regulations
10. Signage requirements – See 4.6 Signage for additional development and design regulations.
11. Hillside Development requirements – See Section 4.7 Hillside Development for additional development and design regulations.

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2.2.4. Development Standards for Multi-Family Districts

- A. Table 2.2.4 prescribes the development standards for all Multi-Family Residential Districts. Additional development standards for multi-family residential districts follow this table.

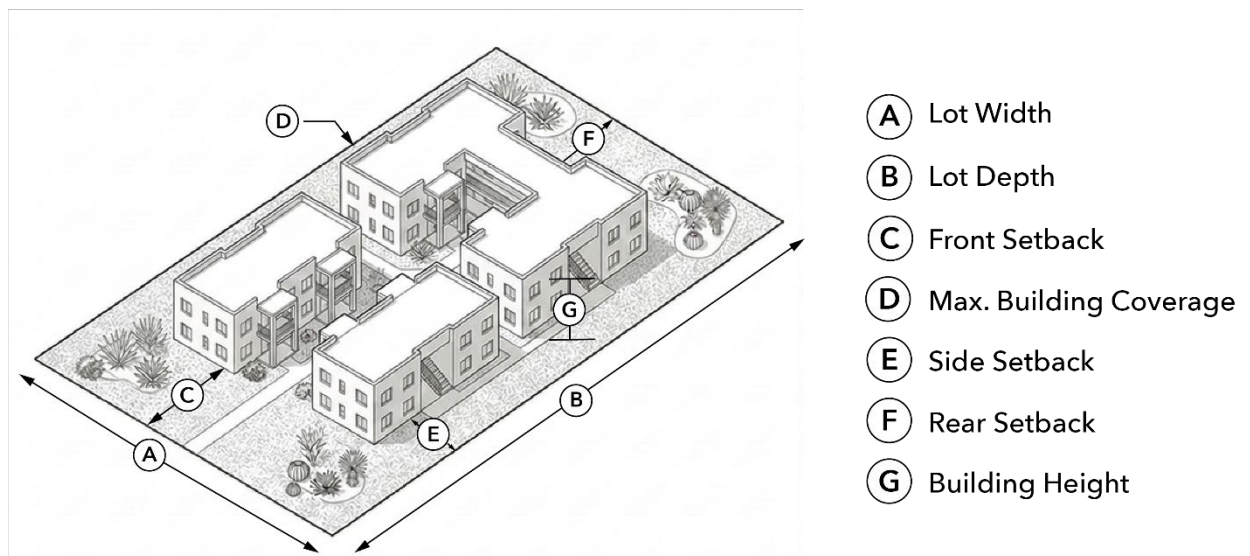
Table 2.2.4: Development Standards: Multi-Family Residential Districts						
Districts	R2 ⁽¹⁾	MF-12	MF-18	MF-24	MH / RVP (spaces)	
Maximum Density in Du/Ac	8	12	18	24	10	22
Minimum lot Width	100 ft.	200 ft.	200 ft.	100 ft.	50 ft.	28 ft.
Minimum lot depth	50 ft.	N/A	N/A	N/A	60 ft.	40 ft.
Maximum Height (ft.) ⁽²⁾	30	30	30 ⁽³⁾	40 ⁽⁴⁾	20	
Maximum Building coverage	40%	50%	50%	50%	N/A	
Minimum Setbacks						
Front (ft.)	20	30	30	30	10	
Street Side (ft.)	20	20	30	30	10	
Side, except for Street Side (ft.)	5 ⁽⁵⁾	20	30	20	10	5
Total Both Sides (ft.)	15	40	60	40	20	10
Rear (ft.)	20	30	30	30	10	5
Minimum setback from single-family residential zoning						
Building Height 20 feet or less (ft.)	20	30	30	30	30	N/A
Building Height Between 20 and 30 feet (ft.)	30	50	50	50	N/A	N/A
Building Height greater than 30 feet (ft.)	N/A	N/A	50 feet + 5 feet for every foot over 30 feet	50 feet + 5 feet for every foot over 30 feet	N/A	N/A
Recreational Open Space (sq. ft./d.u.)	400	400	400	400	400	150
Private Outdoor Open Space (sq. ft./d.u.)	200	200	60	60	N/A	N/A

- 1 For single-family attached uses each unit shall be on its own lot. All development standards shall be measured based off the original parent lot.
- 2 Buildings where the uppermost roof is pitched with a minimum slope of 4:12, the maximum building height may be increased by up to 10 feet above the district's base height limit, provided that the pitched roof covers at least 50% of the building footprint. This bonus applies only to sloped roof forms (gable, hip, or similar) and shall not apply to mansard or parapet extensions.
- 3 In the MF-18 zoning district, developments which do not comply with the Multi-Family Design Guidelines shall be limited to two (2) stories. The maximum building height may be increased from thirty (30) feet to forty (40) feet, not to exceed three (3) stories, subject to the following conditions:
 - The additional height shall only be permitted when the development complies with the adopted Multi-Family Design Guidelines, as determined during Site Plan and Design Review.
 - Any portion of a residential building located within one hundred (100) feet of property zoned or developed as single-family residential shall not exceed two (2) stories in height.

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- Where a residential building is oriented toward single-family residential, the stacked end units of the building closest to the single-family property line shall be limited to two (2) stories and shall not include a third story. The remainder of the building may extend to three (3) stories, not to exceed forty (40) feet.
 - Roof heights shall incorporate variation and shall include pitched roof forms, tile elements, or tower-like architectural features to reduce perceived massing and provide compatibility with adjacent single-family development.
 - Developments that do not meet the above conditions shall be limited to the base maximum height of thirty (30) feet.
 - All buildings within thirty (30) feet of the property line shall be no greater than forty (40) feet in height.
- 4** In the MF-24 zoning district, developments which do not comply with the Multi-Family Design Guidelines shall be limited to two (2) stories. The maximum building height may be increased from forty (40) feet to sixty (60) feet, not to exceed four (4) stories, subject to the following conditions:
- The additional height shall only be permitted when the development complies with the adopted Multi Family Design Guidelines, as determined during Site Plan and Design Review.
 - Buildings exceeding three (3) stories shall be located in the interior of the site and shall not be located along arterial road frontages or adjacent to lower density residential zoning districts.
 - Buildings located along arterial streets or within one hundred (100) feet of single-family residential zoning shall not exceed three (3) stories.
 - Four story buildings shall maintain a minimum setback of fifty (50) feet from any arterial right-of-way.
 - Roof heights shall incorporate variation and shall include pitched roof forms, tile elements, or tower-like architectural features to reduce perceived massing and provide compatibility with adjacent single-family development.
 - Developments that do not meet the above conditions shall be limited to the base maximum height of forty (40) feet.
- 5** Setback shown only applies when the project complies with the adopted Single-Family or Multi-Family Design Guidelines otherwise projects shall observe a minimum ten (10) foot setback.

Figure 2.2.4A – Multi-Family Residential Setbacks



B. Additional Development Standards & Regulations

1. Attached church spires, crosses, belfries, cupolas, flag poles, clock towers, or similar features may extend above the roof no more than the height of the building. Detached features shall be no greater than twice the height of the highest building on site.

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2. Parapet walls or cornices may extend to five (5) feet above the maximum building height limit to provide required screening of mechanical equipment from street view.
3. Notwithstanding this Ordinance, no exceptions to the height limit shall be permitted in any district combined with an airport hazard district, except to the extent that the height limit in an airport hazard district exceeds the height limit in the use district.
4. No building shall be erected to exceed the height limit designated for the district in which located, whether the height be designated in number of stories, number of feet, or otherwise.
5. Supplemental Standards Applicable to All Multi-Family Residential Districts - See Section 3.6 for additional standards applicable to all residential districts
6. Accessory Uses, Buildings and Structures – See Section 3.11 Additional Use Specific Regulations for additional development and design regulations.
7. Landscaping, Walls and Screening requirements – See Section 4.2 Landscaping and Section 4.3 Screening, Walls, and Fences for additional development and design regulations.
8. Pool & Spa requirements – See Section 4.3.4 Pools & Spas for additional development and design regulations.
9. Parking and loading requirements – See Section 4.4 Off-Street Parking and Loading for additional development and design regulations.
10. Exterior Lighting requirements – See Section 4.5 Outdoor Lighting for additional development and design regulations
11. Signage requirements – See Section 4.6 Signage for additional development and design regulations.

2.3. Commercial & Industrial Districts

2.3.1. Commercial Districts

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

A. Purpose Statements

1. **Commercial Office (CO).** The Commercial Office zoned Commercial District provides for professional and administrative services that are established at a residential scale in the CO District, providing for transition between retail commercial areas and residential uses.
2. **Neighborhood Commercial (C-1).** The Neighborhood Commercial zoned Commercial District uses are intended to provide limited retailing, generally on small parcels, serving nearby residential neighborhoods. The District may be applied as a transition buffer between uses of varying intensity or to add separation distance between arterial streets and residential districts.
3. **General Commercial (C-2).** The General Commercial zoned Commercial District uses provide for general retail, service and office use, as well as encouragement of major, master-planned retail shopping centers to respond to community and regional area demand for goods and services. Combined, multiple-use developments with shared access, parking, design themes and amenities are particularly intended.
4. **Core Mixed-Use (CMX).** The Core Mixed-Use zoned Commercial District provides for integrated residential zoning with retail, office, civic, entertainment, hospitality, and service uses within a compact, walkable development pattern. The district is intended to function as a focal activity center and may be applied in multiple locations throughout the city.
5. **Public Facilities (PFD).** The Public Facilities zoned Commercial District accommodates those uses which are provided by governmental entities for general public usage or convenience, and to ensure compatibility with adjacent residential areas.
6. **Business Park (BPD).**
 - a. The purpose of the Business Park District (BPD) zoned Commercial District is to provide an attractive environment for modern offices, light assembly, and warehouse development and to create employment and economic development opportunities in a campus-like setting. The standards promote development intended to create an environment compatible with nearby, existing developed areas.

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- b. The Business Park District (BPD) allows a mix of business and employment uses in a design integrated development consisting of one (1) or more buildings having an exterior appearance and pedestrian-friendly park-like walkability of a business park, with all loading docks, outdoor storage, and other higher intensity uses and activities occurring within internalized courts visible and accessible only from the interior of the development.
- c. The Business Park District (BPD) may also be utilized to buffer higher intensity industrial uses from lower intensity residential and commercial uses.

2.3.2. Industrial Districts

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

A. Purpose Statements

- 1. **Light Industrial Park (I-1).** The light Industrial Park zoned Industrial District is intended to promote and protect light manufacturing, warehouses and research and development industries; to cluster such industries into attractive planned Industrial Parks; to minimize incompatibility of industrial uses with adjacent land uses; and provide sufficient space in appropriate locations to businesses and manufacturing firms free from offensive land uses in modern, landscaped buildings and surroundings.
- 2. **General Industrial Park (I-2).** The General Industrial Park zoned Industrial District is intended to promote and protect large and intensive manufacturing, warehouses and research and development industries; to cluster such industries into attractive planned Industrial Parks; to minimize incompatibility of industrial uses with adjacent land uses; and provide sufficient space in appropriate locations to businesses and manufacturing firms free from offensive land uses in modern, landscaped buildings and surroundings.

2.3.3. Commercial & Industrial Permitted Uses

Table 2.3.2 below identifies uses that are permitted, uses that are permitted if certain conditions are met, and uses that may be permitted by a Use Permit or Special Use Permit within each Commercial & Industrial District. The various types of permitted uses are designated below:

- A. **Principal Permitted Use** – “P” within a cell indicates that use is permitted by right within that zoning district.
- B. **Permitted with Specific Additional Conditions** – “C” within a cell indicates a use that is permitted if certain specific conditions are met.
- C. **Special Use Permit Use** – “S” within a cell indicates a use that requires the approval of a Special Use Permit in accordance with 6.5.

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- D. **Use Permit Use** – “U” within a cell indicates 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.
- E. **Accessory Use** – “AC” in a cell indicates a use that is permitted so long as it is 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.
- F. Blank cells indicate a use is not permitted.

Table 2.3.2: Commercial & Industrial Districts Use Classifications

P - Principal Permitted Use C - Permitted with Conditions S - Special Use Permit U - Use Permit Use AC - Accessory Use	CO	C-1	C-2	CMX	PFD	BPD	I-1	I-2	Additional Use Definitions and Regulations*
Adult-Oriented Uses									
Adult bookstore, adult novelty store and adult theater			C				C	C	3.11.1
Adult live entertainment, erotic dance or performance studio			S				S	S	3.11.1
Marijuana Dual Facility							C	C	3.11.25
Medical Marijuana Cultivation Location							C	C	3.11.26
Medical Marijuana Dispensary							C	C	3.11.28
Tobacco Retailer/Smoking Establishment		P	P						
Tattoo Studio and/or Body Piercing Studio			C						3.11.35
Automotive & Transportation Related									
Automobile repair, major			C				C	C	3.11.6
Automobile repair, minor			C			C	C	C	3.11.7
Automobile rental		C	C			C			3.11.8
Automobile sales, new or used		C	C			C			3.11.9
Automotive fueling stations		U	U				AC	AC	3.11.5
Car wash (Hand or Automatic)			U				AC	AC	3.11.13
Emissions testing & vehicle licensing								P	
Intermodal Regional Transportation Hub			P	P					
Parking lots, Commercial			P	P			P	P	
Parking structures				P		P	P	P	
Transfer Company/Trucking Terminal							C	C	3.11.36

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Table 2.3.2: Commercial & Industrial Districts Use Classifications

P - Principal Permitted Use C - Permitted with Conditions S - Special Use Permit U - Use Permit Use AC - Accessory Use	CO	C-1	C-2	CMX	PFD	BPD	I-1	I-2	Additional Use Definitions and Regulations*
Truck Stop/Travel Plaza									
Commercial Office, Retail & Services									
Animal Kennel/Shelter							C	C	3.11.2
Animal Pet Day Care Facility		C	C			C	C		3.11.3
Convenience store		C	C						3.11.15
Crematories or Funeral Home			P				P	P	
Drive-in restaurant		C	C						3.11.19
Drive-through		C	C	U					3.11.19
Financial Institution	P	P	P	P					
Fine Art Sales & Studio	P	P	P	P		P			
Food Bank							U	P	
Heavy Equipment Rental & Sales			U				P	P	
Limited outdoor display		C	C	C			C	C	3.12.7
Manufactured Home Sales							P	P	
Massage and Spa Establishments	P	P	P						
Non-Chartered Financial Institution			C						3.11.29
Nursery, Retail			U				U	U	
Office, business or professional services	P	P	P	P		P	P	P	
Pawn shop			P						
Personal Services		P	P	P		P			
Retail, General		P	P	P		P			
Retail, Large			C				S	S	3.11.23
Retail, Shopping Center		P	P						
Secondhand stores		P	P				P		
Seed and feed, retail and sales office			P				P		
Swap Meets/Auctions							S	S	
Veterinary Clinic		C	C			C	C	C	3.11.38
Veterinary Hospital			C			C	C	C	3.11.39
Entertainment, Recreation & Cultural									
Amusement park			S	S			S	S	
Cultural facility or Museum			P	P		P			

ARTICLE 2 - ZONING DISTRICTS

Table 2.3.2: Commercial & Industrial Districts Use Classifications

P - Principal Permitted Use C - Permitted with Conditions S - Special Use Permit U - Use Permit Use AC - Accessory Use	CO	C-1	C-2	CMX	PFD	BPD	I-1	I-2	Additional Use Definitions and Regulations*
Drive-In Theaters			S				S	S	
Entertainment establishments, general			P	P		P			
Entertainment Venue, Indoor			U	U		U	U	U	3.11.20
Entertainment Venue, Outdoor			U	U		U	U	U	3.11.21
Event Venue			U	U		P	U	U	
Golf Course	U	U	U	U	U	U			
Health club/Gym			P	P			P		
Hotels and motels			P	P					
Food & Beverage Establishments									
Bar/cocktail lounge			C	C		C			3.11.33
Brewery			C	C		C	C	C	3.11.11
Brewpub			C	C		C			3.11.12
Microbrewery/Distillery producing ≤ 15,000 barrels/year producing ≥ 15,000 barrels/year			C S	C S		C S	C C	C C	3.11.24
Outdoor seating		C	C	C		C			3.12.8
Restaurant		C	C	C		C			3.11.33
Institutional & Public Facilities									
Cemeteries/mausoleums (incl. pets)							S	S	3.11.14
Crematory							U	U	
Day Care Facility	C	C	C	C			U		3.11.17
Exhibition hall and convention facilities				P					
Funeral Home	P	P	P						
Governmental or quasi-governmental Facilities			P	P	P	P			
Places of worship	C	C	C	C	C	C	C	C	3.11.31
Professional Business, Trade or Vocational Schools	P		P	P		P	P	P	
Schools, Public and Charter	P	P	P	P	P	P	P	P	
Schools, Private	S	S	S	S	S	S	S	S	

ARTICLE 2 - ZONING DISTRICTS

Table 2.3.2: Commercial & Industrial Districts Use Classifications

P - Principal Permitted Use C - Permitted with Conditions S - Special Use Permit U - Use Permit Use AC - Accessory Use	CO	C-1	C-2	CMX	PFD	BPD	I-1	I-2	Additional Use Definitions and Regulations*
Social clubs and fraternal organizations			S						
Zoo							S	S	
Industrial – Heavy / Extractive / Waste									
High-impact processing & refining								U	
Resource Extraction & Processing							S	S	
Sand blasting								P	
Waste Facility, Landfills or Transfer Stations/Recycling Facilities							S	S	
Industrial - Manufacturing & Storage									
Advanced Manufacturing						P	P	P	
Building Material Sales							P	P	
Data centers							C	C	3.11.16
Foundry/casting (low impact)								P	
Inert material landfill (borrow pit)	S	S	S	S	S	S	S	S	
Manufacturing & assembling, Major							C	P	
Manufacturing & assembling, Minor						P	P	P	
Product Processing							C	C	3.11.32
Research and Development Laboratories						P	P	P	
Self-service storage facilities		C	C				C	C	3.11.34
Sign shop			P			P	P	P	
Warehouse, wholesale, or distribution facility						C	C	C	3.11.40
Infrastructure / Utilities									
Airport/heliport/helistop			S			S	S	S	
Battery Energy Storage System (BESS)							S	S	3.11.10
Broadcast Tower								P	
Energy generation facility					S	S	S	S	
Highway maintenance facilities								P	
Public utility facilities, major			U	P	P	P	P	P	

ARTICLE 2 - ZONING DISTRICTS

Table 2.3.2: Commercial & Industrial Districts Use Classifications

P - Principal Permitted Use C - Permitted with Conditions S - Special Use Permit U - Use Permit Use AC - Accessory Use	CO	C-1	C-2	CMX	PFD	BPD	I-1	I-2	Additional Use Definitions and Regulations*
Public utility facilities, minor	U	U	P		P		P	P	
Public works facilities			U		P		P	P	
Sewage disposal & treatment plant							S	P	
Transmitting stations								U	
Wireless communications facilities	S	S	S	S	S	S	C	C	3.11.41
Medical / Health Care									
Assisted Living Facility		C	C						3.11.4
Hospital		U	U			U			
Medical Office/Clinics	P	P	P	P		P	P	P	
Medical Laboratories	P		P			P	P		
Residential & Accessory									
Accessory uses	AC	AC	AC	AC	AC	AC	AC	AC	3.12.1
Dwelling for a watchman or caretaker							C	C	3.12.1
Dwelling, one single family attached									
Limited to 2 units attached				C					3.9.3
Limited to 3 units attached				C					3.9.3
4 or more units attached				C					3.9.3
Dwelling, multi-family				C					3.9.3
Facilities and storage areas incidental to a construction process	AC	AC	AC	AC	AC	AC	AC	AC	3.12.1
Outdoor storage	C	C	C	C	C	C	C	C	3.11.30
Portable storage containers	C	C	C	C	C	C	C	C	3.12.9
Temporary construction offices	C	C	C	C	C	C	C	C	

* Unless otherwise expressly permitted elsewhere in the Zoning Ordinance, uses not specifically permitted are prohibited. Although not comprehensive, the "Additional Use Definitions and Regulations" column includes references to limitations applicable to specific use classification referenced in Article 3 or refers to regulations located elsewhere in this Zoning Ordinance.

ARTICLE 2 - ZONING DISTRICTS

2.3.4. Commercial Development Standards

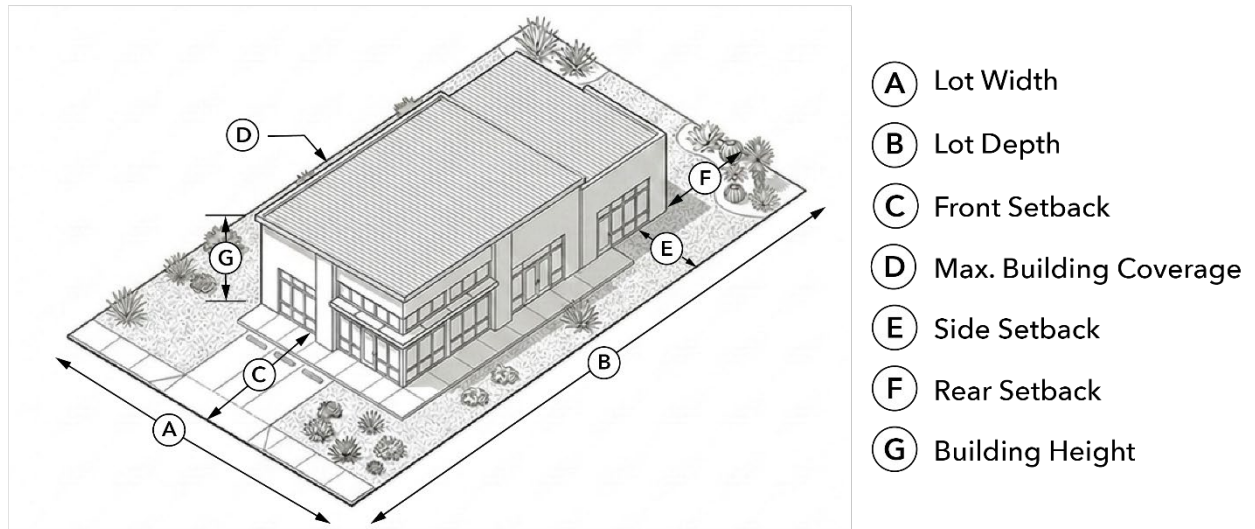
A. Dimension Requirements

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

Table 2.3.4: Commercial District Standards							
Districts		C-O	C-1	C-2	CMX	PFD	BPD
Minimum Net Site Area		6,000	10,000 ⁽³⁾	10,000 ⁽³⁾	None	None	20,000 ⁽³⁾
Minimum Lot Width		60 ft.	150 ft. ⁽³⁾	150 ft. ⁽³⁾	None	None	150 ft. ⁽³⁾
Maximum Height		30 ft.	30 ft.	56 ft.	75 ft.	40 ft	56 ft.
Maximum Building Coverage		50%	50%	50%	None	None	50%
Minimum Setbacks							
	Front	30 ft.	30 ft. ⁽⁵⁾	30 ft. ^{(2) (5)}	None	None	30 ft. ^{(2) (5)}
	Side	20 ft. ⁽¹⁾	20 ft. ⁽¹⁾⁽⁴⁾	N/A ⁽¹⁾	None	None	N/A ⁽¹⁾
	Rear	20 ft. ⁽¹⁾	20 ft. ⁽¹⁾	N/A ⁽¹⁾	None	None	N/A ⁽¹⁾
	Street side	30 ft.	30 ft.	30 ft. ⁽²⁾	30 ft.	30 ft.	30 ft. ⁽²⁾

- 1 Buildings within a district adjacent to any residential use or district (including adjacent municipal or county conditions) are subject to additional minimum building setbacks as defined in Section 3.9.1.E.2.
- 2 Buildings with heights in excess of 30 ft. shall provide 1 foot of additional setback for each foot of building height over 30 ft.
- 3 Except as provided herein, minimum net site area and lot width requirements do not apply for lots within a unified commercial development, which is a development intended for three or more businesses, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the Zoning Administrator, necessary to meet minimum parking and maneuvering requirements and any other applicable requirements. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum net site area or minimum lot width requirements, this exception shall not apply.
- 4 Pad sites within a commercial development may have reduced setbacks along boundaries internal to the master site plan if the whole development complies with parking and landscaping regulations. Approval by the Development Services Director or designee is required.
- 5 Except as provided herein, the setback for lots within a unified commercial development, which is intended for three or more businesses with permanent cross access and shared parking easements, shall be measured from the nearest public streets. If there are conflicts between this exception and other requirements in the Zoning Ordinance pursuant to which a site would be required to meet or exceed the minimum setbacks, this exception shall not apply.

Figure 2.3.4A – Commercial Standards



B. Additional Development Standards & Regulations

1. Attached church spires, crosses, belfries, cupolas, flag poles, clock towers, or similar features may extend above the roof no more than the height of the building. Detached features shall be no greater than twice the height of the highest building on site.
2. The maximum building height permitted for non-residential uses may be increased 10 feet above the building height limit for unoccupied building architectural elements, such as parapet walls, chimneys, towers, domes and decorative masonry or metal framework, that are necessary to achieve the objectives and requirements of the City Design Guidelines to provide architectural interest and diversity in building elevations or variations in roof form and horizontal lines; provided that the total amount of such architectural elements that exceed the building height limit do not exceed 50% of the linear length of any building elevation or exceed 50% of the total roof area of the building.
3. Notwithstanding this Ordinance, no exceptions to the height limit shall be permitted in any district combined with an airport hazard district, except to the extent that the height limit in an airport hazard district exceeds the height limit in the use district.
4. No building shall be erected to exceed the height limit designated for the district in which located, whether the height be designated in number of stories, number of feet, or otherwise.
5. Additional Standards and Regulations Applicable to Commercial Districts - See Section 3.9 Supplemental Standards Applicable to Commercial & Industrial Districts for additional standards applicable to commercial districts

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6. Accessory Uses, Buildings and Structures – See Section 3.11 Additional Use Specific Regulations for additional development and design regulations.
7. Landscaping, Walls and Screening requirements – See Section 4.2 Landscaping and Section 4.3 Screening, Walls and Fences for additional development and design regulations.
8. Parking and loading requirements – See Section 4.4 Off-Street Parking and Loading for additional development and design regulations.
9. Exterior Lighting requirements – See Section 4.5 Outdoor Lighting for additional development and design regulations
10. Signage requirements – See Section 4.6 Signage for additional development and design regulations.

2.3.5. Industrial Development Standards

A. Dimension Requirements.

Lot area, height, setback and related standards for the Industrial Districts are as follows:

Table 2.3.5: Industrial District Standards		
Districts	I-1	I-2
Minimum Site Area	1 acre	5 acres
Minimum Lot Width	150 ft.	300 ft.
Minimum Lot Depth	200 ft.	400 ft.
Maximum Building Coverage	50%	50%
Maximum Height ⁽¹⁾	56 ft	56 ft.
Maximum Height w/ 300ft Buffer from Project Line ⁽¹⁾	70 ft	70 ft
Minimum Setbacks ⁽³⁾		
Front ⁽²⁾	30 ft.	50 ft.
Side ⁽⁴⁾	30 ft.	30 ft.
Rear	20 ft.	50 ft.
Street side ⁽²⁾	30 ft.	30 ft.

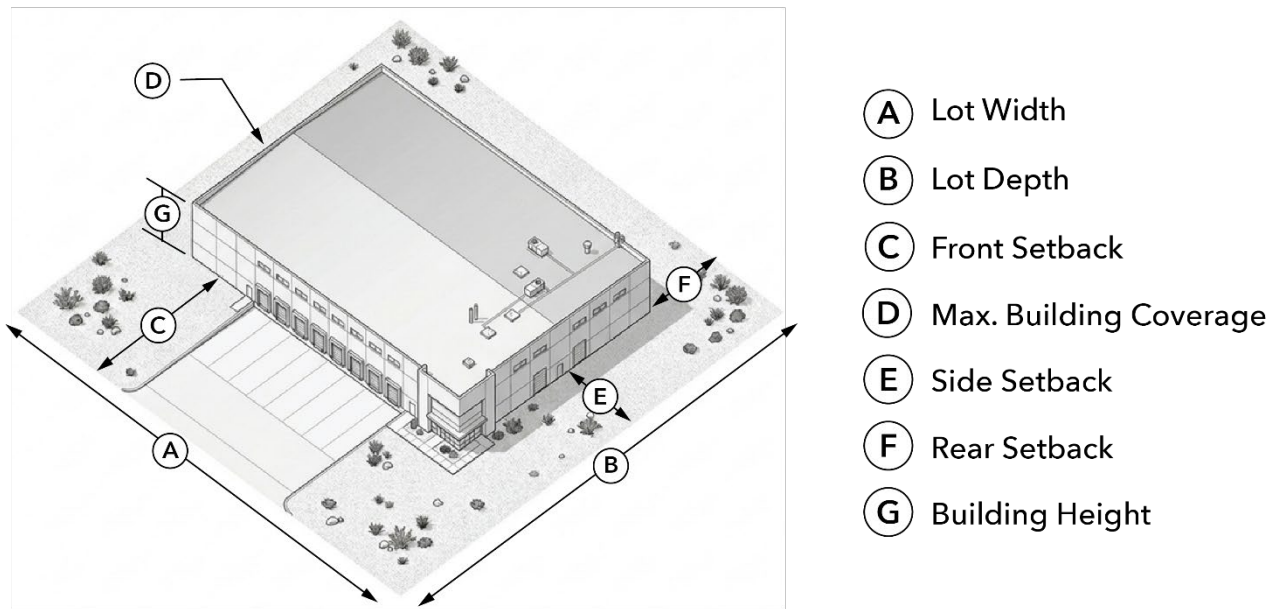
1 The height of a building located in an I-1 district that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration ("FAA") that the proposed building height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.

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

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- 3 Buildings within a district adjacent to any residential use or district (including adjacent municipal or county conditions) are subject to additional minimum building setbacks as defined in Section 3.9.4.B.2.
- 4 A minimum setback of thirty (30) feet shall be provided on each side of the property. A landscaped area at least ten (10) feet in width shall be provided and maintained adjacent to each side property line, unless, at the discretion of the Zoning Administrator, the requirement is waived due to being located on the interior of a unified industrial development, which is a development intended for three or more industrial buildings, so long as the development has permanent cross-access, shared parking and access easements, in a form approved by the Zoning Administrator.

Figure 2.3.5A – Industrial District Standards



B. Additional Development Standards & Regulations

1. Attached church spires, crosses, belfries, cupolas, flag poles, clock towers, or similar features may extend above the roof no more than the height of the building. Detached features shall be no greater than twice the height of the highest building on site.
2. The maximum building height permitted for non-residential uses may be increased 10 feet above the building height limit for unoccupied building architectural elements, such as parapet walls, chimneys, towers, domes and decorative masonry or metal framework, that are necessary to achieve the objectives and requirements of the City Design Guidelines to provide architectural interest and diversity in building elevations or variations in roof form and horizontal lines; provided that the total amount of such architectural elements that exceed the building height limit do not exceed 50% of the linear length of any building elevation or exceed 50% of the total roof area of the building.
3. Notwithstanding this Ordinance, no exceptions to the height limit shall be permitted in any district combined with an airport hazard district,

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except to the extent that the height limit in an airport hazard district exceeds the height limit in the use district.

4. No building shall be erected to exceed the height limit designated for the district in which located, whether the height be designated in number of stories, number of feet, or otherwise.
5. Additional Standards and Regulations Applicable to Industrial Districts - See Section 3.9.4 Supplemental Development Regulations for All Industrial Districts for additional standards applicable to commercial districts
6. Accessory Uses, Buildings and Structures – See Section 3.11 Additional Use Specific Regulations for additional development and design regulations.
7. Landscaping, Walls and Screening requirements – See Section 4.2 Landscaping and Section 4.3 Screening, Walls and Fences for additional development and design regulations.
8. Parking and loading requirements – See Section 4.4 Off-Street Parking and Loading for additional development and design regulations.
9. Exterior Lighting requirements – See Section 4.5 Outdoor Lighting for additional development and design regulations
10. Signage requirements – See Section 4.6 Signage for additional development and design regulations.

2.4. Planned Area Development Districts

These Districts are intended to accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community.

Such a planned development may be designed as one or more of the following:

- A large-scale master-planned separate entity, able to function as an individual community or neighborhood;
- A small-scale project which requires flexibility because of unique circumstances or design characteristics; or
- A transitional area between dissimilar land uses.

The planned development may include standards or criteria that differ from those regulations pertaining to other districts (including deviations from the development standards prescribed in Section 3.3) when warranted by site conditions, innovative design, alternative lot configurations, a variety of housing types, in-fill development involving a small or irregularly shaped parcel, mixed-use concepts or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts.

Planned Area Development zoning shall be established in one of the following forms:

- Planned Area Development (PAD)** – An independent zoning district that may modify permitted uses, densities, intensities, development standards, and design criteria as set forth in an approved Development Plan.
- Planned Area Development Overlay (PAD-Overlay)** – An overlay district applied to an existing base zoning district that modifies only specified development standards, while retaining the underlying zoning classification and permitted uses.

2.4.1. Planned Area Development Applicability

The provisions of this Article shall apply to all PAD and PAD-Overlay documents, and any additional or supplemental information that is deemed necessary by the Zoning Administrator, or their designee, to meet the following objectives:

- Accommodate variations in building design, lot arrangements and land uses for a maximum choice in the types of environments for residential, commercial, industrial uses and facilities
- Provide for a coordinated and compatibly arranged variety of land uses with efficient and safe traffic circulation, including the separation of pedestrians from vehicular traffic
- Promote innovative site planning; to maintain high-quality living environments with usable open space
- Minimize adverse environmental impact on surrounding areas; and
- Fulfill the goals, objectives and policies of the City of Goodyear General Plan and amendments thereto

2.4.2. PAD Permitted Uses

- Planned Area Development (PAD)

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Uses permitted within a PAD shall be those specifically identified in the approved Development Plan. Residential neighborhoods shall include a range of housing types and styles consistent with the objectives of this Article. All uses shall be evaluated for compatibility with each other and with surrounding land uses and shall conform to the City of Goodyear General Plan.

B. **Planned Area Development Overlay (PAD-Overlay)**

Uses permitted within a PAD-Overlay shall remain those permitted by the underlying zoning district. The PAD-Overlay may modify development standards only and shall not add to the list of permitted, conditional, or accessory uses.

C. **Density and Intensity**

Densities and intensities permitted within a PAD or PAD-Overlay shall conform to the City of Goodyear General Plan, except as otherwise provided in a Development Plan, development agreement, or stipulations adopted prior to the effective date of this Ordinance.

2.4.3. **PAD Development Standards**

The development plan shall respond to the following requirements:

- A. **Flexible Development.** Quality land improvement, consistent with the Goodyear General Plan, is required of developers in exchange for the applicant's alternative proposals for meeting or exceeding standards of the underlying zoning district (or comparable district); and, such alternative development methods may be expressly stipulated in the final development plan.
- B. **Density/Intensity.** Specific dwelling unit yields or Floor Area Ratio (F.A.R.) may be proposed for individual parcels and development units, notwithstanding otherwise applicable standards, so long as they are consistent with the principles of the General Plan.
- C. **Minimum Lot Area.** Single-family residential developments may propose lotting arrangements with a portion of the site in parcels with less than a minimum lot area of 5,500 square feet, in consideration of the following criteria as well as other justifications which the applicant may provide:
 - 1. Mixed housing types including single-family detached and single-family attached units with attention to a range of price points;
 - 2. Additional usable open space being provided;
 - 3. Lots with areas less than 5,500 square feet are proximate to commercial, employment, or public transit;
 - 4. Lots with areas less than 5,500 square feet are internal to the development or are adjacent to non-residential uses; and/or
 - 5. Illustrations of proposed street scene where garages are not dominating, porches are provided, or the like.
- D. **Property Improvement Specifications.** Unless otherwise requested, approved and specified on the final development plan, improvements to individual lots or sites shall conform with the standards set forth in the Zoning District tables for

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the district most nearly approximating proposed uses and intensities of use. (See, for example, Residential District Table in Section 2.2.2.)

- E. **Parking.** Joint use parking facilities, including appropriately-buffered and screened recreational vehicle, automotive maintenance and washing areas, may be proposed in accord with Section 4.4, Off-Street Parking and Loading.
 - 1. Parking spaces shall be designated for parks and recreation areas.
 - 2. Separate, designated spaces shall be provided for temporary model home sales or rental offices.
- F. **Signage.** Comprehensive signage packages shall be proposed to provide a sense of community and collective neighborhood identity through entry monumentation, street signs and common area information; including monument signs for free-standing non-residential uses and directory signage for retail, office or industrial park centers.
- G. **Other improvements.** Off-site installation of municipal system extensions, including streets, sidewalks, pathways, drainage facilities, water, sewer and private-provider utility trenching and sub-station facilities necessary to serve the development may be required and master-planned in compliance with City engineering specifications or with attenuation methods and materials approved by the Public Works Director, or his designee.
- H. **Open Space.** Allotments of required percentages of the gross site area in improved or preserved open space to be maintained shall be specified in the final development plan. Desert or agricultural lands, portions of natural washes, stormwater retention areas, golf courses, and lineal pathway/trail corridors may be accepted as appropriate to the development. Minimum open space shall be provided, based on the following average lot sizes:

Average Lot Size	Minimum Open Space
3,000-6,999 sq. ft.	15%
7,000-9,999 sq. ft.	12%
10,000-15,000 sq. ft.	10%
15,001+ sq. ft.	no minimum

Common open space useable for recreation or leisure purposes shall constitute not less than seventy-five (75) percent of residential development's open space requirements in development units where the number of multi-family units and lots of R1-6 area standard or less represents the majority of dwelling units. Percentages for larger lot development units or non-residential parcels shall be specified in the final development plan.

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

2.4.4. Sunset of Preliminary Planned Area Development (Preliminary PAD)

- A. Effective upon adoption of this Ordinance, no new applications for Preliminary Planned Area Development (Preliminary PAD) zoning shall be accepted.
- B. Any Preliminary PAD approved prior to the effective date of this Ordinance shall remain valid subject to the terms and conditions of its approval.
- C. Any amendment to an approved Preliminary PAD shall require the applicant to rezone the property to either a base zoning district with an accompanying Planned Area Development Overlay (PAD-Overlay) or a Planned Area Development (PAD) in accordance with Article 6. No amendments to Preliminary PAD zoning districts shall be accepted after the effective date of this Ordinance.

2.5. Special Districts

There exists within the City of Goodyear areas that, due to the unique nature of the area, surrounding land uses and/or physical improvements or natural features, require special regulations and approval processes above and beyond the regulations and approval processes of the underlying zoning districts. In order to insure the orderly development of the area, and protect the public health, safety and welfare, the districts contained in this Article are specific to these unique geographic areas, and the regulations and approval processes are intended to be applicable to all property within the geographic boundaries of the individual districts, regardless of the individual zoning of the underlying parcels.

2.5.1. Freeway Development Overlay District

A. Purpose

The purpose of this Overlay District is to provide the appropriate and necessary off-site and on-site improvements to protect and enhance the livability of properties near Freeways within the City of Goodyear. These Freeway corridors will have a significant impact on the surrounding land uses. Noise and traffic generated by these Freeways will impact residential land uses and other noise sensitive uses that may be constructed adjacent to the Freeway corridors.

It is the intent of the City to ensure that future Freeway noise impacts are mitigated by establishing noise attenuation requirements applicable to future development of residential land uses and other noise sensitive uses as defined in this Overlay District.

B. Applicability

- 1. All residential development and other noise sensitive land uses located within five hundred (500) feet of Freeway alignments shall comply with the provisions of this Overlay District. Noise sensitive land uses shall include schools, places of worship, childcare facilities, hospitals, nursing homes, libraries, and similar facilities, as determined by the Zoning Administrator, or his or her designee. Abatement measures are generally not required for new commercial and industrial developments. Abatement measures are generally required only with respect to structures designed for human occupancy and private outdoor open space within the specified distance from the Freeway right-of-way boundaries.

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2. All residential development and other noise sensitive uses within five hundred (500) feet of Freeway right-of-way boundaries shall submit a sound attenuation plan prior to rezoning, use permit, or site plan approval.
 3. Any property or lot completely or partially located within five hundred (500) feet of the exterior edge of Freeway alignments shall comply with the provisions of this Overlay District.
- C. Sound Attenuation Plan
1. Exterior Noise Standards.
 - a. The sound attenuation plan shall include a noise analysis of the property that details the projected Freeway noise levels based upon the most current projected traffic volumes available from the Maricopa Association of Governments. The time period for the projected traffic volumes and traffic characteristics shall be a minimum of fifteen (15) years from the date of the submittal of the sound attenuation plan, unless otherwise approved by the City Engineer, or his or her designee. In the event that the design and development of the projected Freeway is not at a stage for which a noise analysis is reasonably feasible, then no such noise analysis shall be required, but the sound attenuation plan shall obligate the property owner to construct or otherwise provide for a sound barrier wall of a minimum of eight (8) feet in height, or an acceptable equivalent, and install landscape treatments, subject to the approval of the Zoning Administrator, or his or her designee.
 - b. The sound attenuation plan shall include the proposed attenuation measures needed to reasonably predict that the projected exterior noise levels on the property at ground level and private outdoor space above the ground level shall not exceed the (L_{eq}) sixty- seven (67) dBA noise level. For the purposes of this Overlay District, the noise measurement method used by the Arizona Department of Transportation (ADOT) and the Federal Highway Administration (FHWA) will be used. In addition to any proposed attenuation measures, a sound attenuation plan may also identify who, in place of the property owner, may be responsible for specific measures, the timing for installing the specific attenuation measures, and describe or provide for proposed alternative means of compliance as to any specific attenuation measures as may be approved by the City Engineer, or his or her designee.
 - c. The sound attenuation plan shall include a certification by a qualified transportation noise analyst as to the projected exterior noise levels on the site and that the sound attenuation measures will meet the (L_{eq}) sixty-seven (67) dBA noise level.
- D. Interior Noise Standards.
1. The sound attenuation plan shall also include measures needed to reasonably predict that the projected interior noise levels for each

dwelling unit or building unit or building determined to have a noise sensitive use shall achieve a maximum interior noise level of (L_{eq}) forty-five (45) dBA. In order to comply with this maximum noise level, a minimum of R18 exterior wall assembly, a minimum of R30 roof/ceiling assembly, dual-glazed windows and solid wood, and foam-filled fiberglass or metal doors to the exterior shall be required of new buildings or dwelling units. As an alternative, a certification by an architect or engineer to achieve a maximum interior noise level of (L_{eq}) forty-five (45) dBA at the time of final construction may be submitted. The sound attenuation standards within this Overlay District shall not apply to accessory buildings used on a property with the primary building.

E. Sound Attenuation Improvements

Sound attenuation improvements shall include all reasonable and feasible measures necessary to meet the required standard including the construction of Freeway walls and earthen berms. If there are special characteristics within a Freeway corridor, such as the topography of the area, drainage, maintenance requirements, or safety considerations, as determined by the City Engineer, or his or her designee, then the construction of a noise barrier of greater than 20 feet in height should be avoided. Reasonable and feasible measures may include, without limitation, achieving a noise reduction of at least 5 dBA, barrier height, aesthetic issues relating to a proposed barrier, or such other measures as consistent with the ADOT (Arizona Department of Transportation) Noise Abatement Requirements (May 2017, as may be amended) and approved by the City Engineer, or his or her designee. The sound attenuation measures shall utilize designs that minimize the visual impact on the site with appropriate use of colors and materials. Any landscape plan proposed for any site subject to the Freeway development standards whereby a wall or berm is required shall include, where appropriate, visual mitigation measures, such as colors, materials, styles, designs, or additional landscape treatments to minimize the visual impacts of walls or berms.

2.5.2. Middle Housing Overlay District

A. Purpose.

The purpose of this Section is to conform with A.R.S. § 9-462.13 to allow for the development of duplexes, triplexes, fourplexes and townhomes. The regulations in this Section are in addition to other codes and requirements of the City.

B. Applicability.

The Middle Housing Overlay District is hereby established (Figure 2.5.2A). The Middle Housing Overlay District applies to the land area within the city limits of the city of Goodyear that is located within one (1) mile of the city's Middle Housing Central Business District, as depicted in the Middle Housing Overlay District.

1. The development of duplexes, triplexes, fourplexes and townhomes shall be a permitted use on the following:

ARTICLE 2 - ZONING DISTRICTS

- a. All lots zoned for single-family residential use that are located within one mile of the municipality's Middle Housing Central Business District;
 - b. A maximum of twenty percent (20%) of the total area of any new development site that is greater than ten (10) contiguous acres.
 2. The development of duplexes, triplexes, fourplexes and townhomes (as defined in A.R.S. § 9-462.13) shall not be located within those areas identified in Section 2.5.2.C.
- C. Non-Eligibility.
 1. The following areas are not eligible to construct a duplex, triplex or fourplex as a permitted use as provided in this Section:
 - a. Areas that are not incorporated;
 - b. Areas that lack sufficient urban services;
 - c. Areas that are not served by water and sewer services;
 - d. Areas that are not zoned for residential use;
 - e. Areas that are not incorporated and are zoned under an interim zoning designation that maintains the area's potential for planned urban development;
 - f. Areas covered under A.R.S., title 48, chapter 6, article 4;
 - g. Any land within the territory in the vicinity of a public airport as defined in A.R.S. § 28-8486 or to the extent this section would interfere with the public airport's ability to comply with the laws, regulations and requirements of the United States related to applying for, receiving or spending federal monies; and
 - h. Any land within the territory in the vicinity of a military airport as defined in A.R.S. § 28-8461.
- D. Development Standards.

The development standards applicable to the underlying single-family zoning district or planned area development (PAD) shall apply to middle housing development within the Middle Housing Overlay District except as modified herein:

 1. **Parking.** A minimum of one (1) parking space per unit shall be provided on site.
 2. **Number of Dwelling Units.** Any eligible parcel developed for middle housing is limited to the following:
 - a. A single duplex, triplex, or fourplex; or,
 - b. A maximum of one (1) townhouse unit on a single lot that are attached to a maximum of one (1) townhouse unit on an adjacent lot that is also within the Middle Housing Overlay District, subject the Development Standards and setbacks of the single-family district.

3. **Development Standards.** All Development Standards, Setbacks, Design and Building Heights shall be that of the single-family zoning district.

Figure 2.5.2A – Middle Housing Overlay District

