

ARTICLE 4 – GENERAL DEVELOPMENT REGULATIONS

4.1. Purpose

This Article establishes the general development standards applicable to all properties in the City of Goodyear, including requirements for off-street parking, landscaping and screening, signage, and lighting.

4.2. Landscaping

4.2.1. Purpose.

As set forth herein, these standards and requirements are provided for the installation of landscaping for all new and expanded development within the City in order to promote the general welfare of the community; to effectuate attractive development; to aid in the enhancement of property values; to create an attractive appearance along City streets; to complement the visual effect of buildings; to provide appropriate buffers between incompatible land uses and protection from intense activities; and to aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions, which are characterized by low water consumption. The standards and regulations of this Section shall be held to be the minimum requirements necessary for the promotion of the foregoing objectives of this Section.

4.2.2. General Applicability.

The installation and maintenance of landscaping, in accordance with the design standards and requirements of this Section, applies to all properties within the City. As used herein, standards and provisions containing the term "shall" are mandatory while those containing the terms "should" or "may" are permissive.

A. Building and Construction Permits.

No building or construction permit shall be issued until a landscape plan has been approved for the site by the Zoning Administrator, or his/her designee, for the property that complies with the requirements of the Goodyear Engineering Design Standards and Policies Manual, as amended, and this Article.

B. Landscape Areas.

All areas within a property that will not be improved with building, driveways, parking, or other structures shall be fully landscaped at the time the property is developed. All undeveloped property shall be treated for dust control in accordance with the Goodyear Engineering Design Standards and Policies Manual, as amended.

C. Appropriate Use of Landscaping.

1. Only plant material included in the City of Goodyear Approved Plant Matrix shall be installed.
2. Any landscape areas in the public right-of-way shall comply with the requirements of the Goodyear City Code of Ordinances. Refer to the City of Goodyear Approved Plant Matrix and to Chapter 27, Article 27-

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1, Tree Care and Management, of the City of Goodyear Code of Ordinances.

3. Landscaped areas shall not be used for parking of vehicles, display of merchandise or other uses detrimental to the landscaping.

4.2.3. General Provisions.

A. Landscaping Components.

Landscaping may include trees, shrubs, groundcover, vines, and other plant material along with hardscape elements such as walkways, benches, sculpture, shade structures, and other similar materials used to enhance the exterior appearance of a property.

B. Installation Per Approved Plans.

1. All required landscaping shall be installed in accordance with an approved landscape plan prior to issuance of a final Certificate of Occupancy. Plant materials shall be of the type and size specified on the approved landscape plan. Modifications to approved landscaping shall require prior approval as determined by the Zoning Administrator or his/her designee.
2. In lieu of the installation of the required landscaping prior to the issuance of a final Certificate of Occupancy, a cash deposit or an irrevocable letter of credit, in an amount guaranteeing the complete one hundred (100) percent installation of the required landscaping within six (6) months of the issuance of the final Certificate of Occupancy, may be accepted by the Zoning Administrator, or his/her designee. Failure to install the required landscaping in the six (6) month time period shall be deemed a violation of this Article, and the City may use the cash deposit or funds set aside by such letter of credit to complete the landscape improvements required.

C. Minimum Area Requirements.

Minimum area requirements for landscaping shall be determined by the property's zoning district as set forth in this Article.

D. It shall be unlawful to plant eucalyptus (except microtheca, papuana, krusena, formanii, erythrocorys, spathulata and torquata), elm (except ulmus parvifolia), Indian Rosewood (dalbergia sissoo), willow, cottonwood or poplar trees in any public right-of-way. The planting and replacement of pollen-producing olive trees (olea europaea) or mulberry trees (morus alba) is also prohibited.

E. Any tree removed within the City as a direct result of powerline installation, relocation, or associated utility construction required to serve the facility shall be replaced at a minimum one-for-one ratio. Replacement trees shall be located on-site outside of the perimeter wall or, where on-site planting is not practicable due to utility clearance requirements or access easements, at an approved off-site location within the City as close as reasonably practicable to the removal site, and shall comply with the minimum size, species, and planting standards set forth in Section 4.2. Where tree replacement is not practicable, the Development Services Director may approve permanent on-site structural shade improvements in lieu of some or all required replacement trees, provided the shade area is reasonably comparable to the required replacement.

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4.2.4. Landscape Design Objectives and Standards.

A. Landscape Design Objectives.

1. Landscape designs that utilize a natural desert theme with appropriate native vegetation and inorganic groundcover (rock, boulders, etc.) are highly encouraged.
2. Landscape designs, including hardscape elements such as walls and fences, shall be complementary and compatible with adjacent properties.
3. Multi-phase developments within non-residential zoning districts shall have all primary entries (entries into developments from arterial and collector roadways) landscaped with the first phase of development.
4. Landscape plans shall incorporate a water efficient design that encourages the formation of deep root systems, includes groundcovers to retain soil moisture, and groups trees and plants with similar water requirements on their own dedicated irrigation line.
5. Landscape plans shall address all applicable sight visibility concerns, including the location of traffic control signs and devices, private signage, sight visibility zones, and adequate spatial considerations for the (future) size and spread of plant materials at maturity in conformance with the City of Goodyear Engineering Design Standards and Policies Manual, as amended.
6. The selection and orientation of appropriate plant material on the south and west sides of buildings are encouraged to promote energy conservation and solar gains.
7. Required trees shall be planted in locations such that at maturity, these trees will provide shade coverage for public sidewalks, on-site pedestrian ways and gathering areas.
8. All developments shall include landscaped areas planted with pollinator and other insect friendly vegetation, such as Desert Milkweed or as designated on the City of Goodyear Approved Plant Matrix. Such vegetation should be planted in groups within retention areas, common areas or other open space areas suitable to the selected plant material.

B. Landscaping Required.

1. Landscaping shall be provided in accordance with the following standards:
 - a. Development within single-family zoning districts shall provide open space as designated in Table 2.2.3 of Article 2.2 (Residential Districts) of the City of Goodyear Zoning Ordinance.
 - b. Development within multi-family zoning districts and non-residential development in residential zoning districts shall have a minimum of twenty (20) percent of the net site in landscaping.
 - c. Development within commercial zoning districts shall have a minimum of fifteen (15) percent of the net site in landscaping.

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- d. Development within industrial zoning districts shall have a minimum of ten (10) percent of the net site in landscaping.
 - e. Development within mixed-use planned area development zoning districts shall provide landscaping in accordance with the underlying land use of the property under development.
 - f. In addition to the minimum on-site landscaping, there shall be landscaping provided in all adjacent rights-of-way, between property line and back of street curb except for approved driveways, walkways, and bike paths. Such landscape improvements shall include trees, shrubs, and groundcover in accordance with the Goodyear City Code.
2. A minimum of fifty (50) percent of the required landscape area of a site shall be covered with live vegetation (synthetic turf may be considered in certain areas to supplement live vegetation if designed in accordance with the Goodyear Zoning Ordinance and Design Guidelines).
3. For properties within commercial, industrial, and multi-family zoning districts and for non-residential developments within residential zoning districts, the following provisions shall be applicable:
- a. Any required setback area adjacent to a street shall be entirely landscaped with the exception of necessary driveways or walkways accessing said street. Unless more strictly required elsewhere, landscaping shall include at least one tree for every thirty (30) feet of street frontage so as to provide shade for any adjacent sidewalks and walkways along with an appropriate number of shrubs, groundcover and other plant material to achieve fifty (50) percent live coverage. Solid screen walls higher than three (3) feet, parking areas and drive aisles are prohibited from locating within the required setback area. Solid screen walls, view walls and view fences may not encroach more than five (5) feet into a landscape setback area.
 - b. When adjacent or separated by an alley, canal, easement or similar feature, from a single-family residential zoning district, a landscape buffer shall be provided along the full length of the adjacent boundary. A minimum buffer width of ten (10) feet shall be provided in multi-family zoning districts and for non-residential development; fifteen (15) feet shall be provided in commercial zoning districts; and twenty-five (25) feet in industrial zoning districts. The buffer shall be planted with one (1) non-deciduous tree per thirty (30) feet of buffer length. Required trees shall be planted at grade and not within depressed areas (i.e., retention basins).
 - c. Buffer widths, as noted above, are minimums. Increased widths may be required by the Zoning Administrator, or his/her designee, at time of rezoning or subdivision platting to ensure consistency with the City of Goodyear General Plan and compatibility with the surrounding area.

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4. Within all single-family residential subdivisions and developments, landscape tracts shall be provided along arterial streets. Such tracts shall have a minimum width of ten (10) feet. Tracts shall be planted with at least one (1) tree for every thirty (30) feet of tract length so as to provide shade for any adjacent sidewalks and walkways along with an appropriate number of shrubs, ground- cover and other plant material to achieve fifty (50) percent live coverage. Walls and fences may not be located within these landscape tracts.
 5. For all new single-family residential developments, the homebuilder/developer shall provide a front yard landscape package that includes at least one (1) tree, non-high water use shrubs and groundcover along with an automatic, underground irrigation system for each lot or provide a landscape stipend to each prospective homeowner in an amount capable of providing the improvements as previously noted herein. Residential lots seventy (70) feet or greater in width shall be planted with at least two (2) trees. For clustered home products and townhomes the one (1) tree may be relocated and supplemented at the discretion of the Zoning Administrator.
 6. For development within residential zoning districts adjacent to an existing or future known freeway, a minimum eighty (80) foot "Freeway Buffer" zone shall be provided adjacent to the existing or planned freeway edge with a minimum thirty-five (35) foot landscape tract within the buffer. Security walls and walls above three (3) feet shall be provided outside of the eighty (80) foot landscape buffer. All landscape tracts shall include earthen berms with a maximum height of six (6) feet and maximum slope of 3:1 and shall be planted with one (1) non-deciduous tree per thirty (30) feet of buffer length.
 7. For development within non-residential zoning districts, a minimum thirty (30) foot wide landscape buffer shall be provided adjacent to all existing or future freeways. All buffers shall include earthen berms with a maximum height of six (6) feet and maximum slope of 3:1 and shall be planted with one (1) non-deciduous tree per thirty (30) feet of buffer length.
 8. Landscape plans shall take into account the location and viewshed of on site signage. The view of such signage should not be totally obstructed by mature landscaping. The Zoning Administrator, or his/her designee, may authorize the relocation or substitution of required plant material if such efforts are needed to promote sign visibility.
 9. Cacti and other thorny vegetation shall be planted at least six (6) feet from any sidewalk within or adjacent to any arterial or collector road rights-of-way.
 10. Unless specified elsewhere, half of all required trees shall be at least fifteen (15) gallons in size and the other half at least twenty-four (24) inch box in size.
 11. Shrubs shall be a minimum of five (5) gallons in size.
- C. Turf. Turf areas, with the exception of those located on single family residential lots, shall be developed in accordance with the following standards:

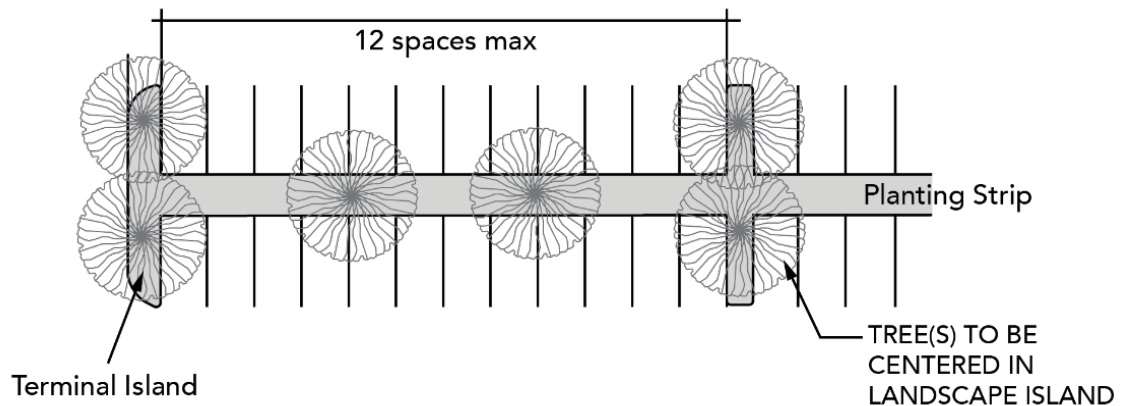
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1. Turf areas shall be separated from other landscape areas by a six (6) inch wide concrete curb, concrete header, or other approved material acceptable to the Zoning Administrator or his/her designee. Curbing manufactured from plastic, metal or similar materials is discouraged.
 2. The maximum slope of a turf area shall not exceed ten (10) percent.
 3. Turf areas shall not be located in any rights-of-way. This provision does not preclude the use of artificial turf within rights-of-way or on other public properties as deemed acceptable to the Zoning Administrator or his/her designee.
 4. Turf shall be limited to those areas intended for active recreation. For the purposes of this Article, active recreation areas are defined as specialized areas set aside for recreational activities and that are typically improved to include some form of equipment, sports courts or fields, buildings or other structures and that are appropriately sized to accommodate the intended activity. Turf intended solely for decorative purposes is prohibited.
 5. Turf areas shall be accessible by at least one (1) hard-surface pathway to promote accessibility and use.
- D. Trees. Trees shall be planted as required within this Article and in accordance with the following standards:
1. Trees shall be planted in locations appropriate to the long-term health and growth of the tree.
 2. As required within this Article, trees planted within landscape setbacks, tracts and/or buffers do not have to be planted in a single linear row, on-center. Rather, trees should be planted to ensure canopies do not overlap, shade is provided where beneficial, and where tree health and growth are best addressed.
 3. Trees planted on commercial, industrial, or multi-family properties or on properties developed with non-residential uses in residential districts shall not have mature canopies that grow over adjacent single-family residential lots.
 4. Trees with canopies growing over public rights-of-way, sidewalks, bikeways and all trees within parking lots shall be single trunk.
 5. In accordance with the Engineering Design Standards and Policies Manual, as amended, trees planted within five (5) feet of a public street, sidewalk, or other paved or constructed surface shall have root barriers installed to protect the street, sidewalk and other surfaces from uplifting and other root damage.
 6. If a required tree cannot be planted in its intended location, such as within an easement or sign visibility zone, then such tree shall be moved to another on-site location acceptable to the Zoning Administrator or his/her designee.
 7. To help prevent a fire hazard, palm trees located within any zoning district shall be regularly pruned to remove dried fronds.

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8. All trees shall be planted and staked in accordance with the City of Goodyear Standard Landscape Details as established in the Engineering Design Standards and Policies Manual, as amended.
- E. Inorganic Ground Cover. All landscape areas not covered by turf, sidewalks, play surfacing, or hardscape features, such as a ramada, shall be covered by an approved inorganic ground cover such as decomposed granite, crushed rock, river rock, artificial turf, and/or boulders. The material, color, size, and depth of coverage shall be specified on the approved final landscape plan. Inorganic ground cover or applied dust control products are to be installed at a minimum depth of two (2) inches in all landscape areas.
- F. Parking Area Landscaping.

Figure 4.5.4A - Parking Area Landscaping



1. The design of parking areas shall be in conformance with the standards as established herein and the City of Goodyear Design Guidelines Manual, as amended. This shall specifically include the requirement for planting strips and islands containing trees, shrubs and groundcover.
2. Landscape islands shall be provided at the end of each parking row (terminal islands).
3. Landscape islands shall be provided within rows of parking to break up long rows. No more than twelve (12) parking spaces may be placed in a row without installation of an island.
4. Landscape islands shall have a minimum width of eight (8) feet as measured from inside of curb and a minimum length equal to the length of the adjacent parking space.
5. Planting strips shall have a minimum width of six (6) feet as measured from inside of curb.
6. In accordance with Figure 4.5.4A, trees in planting strips shall be installed in-line with the parking lane stripes to prevent damage from parking vehicles.

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7. Each landscape island shall require planting with at least one (1) tree and three (3) shrubs or groundcover per parking stall length. Species selection shall be per the City of Goodyear Approved Plant Matrix.
 8. Landscape islands and planting strips shall include a minimum two (2) inch layer of inorganic groundcover.
 9. Landscape islands located at the termini of parking rows shall have a minimum area of three hundred (300) square feet and a minimum planted width of six (6) feet.
 10. Palm trees are not permitted within parking areas unless intended to accentuate a focal point or entry lane.
 11. Parking areas within industrial zoned properties, fully enclosed behind at least an eight (8) foot wall and intended for the parking of trucks, trailers, and any other relevant vehicle, are not required to have landscape islands.
- G. Retention Basins And Drainage Ways.
1. Retention basins shall be completely landscaped in accordance with the following standards:
 - a. Retention basins located within any front or street side setback areas shall be designed as an integral part of any frontage landscape area and shall not occupy more than fifty (50) percent of the linear frontage of the landscape area.
 - b. Retention basins within public view shall be contoured to create a natural appearance rather than plain, unnatural bathtub-like depressions. Slopes shall be in accordance with the City of Goodyear Engineering Design Standards and Policies Manual, as amended.
 - c. Retaining walls shall not be located within required street frontage landscape areas.
 - d. Screen walls shall not be located atop retaining walls when such walls are within public view. A minimum six (6) foot wide landscape area shall be provided between any screen wall and retaining wall.
 - e. Retention basins shall be planted to achieve at least fifty (50) percent vegetative cover. All other areas not covered by landscaping, hardscape or other structures shall be covered with an approved inorganic ground cover.
 2. Drainage ways shall be landscaped to achieve at least fifty (50) percent vegetative cover. All other areas shall be covered with an approved inorganic groundcover. The Zoning Administrator, or his/her designee, may modify these coverage requirements if such landscaping and/or groundcover are determined to be detrimental to the function of the drainage way.
- H. Water Efficient Design & Conservation. This section is not intended to regulate or prevent the beneficial use of water on property within the City service area.

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It is intended to prevent and discourage the waste of water within the City service area.

1. General

- a. Notwithstanding any provision of an approved Planned Area Development (PAD), PAD Overlay district, design guidelines, or other prior land use approval to the contrary, the Zoning Administrator may approve alternative landscape treatments that reduce or eliminate non-functional turf in order to conserve water and promote drought-resilient landscaping.

Such approval may be granted upon a finding that the alternative design is consistent with the intent of the approved development and does not reduce required functional open space.

- b. Prohibition on certain covenants, conditions, and restrictions.
 - i. It shall be unlawful for covenants, conditions, and restrictions of a new residential development or similar document regulating architectural and landscaping guidelines to require the use of Water-intensive Landscaping or prohibit Low Water Use Landscaping.
 - ii. It shall be unlawful for covenants, conditions, and restrictions of a new residential development or similar document regulating architectural and landscaping guidelines to require plant densities in the front yard of homes to be higher than 50% as outlined in Goodyear Landscape Design Standards.
- c. Plumbing Fixtures. All plumbing fixtures shall comply with the current plumbing code adopted by the City.
- d. Limitations on new Common Area Water Features. Common Area Water Features shall comply with the following requirements to reduce or eliminate water waste:
 - i. A permit to install, erect or construct the Water Feature shall be obtained. Such permit shall only be issued if the Water Feature complies with the requirements of this section.
 - ii. The Water Feature shall be designed with catch basins that will maximize the amount of water recycled and minimize makeup water.
 - iii. Water Features with jetting or falling water over six (6) feet in height shall be equipped with wind shut-off valves.
 - iv. The Water Feature shall be designed to use water equipment that will minimize leakage throughout the life of the Water Feature.
 - v. The Water Feature shall reuse filtered backwash in a manner beneficial to surrounding plant material and landscaped areas.

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- vi. The Water Feature shall be operational only during normal business hours and shall be equipped with an automatic timer and a recirculation system.
- e. Artificial Lakes and Turf Areas
 - i. All artificial lakes created after the adoption of the ordinance, shall not be filled with groundwater.
 - ii. All lawns and grassed areas shall be Functional Turf. Non-functional Turf is not allowed.
 - iii. The use of synthetic/artificial grass is encouraged in lieu of Turf. Synthetic/artificial grass may be used for aesthetic purposes where Non-functional Turf is not allowed.
 - iv. Except on golf courses, Functional Turf slopes shall not exceed two percent (2%). To reduce erosion, landscaping alternatives to Functional Turf for slopes exceeding two percent (2%) may include, but are not limited to, any combination of terraces, riprap, baffles, desert shrubbery or synthetic/artificial grass
- 2. Residential Developments
 - a. Landscaping of Common Areas in New Developments that are single-family and multi-family Developments. Common Areas in new residential development shall be subject to the following regulations:
 - i. The amount of Water-intensive Landscaping in the Common Areas of a New Development that is a single-family and/or multi-family shall not exceed ten (10) percent of the total Landscapable Area.
 - ii. Only Low Water Use Landscaping shall be used in the remaining Landscapable Area.
 - iii. All irrigation systems shall be Efficient Irrigation Systems.
 - iv. All features, systems, designs, etc. will be designed and operated to eliminate Waste of Water.
 - v. Residential turf area perimeters should be spaced at least two (2) feet away from shared property lines and turf irrigation cannot contact or damage the integrity of shared property walls.
 - b. Model homes in New Residential Developments
 - i. The combined Water-intensive Landscaping and Water Features of model homes in new residential developments shall not exceed twenty (20) percent of the Landscapable Area.
 - ii. Water-intensive Landscaping shall be located only where it is functionally useful, such as in play areas.
 - iii. All other plant material shall be Low Water Use Landscaping.

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- iv. All irrigation systems shall be Efficient Irrigation Systems
 - v. All features, systems, designs, etc. will be designed and operated to eliminate Waste of Water.
- 3. Non-residential Developments
 - a. New non-residential developments that have an estimated annual water use that averages 9,000 gallons per day or more, except Turf-related Facilities, shall submit a "water conservation plan" prior to issuance of a building permit. All features, systems, processes, designs, etc. will be designed and operated to eliminate Waste of Water. The water conservation plan shall identify all water uses anticipated by the user and the water conservation measures to be utilized and shall contain at least the following:
 - i. Whether alternative water sources will be used. Alternative water sources include Reclaimed Water, rain water, poor quality groundwater or other non-groundwater sources;
 - ii. Operating levels of total dissolved solids (TDS) or conductivity for cooling towers and total cooling capacity, as well as proposed cycles of concentration; Submeters shall be required for makeup and blowdown lines on any new water based cooling.
 - iii. How the Development will use the best available conservation technologies in accordance with existing processes. Examples include, but are not limited to, recirculating systems for processed water, alternative dust control methods, and automatic shut-down devices to eliminate continuous running water;
 - iv. Any plans for the reuse of wastewater or process water at the Development;
 - v. Description of the landscaping and irrigation system for the Development; and,
 - vi. Description of the irrigation system maintenance protocols.
 - b. Landscaping in new non-residential developments shall be subject to the following:
 - i. For all non-residential Developments, the Water-intensive Landscaped Area shall not exceed ten (10) percent of the Landscapable Area.
 - ii. Only Low Water Use Landscaping shall be used in the remaining Landscapable Area.
 - iii. For schools, parks, cemeteries, golf courses, and public recreational facilities irrigated with potable water the water-intensive landscaped area shall not exceed 30% of the landscapable area. Developments of this type irrigated with another source are exempt from this provision.

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- iv. Water-intensive Landscaping shall be located only where it is functionally useful, such as in play areas.
 - v. All irrigation systems shall be Efficient Irrigation Systems.
 - vi. For landscape areas not adjacent to a public right-of-way or not visible to a publicly accessed area, temporary irrigation systems that exist for 2-3 year plant establishment are allowed. An applicable plant establishment plan must be included.
 - c. Evaporative Cooling as part of a new development shall be subject to the following:
 - i. Submeters are required on the makeup and blowdown lines.
 - ii. Registration of each unit's details including tonnage, cooling type, and cooling purpose with the Water Services Department.
 - iii. Annual water use report to the Water Services Department including total makeup water used, total blowdown, and any known unmeasured leaks or maintenance procedures that would impact normal water use.
 - iv. An average cycles of concentration target of 2.5 or higher.
 - v. Installation of an overflow alarm.
- I. Irrigation Systems Design.
 - 1. A programmable, automatic, and underground irrigation system shall be provided to all required landscape areas.
 - a. Trees and shrubs shall be irrigated on separate zones.
 - b. Sprinkler heads, including rotors, rotating and fixed spray heads, shall be pressure regulating bodies
 - c. Drip irrigation emitters shall be pressure compensating.
 - d. Emission devices for trees shall be designed to encourage deep root watering.
 - e. Irrigation water shall be targeted to the intended vegetation. Overspray or seepage onto sidewalks, streets and parking areas shall be avoided.
- J. Pavement Edge and Landscape Protection.

All permanent uses, other than individual single family residential lots, shall provide a six (6) inch high, poured-in-place concrete curb, or other approved material acceptable to the Zoning Administrator or his/her designee, for all landscaped areas adjacent to parking areas, vehicular driveways, loading areas and other similar facilities. The curbing design shall meet the minimum requirements set forth in Maricopa Association of Governments Standard Detail No. 222 for single curbs.

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4.2.5. Landscape Maintenance and Enforcement.

A. Landscape Maintenance During Construction.

1. When new development or construction activity will modify existing landscaped areas, the landscape plans shall demonstrate that existing trees and landscaping are preserved in place or relocated on site. If a required tree cannot be preserved or relocated, then a new tree of a size exceeding the required minimum size shall be planted in an appropriate area on site.
2. Existing plant material shall be fully protected during all construction activity. Existing plant material may only be relocated or permanently removed if identified on an approved final landscape plan. Any new, relocated, or existing plant material identified to remain, that does not survive, shall be replaced within thirty (30) days of notification by the city. Replacement plant material shall be with a comparable species and size.

B. Right-Of-Way Landscape Maintenance.

1. Maintenance of landscaping in the right-of-way shall be the responsibility of the adjacent property owner, whether an individual, corporation, property owner's association or homeowners' association in accordance with the Goodyear City Code and as established herein.
2. Within single family residential subdivisions, if the local street section includes detached sidewalks, then the maintenance of the area between the street curb and edge of sidewalk shall be the responsibility of the applicable homeowners' association (HOA) for that subdivision. HOA responsibility shall be established on the final plat for the subdivision and said responsibility shall include maintenance of all landscaping within the aforementioned right-of-way area. If no HOA is established, then the maintenance of this area shall fall to the adjacent property owner.
3. Landscape maintenance for properties developed under a unified landscape plan shall be conducted in a manner to ensure consistent and complementary results.

C. Maintenance and Determination of Violation.

1. Property owners within single family residential subdivisions shall maintain their property in conformance with the Goodyear City Code.
2. In addition to the standards contained within the Goodyear City Code, the following standards shall also be applicable for landscaping in commercial, industrial and multi-family residential zoning districts, non-residential developments in residential zoning districts, and HOA controlled common areas within platted subdivisions located in residential zoning districts:
 - a. Landscaped areas shall be maintained by the owner or lessor of the property in perpetuity. Maintenance shall include pruning, trimming, and watering of live plant material and the removal and replacement of dead plant material within thirty (30) days of notification by the city.

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- b. All planting and maintenance of trees within public rights-of-way shall conform to the American National Standards Institute (ANSI) A-300 "Standard for Tree Care Operations" and shall follow all tree care best management practices (BMPs) published by the International Society of Arboriculture, as amended.
 - c. Landscaped areas shall be maintained in a weed-free manner, free of debris.
 - d. All irrigation systems shall be maintained in good working condition and shall be programmed in accordance with seasonal irrigation requirements. Broken, leaking, or damaged irrigation systems shall be repaired within twenty-four (24) hours of identification or notification by the City.
 - e. Landscaping shall be maintained at the level shown on the original approved final landscape plan. Replacement and replanting of required landscaping shall occur as necessary to maintain conformance with the original approved final landscape plan.
 - f. Amenities and other hardscape improvements shown on the approved final landscape plan or equivalent shall be maintained in good repair, unless otherwise permitted to be substituted by the Zoning Administrator, or their designee. Items in disrepair shall be replaced or fully repaired within thirty (30) days of notice provided by the City.
 - g. All tree stumps shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground and a replacement tree shall be installed within five (5) feet of said removed tree.
3. Determination of Violation. The following activities or omissions shall constitute a violation of this Article:
- a. Any alteration or deterioration of required landscape improvements except as noted in this Section.
 - b. Areas containing weeds, debris, sinkholes, lack of inorganic groundcover, or similar conditions.
 - c. Missing, dead or unmaintained trees, shrubs, or other landscaping.
 - d. Amenities, including, but not limited to, barbeques, tot lots, ramadas, picnic tables, ball fields, courts, pools, lakes, lighting, sidewalks, trails, fences, gates, refuse enclosures, and other common area amenities or HOA facilities and buildings, which are missing, in disrepair or in need of paint or maintenance.
 - e. Trees, installed in accordance with this Article, that have been so severely pruned or topped as to adversely affect said trees' natural form, health or long-term viability. Trees severely damaged by storms or other natural causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempt from this section at the determination of the Zoning Administrator or his/her designee.

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4. Determination of No Violation. There shall not be a violation of the requirements of this section if:
 - a. Trees or shrubs that have been removed for safety reasons, such as maintaining traffic visibility or preventing interference with utility poles and/or power lines, and if such removal has been authorized by the Zoning Administrator or his/her designee.
 - b. Trees removed due to utility poles, power lines or irrigation lines shall be replaced on property or supplemented with other shade structures and shrubs to continue to provide shade and groundcover to adjacent pedestrian access ways.
 - c. The existing landscaping meets the intent of the original approved plans.
 - d. If there is no approved landscape plan or other relevant document on file with the City, a violation of this section shall only be found to exist for dead plant material, parking lot planter islands where trees have been removed or are missing, damaged irrigation systems, debris, erosion, failure to control dust and where existing amenities are in disrepair. Amenities in disrepair shall be repaired or replaced.
 - e. Other than for streetscape, theme trees or similar designated trees within a special character area or landscape buffer, where trees or other plant material have been replaced with alternative material similar in size and appearance.
- D. Drought Emergency Modifications

Upon declaration of a local, regional, or state drought emergency by the City Council, Governor, or authorized water provider, the Zoning Administrator may temporarily suspend or modify landscaping installation, irrigation, or maintenance requirements of this Ordinance to promote water conservation.

During such declared drought emergency, failure to maintain turf in a green condition shall not constitute a violation of this Ordinance, provided the landscape area is maintained in a safe and orderly condition free of weeds and hazards.

4.3. Screening, Walls and Fences

Walls or fences include any structure intended for confinement, prevention of intrusion, boundary identification, or screening of activity. Screening devices are any structure installed to conceal refuse, mechanical equipment, parking (service and loading bays or lanes), multi-family habitation and commercial or industrial activities from adjacent residential districts and from street view.

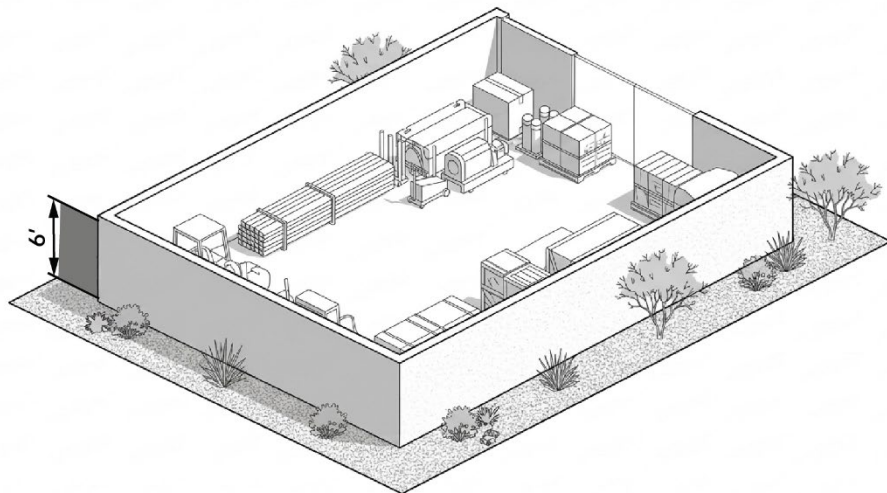
4.3.1. Screening

- A. General Screening Requirements
 1. Screening between dissimilar uses shall consist of a solid wall located on the shared property line(s) and outside of any sight visibility triangles unless otherwise stated herein.

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2. To break up the lineal expanse of required screening, design elements such as a staggered centerline, pilasters, integrated planters, varying wall heights, the installation of extra plant materials, or varying the landscaped area contours shall be used. Design elements intended to break up the lineal expanse shall have a maximum lineal separation of fifty (50) feet in commercial and industrial zoning districts or a maximum lineal separation of one hundred and fifty (150) feet in residential zoning districts.
- B. Screening Requirements. Screening requirements shall be as follows:
1. Masonry walls six (6) feet in height shall be installed along interior boundaries of a site adjacent to or across from a residential district.
 2. Outdoor Storage. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened entirely from view by a wall of up to six (6) feet in height constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main building on the site and should not be substantially visible from adjoining streets or properties. If the outdoor storage requires screening above six (6) feet, other wall features shall be incorporated to screen the outdoor storage completely from view.
 3. Gates shall be opaque so as to screen or block the viewing of the storage areas.

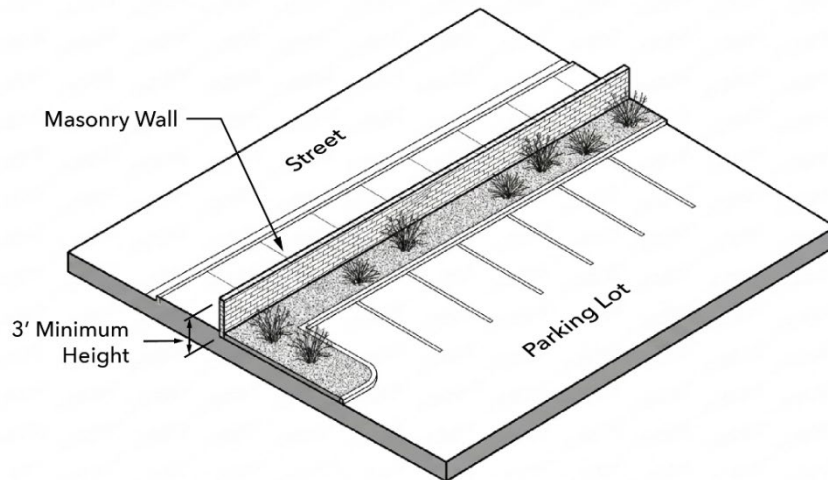
Figure 4.6.1A - Outdoor Storage Screening



4. Parking Areas. Parking areas shall be screened from street view by masonry walls or berms to a minimum height of three (3) feet in height above the highest finished grade on the parking lot side and no higher than four and one-half (4.5) feet in height on the street side. This may be supplemented by up to twenty-five (25) percent intermittent landscaping. It shall be the responsibility of the developer to ensure that car headlights are screened when facing off property or toward residential development or modifications shall be required. Parking screen walls shall be placed in a manner to avoid car hitches from

striking and damaging such screen walls. Intermittent plantings shall be placed between the screen walls and parking stalls.

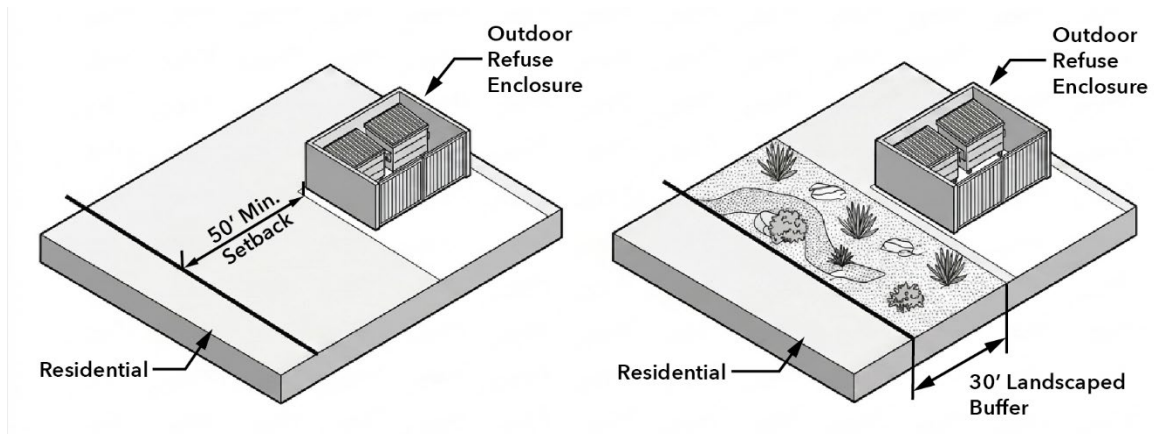
Figure 4.6.1B: Parking Area Screening



5. Refuse.

See Article 3.1 – General Requirements in All Districts

Figure 4.6.1C - Outdoor Refuse Screening



6. Drive-throughs. Drive-through windows shall not face onto a public street. Stacking lanes shall be screened from the street with three (3) foot masonry walls or berms. This paragraph does not apply to Drive-Through Restaurants, which are subject to the more specific requirements set forth in Section 4.5.13 (Drive-Through Restaurants).
7. All loading, delivery and carwash service bays shall not front onto a public street and shall be screened from public view with at least a six (6) foot wall, constructed of brick, slump block, or masonry with a stucco or mortar wash finish, or a similar finish, designed to match the main building on the site.

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8. Mechanical and utility equipment, whether ground mounted or roof mounted, including but not limited to HVAC units, plumbing equipment, fire protection systems, generators, transformers, switchgear, backflow preventers, battery storage systems, refuse and recycling enclosures, and similar appurtenances, shall comply with the following:
 - a. Location.
 - i. Equipment shall not be located within required landscape setbacks, required open space, or between the primary building façade and a public street.
 - ii. Equipment shall be located to the side or rear of buildings and arranged to minimize visibility from public streets and adjacent properties.
 - b. Screening.
 - i. Ground mounted equipment visible from a public street or residential zoning district or within public view shall be screened by an architectural wall or enclosure compatible with the primary building.
 - ii. Roof mounted equipment shall be fully screened by a parapet or architecturally integrated screening element consistent with the building design.
 - c. Maintenance. Required screening shall be maintained in good condition.
8. Utilities. All utility substations, wells, storage facilities, and other utilities shall be screened from view by a solid masonry wall and landscape.
9. Commercial and Industrial uses located adjacent to or separated by an alley from any residential use or District shall provide a six (6) foot solid masonry wall along the common property line and along interior property lines. An eight (8) foot wall may be required for industrial projects warranting higher screening. Within the front yard setback, a minimum wall height shall be three (3) foot.
10. Dismantling, servicing or repairing of vehicles and/or equipment shall be within completely enclosed building or within an area enclosed by brick, block or masonry walls.
11. Loading dock doors visible from an arterial roadway shall be screened by a wall with a minimum height of twelve (12) feet and a maximum height of fifteen (15) feet.

4.3.2. Walls and Fences

A. General Requirements

1. All fences or walls shall be located entirely upon the private property of the persons, firms or corporation constructing, or causing the construction, of such fence unless the owner of the property adjoining agrees, in writing, that such fence or wall may be erected on the division line of the respective properties.

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2. Any fence or wall constructed so as to have only one elevation "finished," which shall be defined as not having its supporting members significantly visible, shall be erected such that the finished elevation of the fence is exposed to the adjacent property.
 3. The minimum separation between fences and/or walls shall be twenty (20) feet. Any fence or wall constructed within twenty (20) to fifty (50) feet of another fence or wall shall be a view wall which shall have a maximum of four (4) feet of masonry and shall use view fencing for the remaining portion of the fence or wall. This regulation does not apply to retaining walls that do not extend above ground level.
 4. Height of walls and fences in residential districts shall be measured from the lowest adjacent grade, except when adjacent to an alley, private road, or street right-of-way which has a higher grade than the adjacent site. Then the height shall be measured from the top of the crown of road or alley (if no curb). Height of screening devices shall be measured from the highest adjacent grade.
 5. Where two (2) lots abut one another, but have differing finish grades, the wall height shall be limited to six (6) feet on the high side and eight (8) feet on the low side. Modifications of these requirements shall require written request and approval of the Development Services Department.
 6. Walls that are not used for retention purposes exceeding six (6) feet in height, measured from the inside finished grade, shall require the submittal and approval of structural calculations prepared by a licensed structural engineer, unless specified otherwise in this Ordinance. Non-retaining concrete block walls shall adhere to the City adopted building codes.
 7. No walls, buildings, or other obstructions to view in excess of two (2) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty-three (33) feet from the intersection of the street right-of-way lines.
- B. Perimeter Walls and Lot Fences.
1. Perimeter Walls shall be required along the rear of reverse frontage of single family lots along collector or arterial streets and may be installed elsewhere around the perimeter of a subdivision. Such walls shall be not less than of six (6) feet nor more than eight (8) feet in height and shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments at a minimum lineal spacing of fifty (50) feet. Long, straight, unbroken walls are not permitted. Wall openings shall be provided to allow pedestrian access to adjacent commercial, open space, trail, school, and similar amenities.
 2. Perimeter Lot Fences if provided, shall be not less than five (5) feet nor more than six (6) feet in height and shall be constructed of slump block, masonry, or wrought iron except for sections of Perimeter Lot Fences that are part of Perimeter Wall along the reverse frontage of single family lots

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along collector or arterial streets, in which case, the requirements for a Perimeter Wall set forth above shall apply.

3. Exterior boundaries of mobile home subdivisions and mobile home parks shall be bounded by a six (6) foot high masonry wall. Land between the wall and the public street improvement shall be landscaped with street trees and other landscaping materials, and shall be maintained by the owners or tenants.
4. Subdivision perimeter walls shall incorporate vertical articulation elements, including pilasters, columns, or staggered setbacks, at intervals not exceeding one hundred fifty (150) feet.

4.3.3. Development Standards, Construction & Maintenance.

- A. Development Standards. Additional requirements for fences and walls apply as follows:
 1. Walls which front onto a public street shall be constructed of masonry with stucco, slump block, or brick designed to match the main building on the site.
 2. Walls visible to the public or located within commercial, industrial and multi-family developments shall be painted or finished on both sides of the wall, unless owned by one entity which will not lease or sublease any portion of the property or private yard.
 3. In residential and agricultural districts with residential uses, no open wire fences, including chain link fences, are allowed in a front yard.
 4. In residential and agricultural districts, the maximum height of any freestanding wall or fence in a required front yard shall be three (3) feet except for walls that create a portal which shall be designed as an integral component of the portal fixture, as determined in the required Design Review process.
 5. In residential and agricultural districts, the maximum height of a wall or fence in the rear or side yards shall be six (6) feet as measured from the side facing interior of the property line.
 6. All fences in a side or rear yard of a lot abutting an alley must allow for a three (3) foot deep by eight (8) foot wide inset with gate for storage of garbage cans.
 7. In industrial zoning districts, walled areas for storage of materials and equipment may include three (3) strand barbed wire or barbed tape for maximum security, (maximum eight (8) foot height). The use of rolled barbed wire or razor wire is prohibited.
 8. A building permit must be obtained prior to the installation of any wall that exceeds eight (8) feet in height.
 9. A building permit must be obtained prior to the installation of any fence that exceeds six (6) feet in height.
 10. Open wire fences, including chain link fences, are not permitted except as expressly provided in this Section or elsewhere in the Zoning Ordinance. Open wire fences including chain link fences are permitted within the City as follows:

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- a. In the AG and AU zoning districts subject to the terms and limitations in this Article;
- b. On residential lots within subdivisions recorded in 1980 or prior, chain link fencing is permitted on single-family residential lots less than twenty thousand (20,000) square feet in area, subject to the following development and design standards:
 - i. The chain link fence shall include opaque screening with a woven density of no less than eighty (80) percent. Opaque screening shall consist metal, vinyl, or composite material with integral color, powder coating or other method of design and manufacturing to minimize wear and maintenance and to maintain the aesthetic quality of the fencing. Use of fabric, tarpaulin, or similar non-rigid material is prohibited.
 - ii. Chain link fencing and opaque screening shall be maintained in good condition and free from wear and decreased aesthetic quality. Opaque screening shall be replaced upon finding by the Planning Administrator, or their designee, that the original integrity of the fencing has degraded to become visually blighting to the neighborhood or area.
 - iii. Chain link fencing shall meet the location, height, and traffic visibility requirements of this Article.
- 11. In industrial zoning districts, chain link fences are permitted when screened by a perimeter wall, and the height of the chain link fence and security wire does not exceed the height of the wall.
- 12. Open wire fences exceeding the otherwise permitted heights may be built around schools and other public or quasi-public facilities when necessary for the safety or restraint of the occupants.
- 13. Open wire fences exceeding the otherwise permitted heights may be built around tennis courts or similar recreational facilities such as pickle ball courts by Use Permit or administrative approval, dependent upon the following criteria:
 - a. A Use Permit is required for open wire fences around tennis courts or similar recreational facilities such as pickle ball courts that are located within five hundred (500) feet of the nearest property line of any property zoned or platted for single-family residential development;
 - b. A Use Permit is not required for open wire fences around tennis courts or similar recreational facilities such as pickle ball courts where there is no residentially zoned property line within five hundred (500) feet of the tennis court.

4.3.4. Pools and Spas

Outdoor swimming pool, in ground or above ground, wading pools, hot tubs, spas or other similar pools used or designated to be used for swimming, wading or bathing purposes are subject to these regulations. Wading pools, fish ponds, or shallow

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decorative pools less than eighteen (18) inches deep may be exempt, except where the Chief Building Official, or his/her designee, in individual cases deems it a public nuisance and/or dangerous to the public health, safety, and welfare.

- A. Enclosure Required. It is hereby declared to be a public nuisance to maintain an outdoor swimming pool, either above or below ground level, with a maximum depth greater than eighteen (18) inches or more in the City of Goodyear unless either the premises upon which the pool is located or the pool itself is enclosed as required herein. Irrigation and storm water retention facilities, and the water features in public parks and golf courses are exempt from the fencing requirement of this section.
- B. Design and Enclosure Details. Additional requirements for the design and enclosure of pools apply as follows:
 - 1. All swimming pools, or the property on which they are located, shall be enclosed by buildings, walls, fences or combinations thereof, not less than five (5) feet nor more than six (6) feet in height above grade measured on the exterior side of the enclosure.
 - 2. On a portable spa or portable hot tub, which is not more than eight (8) feet in width, a hard, latched or locked safety cover shall meet the barrier requirements of this section.
 - 3. A key operated motorized safety cover for portable spas and hot tubs may also be used to meet the barrier requirements of this section. Approval must be received from the Chief Building Official, or his/her designee.
 - 4. All gates shall be substantially the same height as the wall or fence and shall be self-closing and self-latching. Such gates and fencing shall not be constructed in a manner as to provide, either intentionally or unintentionally, hand or foot holes for climbing.
 - a. The latches shall be at least four and one half (4.5) feet above the underlying ground or otherwise made inaccessible from the outside to small children. If the material of construction or design is such that there are openings in the enclosure, such openings shall be of such size that a spherical object four (4) inches in diameter cannot pass through or under the fence or gate.
 - b. Double width gates which are not the sole means of ingress and egress shall not be required to be self-closing and self-latching but must be padlocked at all times when not in use.
- C. Zoning Districts and Placement.
 - 1. In any agricultural or single-family residential zoning districts, private swimming pools and spas shall be in the side or rear yards, and no water surface shall be closer than five (5) feet from any property line.
 - 2. In other zoning districts or where a private swimming pool is proposed to locate in an area other than a side yard or rear yard, a Use Permit shall be obtained.
 - 3. No public swimming pool shall be closer than twenty-five (25) feet to any property line.

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- D. Permit, Inspection, Maintenance.
 - 1. A building permit shall not be issued for any swimming pool unless the plans for such pool provide for an enclosure as required by this Section.
 - 2. No swimming pool shall be filled in whole or in part with water unless the pool structure has been installed in accordance with this Section and approved by the Chief Building Official, or his/her designee.
 - 3. It shall be the responsibility of both the property owner and the occupant of the premises to install and maintain the fences, locks, latches, and gates in good condition and proper working order when water is in the pool, and either or both may be deemed in violation of this Article for failure to do so.

4.4. Off-Street Parking and Loading

4.4.1. Purpose

The purpose of this section is to ensure the provision of adequate off-street parking and loading spaces and vehicle maneuvering areas to those spaces for the uses permitted in this Ordinance in a manner which is safe, efficient, convenient and functional. The provisions contained in this Article are considered reasonable and appropriate, and are established to:

- A. Provide standards for the minimum number of required off-street parking and loading spaces with maneuvering areas, driveways and surface materials for the efficient and safe movement of vehicular traffic.
- B. Provide adequate screening measures for parking and maneuvering areas in a manner that is visually attractive.
- C. Ensure pedestrian-friendly parking areas by providing safe, adequate and convenient pedestrian routes.
- D. Provide for the accessibility needs and requirements of the disabled.
- E. Allow flexible parking standards to improve circulation and promote community character.
- F. Provide adequate on-site bicycle parking facilities.

4.4.2. General Parking Regulations

- A. Off-Street Parking Spaces.
 - 1. Vehicular Parking.
 - a. Vehicular parking for a standard vehicle shall be in the form of a rectangle not less than nine (9) feet in width by twenty (20) feet in depth, excluding driveways or aisles, with access to a public thoroughfare; except that parking spaces abutting sidewalks, curbs or landscape planters may have a minimum required depth of eighteen and one-half (18.5) feet with a maximum allowed vehicle overhang of one and one-half (1.5) feet.
 - 2. Boat or Recreational Vehicle Space.
 - a. Spaces shall be provided in the form of a rectangle not less than ten (10) feet by twenty-four (24) feet, or larger as may be required

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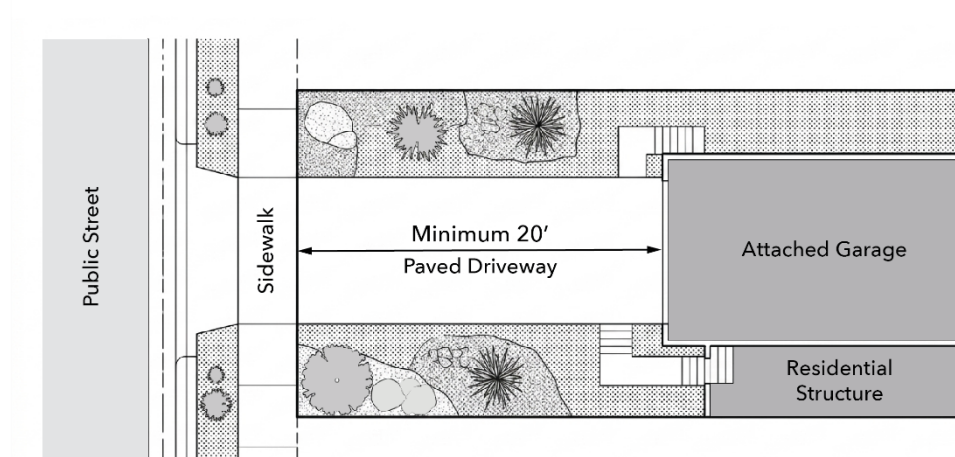
to accommodate the unit, subject to the screening requirements of Section 4.3.1.

B. Residential Vehicular Access.

1. Driveways.

- a. A single improved residential driveway shall be provided between a public or private street or alley and a garage, carport or other parking space. The driveway shall be paved, except as provided in this Section below, and shall not be less than twenty (20) feet in length, as measured from the back of sidewalk, or right-of-way line if no sidewalk is provided, to the front face of a garage or carport.

Figure 4.4.2A - Residential Driveways



- b. Driveways which provide access from a garage to an alley or to a Private Alley or driveways for Alley-Loaded Residential, shall not be less than five (5) feet in length but any driveway greater than five (5) feet shall be at least twenty (20) feet in length, provided that the total width of the alley and the total length of the driveway combine to provide a minimum length of twenty-three (23) feet for the maneuvering area.
- c. Where a single-family home does not provide at least one driveway which can accommodate the parking of one guest vehicle, guest parking shall be made available on a public street, private street, or HOA owned and maintained alley within two hundred twenty-five (225) feet away from the individually platted lot or provided for within a guest parking lot/tract located within the development.
- d. The following applies if guest parking is to be provided within HOA owned and maintained alleys or parking lots:
 - i. A Parking Plan addressing parking management shall be submitted to the city for approval with the Preliminary Plat in which parking is to be provided. All parking shall adhere to the approved Parking Plan. CC&Rs recorded against the

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Residential Property shall incorporate the approved Parking Plan and shall include provisions to enforce the Parking Plan; and

- ii. Guest parking spaces shall be labeled or numbered. The failure to comply with an approved Parking Plan shall constitute a zoning violation; and
 - iii. Guest parking spaces shall be reserved for the use of a 3rd vehicle owned by the residents of an individual residential unit in the development or by the use of guests visiting the development; and
 - iv. All vehicles that park in a guest parking space shall have a pass that indicates to a management company which unit the vehicle belongs or which unit the vehicle is a guest of; and
 - v. Guest spaces shall not be used by the 1st or 2nd vehicle owned by residents of a residential unit. If a resident uses a guest space for vehicles owned by the resident, the resident shall obtain a pass as provided above.
- e. Driveways shall connect to a public or private street or may connect to a public or private street by an alley.
 - f. When a shared driveway is utilized, the driveway shall be constructed so as to deflect drainage away from contiguous private lots or parcels.
 - g. The maximum or total defined driveway width may be expanded to accommodate floor plans that offer a combination of both front and side loading garages.
 - h. The total or maximum width of the driveway within the front yard for lots that are one hundred (100) feet wide or less shall be thirty (30) feet or fifty (50) percent of the lot width, whichever is less. Paved areas contiguous to a driveway and in excess of one hundred (100) square feet in size shall be considered part of the driveway for the purposes of this provision.
 - i. Lots that are one hundred (100) feet wide or less that also have a driveway at the maximum width shall be permitted additional driveway width up to ten (10) feet if the additional side width serves as an access path to a side yard gate, provided that the following criteria are met:
 - i. The lot includes a home with a garage with three (3) forward-facing spaces for personal vehicles with garage doors; and
 - ii. The lot has a minimum existing side setback of at least ten (10) feet on one side.
 - 1) To ensure aesthetic consistency and avoid unintended visual impacts, all of the following design standards and requirements for the permitted additional side driveway width would apply:

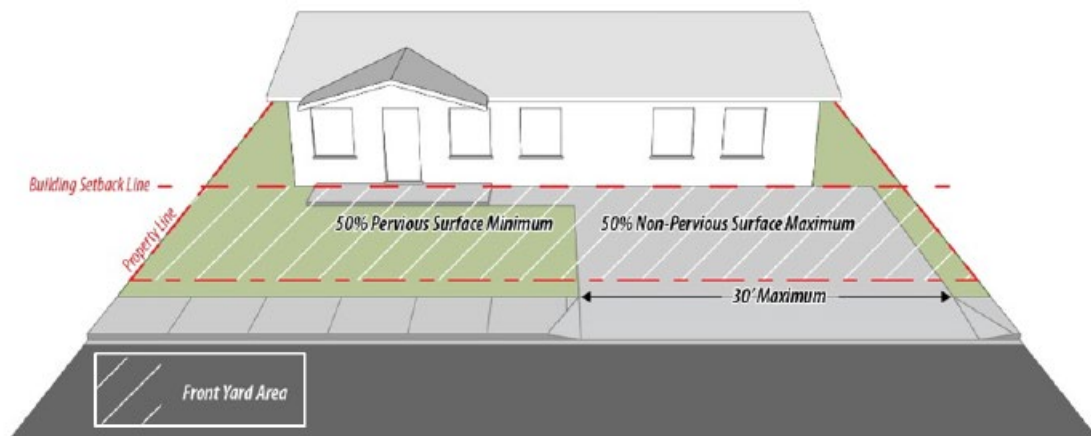
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- a) The additional side driveway surface cannot be constructed of uncolored standard concrete;
 - b) The additional side driveway area must be constructed of a material such as pavers or stamped/colored concrete;
 - c) A ribbon/tire strip design for the additional side driveway area would require the use of pavers to construct them;
 - d) The additional side driveway area must function and serve as access to a side yard gate;
 - e) Side driveway extensions not serving as an access path would not be allowed;
 - f) The additional side driveway area must not be flush with the property line and not be less than five (5) feet from the property line—a clear separation (e.g., landscaped strip or setback buffer) would be required to reduce hardscape massing and maintain neighborhood character;
 - g) Parking on the additional side driveway is prohibited;
 - h) Any driveway extension, additions, or cuts that encroach on the public right-of-way shall require a permit deemed necessary by the Zoning Administrator or designee.
- j. For lots that exceed one hundred (100) feet in width, the total or maximum driveway width shall be forty (40) feet. In no case shall the front yard exceed a total of forty-five (45) percent of improved paved surface (concrete, asphalt or masonry). Paved areas contiguous to a driveway and in excess of one hundred (100) square feet in size shall be considered part of the driveway for the purposes of this provision.
- k. Lots that exceed one hundred (100) feet in width may incorporate a front yard circular drive provided the maximum driveway width is forty (40) feet. In no case shall the front yard exceed a total of forty-five (45) percent of improved paved surface. Paved areas contiguous to a driveway and in excess of one hundred (100) square feet in size shall be considered part of the driveway for the purposes of this provision.
- l. Residential lots in the Agricultural (AG) District accessed from a paved street shall include a paved apron that extends from the street a minimum of twenty (20) feet or to the edge of the public right-of-way, whichever is greater. The driveway may be paved or may contain a stabilized surface of two (2) inches of aggregate over four (4) inches of compacted soil properly treated to prevent dust, and shall extend from the apron to the paved parking spaces as prescribed in Section 4.4.3

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- m. Driveways on residential lots in the Agricultural Urban (AU) and Agricultural (AG) Districts accessed from an unpaved street may be paved or may contain a stabilized surface of two (2) inches of aggregate over four (4) inches of compacted soil properly treated to prevent dust, and shall extend from the roadway to the paved parking spaces as prescribed in Section 4.4.3.
- n. Paved, or other non-pervious surfaces shall not comprise more than fifty (50) percent of the required front yard setback area for any residentially zoned lot. The balance of the required front yard setback area shall be pervious surfaces such as grass, soil, gravel or rock that effectively absorbs or infiltrates water across the entire surface. No motor vehicle shall be parked in a front yard, except on a paved driveway.

Figure 4.4.2B - Paved/Non-Pervious Surfaces



- 2. Front Yard.
 - a. Any vehicle which is not otherwise prohibited by the provisions of this Ordinance from being parked in the front yard of a single family or two family residence lot may be parked upon a driveway.

4.4.3. Parking Design Standards

- A. Parking Standards Pertaining to All Districts.
 - 1. Permits.
 - a. No building permit shall be issued until the applicant has presented satisfactory evidence to the Zoning Administrator that he owns or has otherwise available for his use, sufficient property to provide required parking. This includes parcels separated from a parent parcel where the uses on the formerly parent parcel had shared parking agreements or site plans approved with parking being utilized on the child parcel.

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- b. No additions to or enlargement of an existing building or use shall be permitted unless the parking requirements are met for the entire building or use.
 - c. For new buildings, building expansions or conversions, plans must show the arrangement of required parking and loading spaces, and indicate sufficient space for vehicle maneuvering and adequate ingress and egress by patrons and delivery vehicles to the parking area before a permit is granted. In the design of parking areas, safe, adequate and convenient pedestrian routes shall be provided. Plans shall be submitted, fully dimensioned, to the Zoning Administrator for approval prior to the permit being granted.
2. General Requirements for All Spaces.
- a. All parking and loading spaces, drive aisles, maneuvering areas, driveways, and fire lanes shall be paved with an asphalt, concrete, or masonry surface to a sufficient thickness to withstand repeated vehicular traffic except as provided below:
 - vi. The surfacing of the areas referenced above shall not be required by the City during construction on any site or project which is otherwise covered by an individual or general air quality permit issued by the Maricopa County Air Quality Department, but all surfacing improvements related to a specific building permit shall be completed prior to the issuance of a certificate of occupancy for such permit.
 - b. The Zoning Administrator, or his/her designee, at his/her discretion, may allow the use of other materials for surfacing the areas referenced above when these areas:
 - i. are in excess of the minimum number of parking spaces required by this Article; or,
 - ii. are temporary in terms of frequency of use (i.e., infrequent or intermittent use) or duration of use (i.e., only used for a specific period of time until paved or, for model home complexes, until substantial completion of a residential development).
 - iii. Any alternative surfacing materials allowed by the Zoning Administrator, or his/her designee, shall be appropriate to the use for which they are approved and at a minimum shall minimize the generation of dust or particulate matter.
 - iv. All vehicular egress from parking lots to public right-of-way shall be by forward motion only, except in the case of single family and two family residences fronting on a local street or a primary or secondary collector street.
 - v. The permanent or unauthorized temporary use of off-street parking or loading areas for other than the said purpose shall constitute a violation of this Ordinance. Should the owner or occupants of a building change the

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use of the building and thus increase the requirement for off-street parking, it shall constitute a violation of this Ordinance, until there is compliance with the parking requirements.

B. Parking Standards for Single Family, Two Family and Manufactured Home Residential Uses.

1. Parking Space Location.

- a. No motor vehicle shall be parked in a front yard, except on an authorized driveway.
- b. No part of any vehicle parked in the front yard of a single family or two family residential lot shall extend over the public or private sidewalk, or street curb where no sidewalk exists; nor shall any such vehicle be parked within the area formed by a ten by ten (10 x 10) foot triangle as measured from the point of intersection of the back of the sidewalk, or street curb where no sidewalk exists, and a side property line extended to the back of the sidewalk, or street curb where no sidewalk exists, when such side property line is within five (5) feet of a driveway or an improved parking surface located on an adjacent lot.

2. Enclosed Parking Space Dimensions.

- a. The number of required parking spaces for all residential uses is identified in this Section below. Required enclosed parking spaces may be either side-by-side or tandem for single family and two family residential uses. Side-by-side enclosed parking areas shall at a minimum measure eighteen (18) feet wide by twenty (20) feet deep with no obstructions. Enclosed tandem spaces shall at a minimum measure nine (9) feet wide by forty (40) feet deep with no obstructions. At the discretion of the Zoning Administrator, may permit enclosed parking spaces to be located on a shared community parcel if unique and innovative master planned developments and housing configurations are proposed. Rear loaded carports may be considered if innovative design concepts are considered.

3. Rural Residential Parking.

- a. For residential lots in the Agricultural (AG) District accessed from a paved street, two (2) paved parking spaces shall be required in the form of either: (1) an enclosed garage; or (2) a carport that is located to the rear of the residence and not visible from the side facing the street; or (3) a side-entry carport whose side facing the street is enclosed; or (4) an alternate location determined to be appropriate and approved by the Zoning Administrator.
- b. For residential lots in the Agricultural Urban (AU) and Agricultural (AG) districts accessed from an unpaved roadway, two (2) paved parking spaces shall be required in the form of either: (1) an enclosed garage; or (2) a carport that is located to the rear of the residence and not visible from the side facing the street; or

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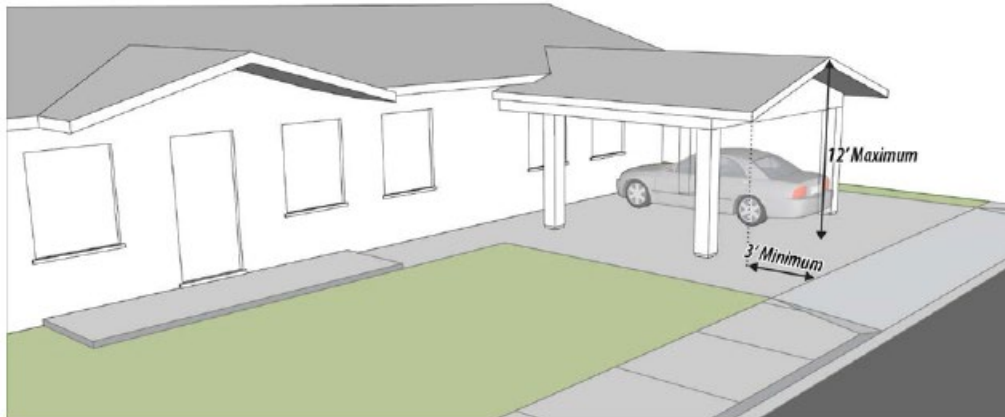
(3) a side-entry carport whose side facing the street is enclosed;
or (4) an alternate location determined to be appropriate and approved by the Zoning Administrator.

C. Historic Goodyear, Northern Subdivisions and Canada Village Parking:

On residential lots within subdivisions recorded prior to 1981, one unenclosed shade structure which may project into the required front yard setback area is allowed, subject to the following development and design standards:

1. The structure shall be permanently affixed to a foundation, footing, or slab attachment and supported by piers, columns or support elements.
2. The structure shall not be enclosed and no wall taller than three (3) feet may be constructed between piers, columns or support elements of the structure.
3. The style, materials and colors of the structure shall be consistent with the style, materials, and colors of the residential building to which it is connected. The structure shall utilize the same level of finish and detailing as the residential building.
4. The structure shall maintain a minimum setback of three (3) feet from any right-of-way line. The structure shall be set back from any side property line a distance equal to the side setback for the primary residential building.
5. The structure shall not exceed twelve (12) feet in height, or the maximum height of the primary residential building, whichever is less.
6. A paved surface shall be provided under the structure except that lots larger than twenty thousand (20,000) square feet in size may provide stabilized surfaces consistent with federal PM-10 standards and Section 4.4.3 of the Zoning Ordinance in lieu of a paved surface.
7. The structure shall contain a roof of substantial construction, composed of wood, asphalt, composite, or concrete roofing. Lattice roofing with supporting elements are permitted. No fabric, plastic, or other similar temporary materials shall be utilized.
8. Driveway widths and the limitations on the percentage of a front yard that can be paved in Section 4.4.2 of the Zoning Ordinance shall be adhered to; (A driveway shall be less than 30-feet wide or 50% of the lot width, whichever is less. A front yard cannot be more than 50% non-pervious surfaces)
9. Outdoor storage in the front yard and visible from the public rights-of-way is prohibited. Outdoor storage shall be located outside the front yard area and screened from view from public rights-of-way by a solid wall or fence; and
10. The structure shall remain open and never be enclosed as a garage or as living space.

Figure 4.4.3A – Residential Parking Structure



11. Commercial Vehicle Parking. Parking of more than one commercial vehicle or work trailer of two-ton capacity or less, or one commercial vehicle of more than two-ton capacity on a lot within any residential district shall be considered a commercial use and is prohibited.
12. Recreational Vehicle, Boat Parking.
 - a. Parking a recreational vehicle, travel trailer, unmounted camper/camper shell, accessory trailer, work trailer, inoperable or unlicensed vehicle, or boat in a garage, under a carport when a garage is not required, or in a rear yard screened from public view is permissible.
 - b. Parking in a required front yard or driveway is prohibited, except for loading/unloading or repairs for no more than forty-eight (48) hours. The Zoning Administrator may authorize a longer period of time if an emergency exists, up to a maximum of five (5) days.
 - c. Parking within the side yard on the carport/garage side of the residence is permissible, if there is sufficient space and the parking area is improved with a paved, uncovered slab and is screened from street view by a minimum six (6) foot high wall and/or gate.
 - d. A paved side-yard parking access lane and an increase in the allowable impervious area from 50% to 60% may be permitted when all the following is met:
 - i. Minimum 10-foot side setback is available
 - ii. The additional impervious area is located to the side of the primary driveway;
 - iii. Landscaping is maintained to soften views from the street;
 - iv. Driveway complies with curb-cut spacing requirements.
 - e. The total number of recreational vehicles, travel trailers, unmounted camper/camper shells, accessory trailers, work trailers, inoperable or unlicensed vehicles, and boats parked or

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stored on any lot outside of a garage shall be restricted to a combination of not more than two (2).

- D. Parking Standards for Multi-family Residential, Commercial, Industrial and Mixed – Use Development.
 - 1. It shall be the joint and separate responsibility of the lessee and owner of the principal use, uses or building to maintain in a neat and adequate manner, the parking spaces, access ways, striping, landscaping, and required walls or screening. The City shall not be liable for parking availability or private disputes between owners and lessees if subsequent tenant improvements (TI) alter the parking demand established with the approved Site Plan.
 - 2. For multi-family residential, commercial, industrial and mixed-use developments, including non-residential uses in a residential District, all parking areas shall be screened from street view by buildings or by a landscape berm and/or wall with landscaping. Berms and/or walls (including retaining walls) shall be a minimum of three (3) feet in height above the highest finished grade on the parking lot side, and no higher than four and one-half (4.5) feet in height on the street side. It shall be the responsibility of the developer to ensure that car headlights are screened when facing off property or toward residential development. For the purposes of this section, parking areas as used herein shall include all parking spaces, drive aisles and maneuvering areas.
 - 3. Off-street parking spaces shall be connected with a public street by a paved driveway which affords safe and reasonably convenient ingress and egress. The permissible location and minimum width of driveways shall be as specified in the City of Goodyear Engineering Design Standards and Policies Manual.
 - 4. For developments with more than three (3) dock-high loading doors, trailer storage spaces shall be provided at a ratio of one (1) space per four (4) loading doors. Trailer storage spaces shall have minimum dimensions of twelve (12) feet in width and forty-five (45) feet in length and shall not be visible from public rights-of-way.
- E. All required parking spaces shall be located on the lot upon which the use is located or on an adjacent lot if a cross access/parking agreement is provided. Required parking spaces for multi-family, commercial or industrial uses may be located on an adjacent lot in another district (other than in a single-family residential district) with a cross access/parking agreement.
- F. Parking Plan.
 - 1. The purpose of this section is to ensure that developments provide safe, efficient, and well-managed parking facilities through a coordinated Parking Plan approved at the sole discretion of the Zoning Administrator.
 - 2. A Parking Plan shall be required for:
 - a. Any development proposing 50 or more parking spaces.
 - b. All multi-family or mixed-use developments.
 - c. Developments containing multiple parking types, including structured, covered, or shared parking.

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- d. Any development requesting a parking reduction or shared parking arrangement.

A Parking Plan shall be submitted as part of the site plan package and shall include, at minimum:

1. Parking Inventory and Classification
 - a. Total number of proposed spaces.
 - b. Number of spaces by type (garage, surface, covered, EV);
 - c. Number and location of accessible spaces.
 - d. Number of reserved or assigned spaces.
 - e. Parking Operations and Management
 - f. How spaces will be allocated, assigned, or reserved.
 - g. Use and management of structured or shared parking, if applicable.
 - h. Anticipated peak demand periods and strategies to manage demand.
 - i. Any proposed shared-parking arrangements.
2. Review Criteria. The City shall review Parking Plans for:
 - a. Compliance with minimum required parking.
 - b. Conformance with stall and aisle dimensions and other design standards.
 - c. Adequacy of the proposed management approach.
3. Modifications and Enforcement
 - a. An approved Parking Plan shall be binding on the development.
 - b. Amendments require administrative review and approval.
 - c. Failure to implement the approved Parking Plan constitutes a zoning violation.

G. Shared Parking

1. The total requirement for off-street parking spaces for joint-use developments shall be the sum of the requirements of the various uses computed separately.
2. A joint-use shared parking program is an option to reduce the total required parking in joint-use developments in which the uses operate at different times or that have different peak hours of operation from one another throughout the day. If an applicant for a joint-use development can demonstrate through a shared parking study completed by a professional and supplied by the applicant and approved by the Zoning Administrator that the total peak parking demand for the mixed uses will be less than the sum of the parking spaces required for each use served, a reduction in the total number of required spaces may be allowed, subject to the following:

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- a. The approved shared parking plan shall specify a schedule of shared parking calculations identifying the typical hours of operation with anticipated periods of greatest parking demand for all uses within the development; and shall indicate the number, location and convenience of pedestrian access of all spaces available to serve each use. The total number of parking spaces required for all uses within the development per Section 4.4.4 shall not be reduced by a shared parking plan by more than twenty (20) percent.
 - b. A facility or land use activity for which shared parking is proposed must be located within 660 feet of the shared parking, measured from the entrance of the use to the nearest parking space within the shared parking lot. The City Traffic Engineer or his/her designee shall be consulted for any proposed shared parking agreement that requires a pedestrian crossing a public roadway between one of the uses in the agreement and the parked vehicle.
 - c. The property owners involved in the shared parking plan shall submit a written agreement approved by the Zoning Administrator, and then recorded with the Office of the Maricopa County Recorder, requiring that the parking spaces shall be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this Article. If a shared parking agreement lapses or is no longer valid, then parking must be provided as otherwise required by this Article.
 - d. The shared parking plan shall remain on file with the Development Services Department for the purpose of monitoring the continuing adequacy of available parking.
 - e. At the time of shared parking plan approval, or at any subsequent time when the uses, intensities of the uses, or the or hours of operation of the uses change, or upon findings that the parking facilities are inadequate, the Zoning Administrator may require additional site area to be provided, and as necessary improved, to supply additional required parking facilities.
- H. Credit For On-Street Parking. On-street parking that directly and wholly abuts the subject property may be counted towards the parking requirement, provided that:
 - 1. Such spaces are clearly marked on the site plan and constructed in accordance with City standards.
 - 2. Such spaces are publicly accessible and cannot be reserved or restricted by the owner or tenants of the property without approval of the Zoning Administrator.
 - 3. On-street parking on private streets may be counted towards required parking provided that the street is publicly accessible (not gated) and the streets, parking spaces and sidewalks constructed are consistent with the standards for public streets in the City.

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- I. Credit for Bicycle Parking Facilities. The City encourages the use of alternative transportation modes such as the bicycle through a reduction in the number of required vehicular parking spaces in favor of additional bicycle parking facilities. The Zoning Administrator may authorize a credit towards on-site parking requirements for all non-residential uses for the provision of bicycle facilities beyond those otherwise required by this Ordinance, subject to the following guidelines:
 1. Whenever bicycle parking is provided beyond the amount required per Section 4.4.6, credit toward required on-site vehicular parking may be granted at a rate of one (1) vehicular space per ten (10) additional bicycle spaces provided.
 2. The number of required vehicle parking spaces shall not be reduced by more than five (5) percent or ten (10) spaces, whichever is less, for any use or building.
- J. Parking Reductions

Required parking for any use may be reduced by the Zoning Administrator subject to the following:

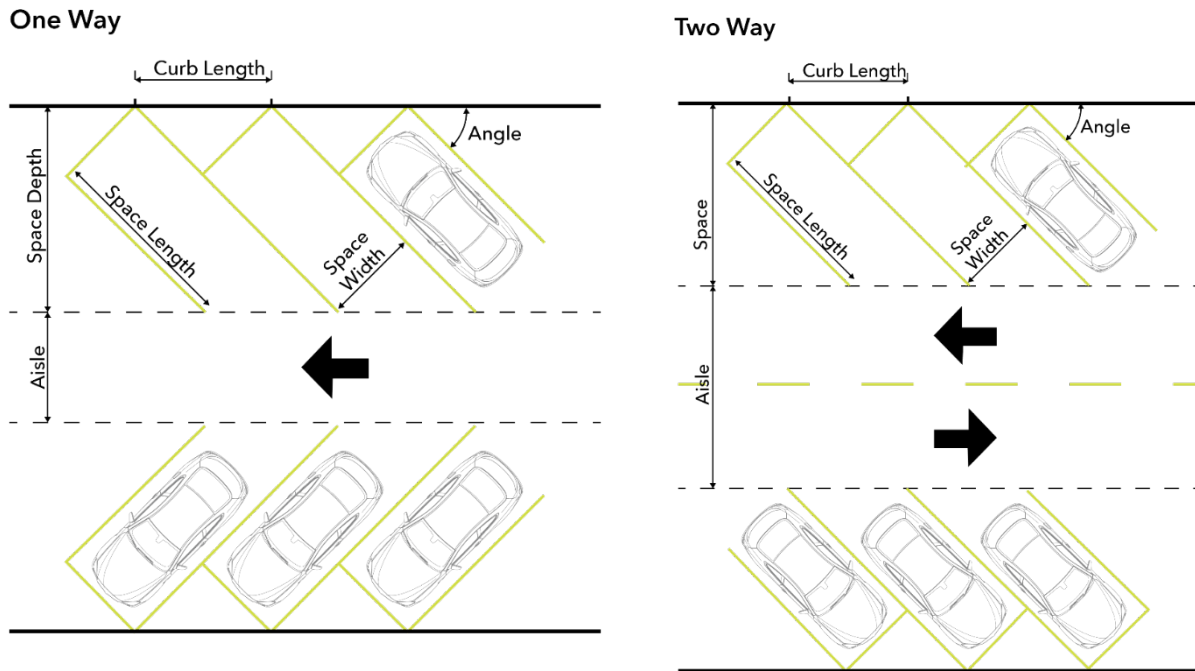
 1. Criteria for Approval. A request for reduced parking shall only be approved if the following criteria are found to be true:
 - a. Special conditions, including but not limited to the nature of the proposed operation, transportation characteristics of persons residing, working, or visiting the site, exist that will reduce parking demand at the site.
 - b. The use will adequately be served by the proposed parking; and
 - c. A Parking Demand Study is submitted and shows parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.
- K. Parking Demand Study. In order to evaluate a proposed project's ability to reduce parking, the submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces is required and shall include the following information:
 1. Total square footage within existing and proposed development and the square footage devoted to each type of use.
 2. A survey of existing on-street and off-street parking within 600 feet of the project site.
 3. Standard parking requirements for the use, based on Table 4.4.4B.
 4. Estimated parking demand for the use, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other professionally recognized, and/or accredited sources. If appropriate parking demand studies are not available, the City may require the applicant to conduct a parking demand survey of a development similar to the proposed.
 5. Comparison of proposed parking supply with parking requirements.

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6. A description any other characteristics of the site or measures being undertaken that could result in reduced parking demand, including staggered work shifts, telecommuting, shuttles to transit stations, or similar programs.
 7. Other information as required by the City.
- L. Parking Structures.
1. Location. Parking structures may be located in all Multi-family, Commercial, Industrial and in areas within PAD zoning districts that are not designated for single-family residential development.
 2. Development Standards. Parking structures shall conform to all principal building development standards, including setbacks, building heights, and lot coverage applicable to the zoning district in which parking structures are located.
- M. Parking Dimensions. Dimensions for parking spaces and maneuvering aisles shall meet the following minimum dimensions:

Table 4.4.3N – Parking Space and Aisle Dimensions				
PARKING ANGLE	SPACE WIDTH	SPACE DEPTH	ONE-WAY AISLE WIDTH	TWO-WAY AISLE WIDTH
Parallel or 0°	9' 0"	9' 0"	12'	20'
30°	9' 0"	17' 6"	11'	20'
40°	9' 0"	19' 0"	12'	22'
45°	9' 0"	20' 0"	13'	24'
50°	9' 0"	20' 6"	15'	24'
60°	9' 0"	21' 0"	18'	24'
70°	9' 0"	21' 0"	19'	24'
90°	9' 0"	18' 0"	24'	24'

Figure 4.4.3 - Parking and Aisle Dimensions



- N. Additional Standards. All parking structures shall be designed to meet the following additional development and design standards:
1. Parking structures shall be designed to complement adjacent or integrated primary buildings by incorporating architectural details, colors and materials of the building(s) served, with specific focus on street level facades and circulation elements exposed to and utilized by pedestrians. The level of design enhancements required below shall be determined based on the location of the parking structure, its exposure to the view of the general public, the context of the site and other relevant project criteria;
 2. On facades that face rights-of-way or other public areas, parking structures shall incorporate artistic elements, decorative panels, art screens, or other methods to deemphasize the appearance, massing, and scale of the parking structure;
 3. Decorative panels for elevated levels of parking structures shall be solid and a minimum height of forty-two (42) inches above the parking surface to screen parked vehicles from adjacent streets and buildings;
 4. Vehicles on the ground level shall be screened from adjacent public street frontages by a minimum thirty-six (36) inch wall which should include variations in color, texture, and/or materials, or landscaping that, upon maturity, establishes similar levels of opaqueness in screening; and
 5. Decorative panels and architectural elements shall use durable materials to prevent wear including, but not limited to, formed concrete, textured masonry, iron, steel, copper, aluminum, glass block, and brick.

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4.4.4. Parking Requirements

- A. Determination of Required Spaces. The calculations to determine the required number of parking spaces for a use, building or development shall be in accordance with the following:
 - 1. In the case of fractional results in calculating parking requirements, the required number shall be rounded up to the nearest whole number if the fraction is one-half (0.5) or greater.
 - 2. Except as otherwise provided herein, building gross floor area shall be used to calculate parking space requirements.
 - 3. All uses not specifically designated, or similar to a specified use, shall have parking space requirements as determined by the Zoning Administrator.
 - 4. Required accessible parking for non-residential developments shall be provided in conformance with all applicable accessibility standards of the prevailing Americans with Disabilities Act (ADA), Arizonans with Disabilities Act (AZDA), and the International Building Code (IBC).
 - 5. Required accessible parking for multi-family residential developments shall be provided in conformance with all applicable accessibility standards of the prevailing Americans with Disabilities Act (ADA), Federal Fair Housing Act (FFHA), and International Building Code (IBC).
 - 6. The required minimum number of developed parking spaces for the Manufacturing, Assembling and Processing Use Classification and the Warehouse or Distribution Facility Use Classification set forth in paragraph E. (General Industrial Manufacturing and Warehousing) of the Table below may be reduced for a known user if the known user's operations can demonstrate to the satisfaction of the Zoning Administrator that the user's parking needs can be met with fewer parking spaces because of the nature of the known user's operations (i.e. a user with a highly automated facility that requires minimal employees because of the automation). Although a known user may not be required to build the minimum number of required parking spaces reflected in the Table below, the property shall be developed such that additional parking spaces necessary to meet the minimum parking requirements in the Table below can be developed in the future should the user change. The site plan for the known user shall depict such future additional parking spaces, including the circulation that will be required to access such spaces, and the ability to accommodate the drainage for the additional parking.
- B. Parking Requirements.
 - 1. The number of required parking spaces for each use, building or development permitted by this Ordinance shall be in accordance with the following parking standards:

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Table 4.4.4B – Off-Street Parking Requirements	
Use Classification	Required Minimum Parking
A. Administrative and Financial	
<i>Banks and other financial institutions</i>	1 space per 300 sq. ft. floor area
<i>Professional offices</i>	1 space per 300 sq. ft. floor area
B. Automobile Related	
<i>Automated or self service car wash</i>	2 spaces
<i>Automobile sales and rentals</i>	1 space per 375 sq. ft. indoor floor area of sales and service building, but not less than 4 spaces per use. Outdoor displayed vehicles shall not occupy any required parking spaces for the use or site
<i>General auto repair and service – garage, service station, full service car wash and drive-through oil and lube services</i>	1 space per 300 sq. ft. floor area, including service bays, wash tunnels and retail areas
C. Eating and Drinking Establishments	
<i>Restaurants, cafes, bars and similar uses</i>	
Indoor Dining/Seating Area	1 space per 50 sq. ft.
Outdoor Serving (patio) Area	1 space per 150 sq. ft.
Take out only	1 space per 300 sq. ft.
D. Entertainment and Recreation	
<i>Bowling alleys</i>	5 spaces per lane plus ancillary use requirements
<i>Golf course</i>	1 space per 2 practice tees in driving range, plus 4 spaces per green plus ancillary use requirements
<i>Health spas/clubs, gyms & tennis, handball, racquetball courts/clubs</i>	1 space per 150 sq. ft. indoor floor area, excluding courts, which require 2 spaces per court
<i>Miniature golf, amusement parks, carnival or circus grounds, water parks</i>	1 space per 500 SF outside recreation area
<i>Skating rinks, teen entertainment centers and similar recreational uses</i>	1 space per 150 sq. ft. gross floor area used for recreational activities plus ancillary use requirements
<i>Movie theaters</i>	1 space for every 3 patron seats
E. General Industrial, Manufacturing and Warehousing	

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Table 4.4.4B – Off-Street Parking Requirements	
Use Classification	Required Minimum Parking
<i>Data Centers</i>	1 space per 5,000 sq. ft. for the first 200,000 sq. ft. of floor area & 1 space per 10,000 sq. ft. for the remaining floor area
<i>Manufacturing, Assembling and Processing</i>	1 space per 1,000 sq. ft. for the first 10,000 sq. ft. of floor area & 1 space per 5,000 sq. ft. for the remaining floor area & 1 space per 300 sq. ft. of office floor area (See Section 4.4.4.A above for allowed reduction of required parking)
<i>Mini-storage or RV storage</i>	1 space per 300 sq. ft. office area and 1 space per 50 storage units
<i>Warehouse or Distribution Facility</i>	1 space per 1,000 sq. ft. for the first 10,000 sq. ft. of floor area & 1 space per 5,000 sq. ft. for the remaining floor area + 1 space per 5,000 sq. ft. of yard-related area + 1 space per 300 sq. ft. of office floor area (See Section 4.4.4.A above for allowed reduction of required parking)
<i>Motion picture or recording studio</i>	1 space per 500 sq. ft. floor area
<i>Other Industrial Uses</i>	1 space per 1,000 sq. ft. for the first 10,000 sq. ft. of floor area & 1 space per 5,000 sq. ft. for the remaining floor area & 1 space per 300 sq. ft. of office floor area
F. General Retail and Personal Services	
<i>Day care facility</i>	1 space per 375 sq. ft. indoor floor area, but not less than 5 spaces
<i>Outdoor sales and service areas (plant nurseries, building supplies, etc.)</i>	1 space per 375 sq. ft. of sales and display area, but not less than 4 spaces per use
<i>Personal services</i>	1 space per 300 sq. ft. floor area
<i>Retail</i>	1 space per 300 sq. ft. floor area
G. Institutional	
<i>Auditoriums, theaters, stadiums or similar places of public assembly</i>	1 space for every 3 patron seats or one space per 300 sq. ft. where fixed seating is not provided
<i>Elementary and junior high schools</i>	1 space per 375 sq. ft. indoor floor area
<i>Funeral home and mortuaries</i>	1 space per 75 sq. ft. of indoor floor area used for public assembly

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Table 4.4.4B – Off-Street Parking Requirements	
Use Classification	Required Minimum Parking
<i>Government offices</i>	1 space per 300 sq. ft. floor area
<i>High schools, academies, colleges, universities, trade or vocational schools</i>	1 space per 200 sq. ft indoor floor area
<i>Libraries, cultural institutions, museums and art galleries</i>	1 space per 300 sq. ft. floor area
<i>Places of worship, lodges and fraternal buildings, assembly halls and community centers</i>	1 space per 75 sq. ft. of indoor floor area used for public assembly plus 1 space per 300 sq. ft. of other indoor area
H. Lodging	
<i>Hotel and motel</i>	1 space per room or suite of rooms 1 10 x 75 foot space for each 25 rooms for truck trailers and recreational vehicles Meeting rooms, restaurant and drinking establishments open to the public calculated separately
I. Medical	
<i>Assisted living facility</i>	0.75 spaces per unit
<i>Hospitals</i>	1 space per 400 sq. ft. indoor floor area
<i>Medical or dental offices and out-patient</i>	1 space per 200 sq. ft. indoor floor area
<i>Nursing home</i>	1 space per 400 sq. ft. indoor floor area
<i>Veterinary clinic, hospital or office</i>	1 space per 150 sq. ft. indoor floor area
J. Residential Uses	
<i>Manufactured home / RV park</i>	1 space per dwelling unit, plus 1 visitor parking space per 10 units.
<i>Manufactured home subdivision</i>	2 spaces per dwelling unit
<i>Single-family</i>	2 enclosed* spaces per dwelling unit, side-by-side or tandem
<i>Single-family (built prior to 1980)</i>	1 space per dwelling unit
<i>Two-family</i>	2 enclosed spaces per dwelling unit, side-by-side or tandem

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Table 4.4.4B – Off-Street Parking Requirements

Use Classification	Required Minimum Parking
**Multi-family:	
<i>Efficiencies, studios</i>	1 space per dwelling unit
<i>One bedroom</i>	1.5 spaces per dwelling unit
<i>Two or more bedrooms</i>	2 spaces per dwelling unit
<i>Townhomes</i>	2 spaces per dwelling unit

4.4.5. Off-Street Loading

- A. Spaces Required. All commercial or industrial uses (except self-storage warehouses) which have an aggregate gross floor area of fifteen thousand (15,000) square feet or more, that require the delivery or distribution of material or merchandise by trucks measuring thirty-six (36) feet or more in length, including cab and trailer, shall provide a minimum of one (1) off-street truck loading or loading spaces. The City may determine that a higher number of off-street truck loading or unloading spaces is needed or adequate depending on various factors including, but not limited to, aggregate gross floor area in the Site Plan Review process.
- B. Standards for Off-Street Loading Facilities. All required off-street loading facilities shall conform to the following standards:
 1. Dimensions. Required loading spaces shall be at least forty-five (45) feet in length, twelve (12) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space.
 2. Locations.
 - a. Loading spaces shall not be located closer than fifty (50) feet to any existing or planned residentially zoned lot.
 - b. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that no backing onto or from a public street is required.
 - c. Off-street loading facilities for a single use shall not be considered as providing required off-street loading facilities for any other use.
 - d. Off-street loading facilities shall be located on the same site with the use for which the loading spaces are required.

4.4.6. Bicycle Parking

- A. Bicycle Requirements.
 1. Non-residential uses of land or buildings which are required to provide at least forty (40) vehicle parking spaces shall be required to provide on-site bicycle parking spaces in a bicycle parking facility at a rate of one (1) for every ten (10) required vehicle parking spaces.
 2. Non-residential uses of land or buildings which are required to provide less than 40 vehicle parking spaces shall be required to provide a

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minimum of four (4) on-site bicycle parking spaces in a bicycle parking facility.

3. In no event shall any use or building be required to provide more than one hundred (100) bicycle parking spaces.
 4. The following uses are exempt from the foregoing bicycle parking requirements:
 - a. All residential uses.
 - b. Self-storage facilities.
 - c. Other uses as determined by the Zoning Administrator.
 5. Common or shared bicycle parking facilities may be provided for attached or in-line uses. Bicycle parking in mixed-use commercial centers shall be distributed throughout the project. A reduction of required bicycle parking spaces may be authorized by the Zoning Administrator.
 6. A bicycle parking facility is a stationary object, typically a bicycle rack or locker, permanently affixed to the ground or a structure to which the operator can lock the bicycle frame and wheels to the object.
- B. Bicycle Standards.
1. Bicycle parking spaces shall be located on a paved surface within one hundred (100) feet of a primary building entrance. Bicycle parking spaces shall not encroach into any required landscaping or pedestrian access areas.
 2. A bicycle parking space shall measure two (2) feet by six (6) feet. A pre-manufactured bicycle rack or locker which differs from these dimensions may be approved by the Zoning Administrator.

4.4.7. Electric Vehicle Charging

Electric vehicle charging stations and associated infrastructure shall comply with the following:

- A. Customer-Facing Equipment. EV charging pedestals and associated bollards intended for customer use may remain visible and accessible.
- B. Support Equipment. Transformers, switchgear, utility cabinets, meters, conduit, battery systems, and other supporting infrastructure shall:
 1. Not be located within required landscape setbacks or between the primary building façade or a public street;
 2. Be screened by an architectural enclosure compatible with the primary building;
 3. Maintain required utility and emergency access clearances.
- C. Design Integration. EV charging canopies, equipment, and screening elements shall utilize colors and materials compatible with the overall development.

4.5. Outdoor Lighting

4.5.1. Purpose

The purpose of these standards is to establish comprehensive provisions for outdoor lighting within the City of Goodyear. This document intends to achieve a fair balance between safety and aesthetics, to encourage designs that provide for the proper quality and quantity of nighttime illumination, while minimizing negative impacts on the surrounding neighborhoods and our night sky. Proper exterior lighting design creates lighting systems that are sensitive to the surrounding neighborhoods by confining the illumination as much as possible within the boundaries of the project site. It also provides appropriate quantities and uniformity of both horizontal and vertical illumination on the site. This will involve the use of not only the appropriate fixtures and light sources, but also proper placement and operating schedules.

The City of Goodyear recognizes the intentions of the Recommended Practices and Design Guidelines put forth by the Illuminating Engineering Society (IES), and has incorporated those recommendations into these standards. Applicants may acquire more information by obtaining copies of the most recent IESNA publications.

4.5.2. Applicability

The requirements of Section 4.5 of this Ordinance apply to the development identified below, and approval of an Outdoor Lighting Plan is required prior to development of any outdoor lighting improvements associated with such development.

- A. New Development. All new residential and non-residential development shall comply with the standards and requirements set forth in Section 4.5 of this Ordinance.
 - 1. Additions, Alterations and Restoration of Residential and Non-Residential Constructions. Building additions, alterations, and/or restorations that meet one of the following criteria listed below shall comply with the standards and requirements set forth in Section 4.5 of this Ordinance.
 - a. Additions, alterations, and/or restorations that will increase the square footage of the facility by 50% or more.
 - b. Alterations, and/or restorations that involve work to 50% or more of the square footage of the facility.
 - c. Additions, alterations, and/or restorations the cost of which represents 50% or more of the value of the existing facility prior to such addition, alteration or restoration.
 - 2. With respect to new construction of residential (attached and detached) and additions, alterations, and restorations of existing residential (attached and detached) only sections 4.5.19 through 4.5.24 of Section 4.5 apply.
- B. Application Review and Approval Process.
 - 1. Applications for Outdoor Lighting Plan approval shall be processed and reviewed in accordance with the procedures generally described herein and more fully described in the Administrative Process Manual and in this Ordinance, and in the Engineering Standards.

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- a. Applications for approval of an Outdoor Lighting Plan shall be filed with the Development Services Department in conjunction with an application for Site Plan approval and shall include all of the information identified in the application form(s), in this Ordinance, in the Engineering Standards, and any other data that may be required by the Zoning Administrator that is needed for review of the application.
 - b. Applications shall be signed by the property owner(s) or an authorized agent of the property owner(s) and all applicable fees shall be paid when applications are submitted.
2. The Development Review Committee shall review the application submittal for compliance with the requirements of Section 4.5 of this Ordinance, any other applicable requirements in this Ordinance, applicable Engineering Standards, and applicable provisions in the Goodyear City Code. Following the completion of the Committee's review, the Zoning Administrator shall approve, approve with conditions or deny the Outdoor Lighting Plan.
3. The approval date of the Outdoor Lighting Plan Approval shall be the date on which the application was approved by the Zoning Administrator. Outdoor Lighting Plan approvals are tied to other development approvals, which will be identified in the notification of Outdoor Lighting Plan approval; and the Outdoor Lighting Plan approval expires if such related development approval expires.
- C. Compliance. Construction plans for outdoor lighting installations shall conform to the development reflected in the Outdoor Lighting Plan as approved by the Zoning Administrator and shall be submitted and approved as a condition precedent for the issuance of a building permit.

4.5.3. Lighting Zones

In order to be more responsive to the special needs of different portions of the City, a system of four different lighting "zones" has been established based upon the current and/or planned Uses and ambient brightness of the area. Each "zone" will have different development requirements and lighting restrictions. The "zone" for a particular project shall be assigned by City Planning staff during the development review process. The Zoning Administrator has the ability to amend the standards for any lighting zone as development patterns change. Note that lighting on arterial streets does not follow lighting zone standards but rather needs to follow the City of Goodyear Engineering Design Standards and Policies Manual.

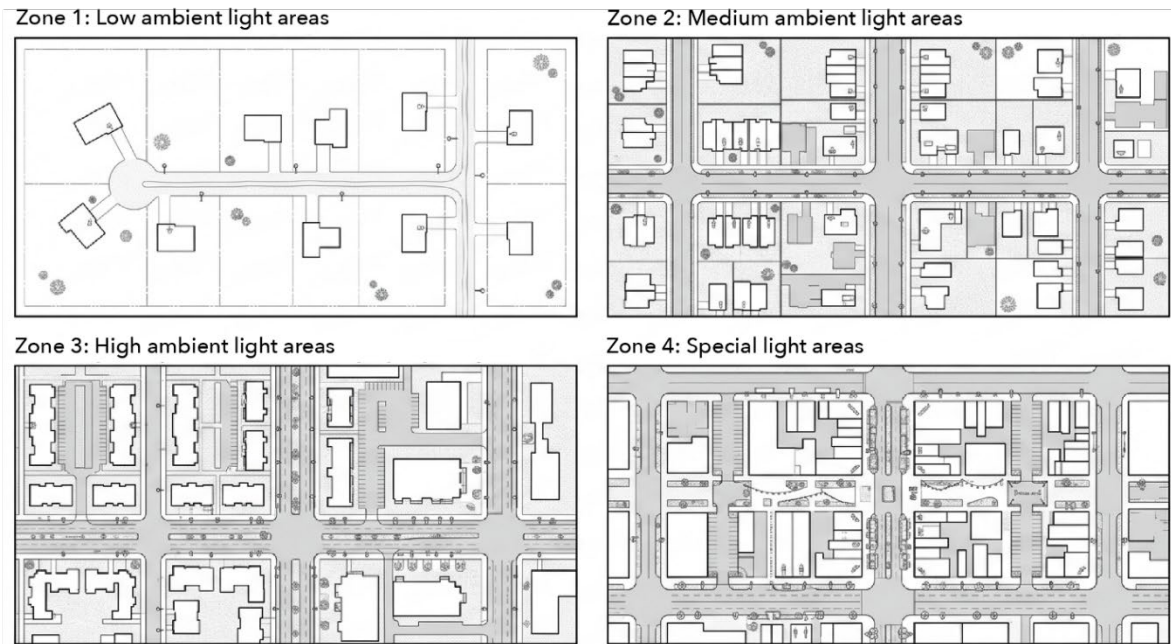
ZONE 1. Low ambient light areas – Rural residential areas or low-density residential areas with limited commercial

ZONE 2. Medium ambient light areas – Urban residential areas mixed with light commercial

ZONE 3. High ambient light areas – Urban areas having both residential and commercial use and experiencing high levels of nighttime activity.

ZONE 4. Special light areas – Downtown and other special areas requiring thematic lighting or extreme light levels due to the nature of the events taking place in these areas.

Figure 4.9.3A - Lighting Zones



4.5.4. Operating Hours

Depending upon the “zone” that a project site is to be located in, there will be different restrictions on the hours that the outdoor lighting may operate. Every project shall be encouraged to reduce as much as possible the amount of outdoor lighting that operates after 10:00 PM, while projects in certain lighting zones shall be required to turn off all non-security lighting (except for flagpole lighting) as follows:

ZONES 1 AND 2. Security lighting only after 10:00 PM or within 1-hour after the close-of-business, whichever is later. All fixtures that are not full-cutoff shall be turned off at this time.

ZONE 3. All outdoor lighting shall be reduced by a minimum of 50% after 10:00 PM or within 1-hour after the close-of-business, whichever is later. All fixtures that are not full-cutoff shall be turned off at this time.

ZONE 4. All outdoor lighting in special light areas shall be reduced according to the lighting plan in the approved development agreement.

4.5.5. Light Sources and Fixture Shielding

Mercury Vapor light sources shall not be allowed. Searchlights and strobe/ flashing lights are not allowed in any Zone without a separate Use Permit, and the duration of the allowed use may be limited by Planning & Zoning staff. Lasers, exposed neon, and other intense linear light sources are not allowed in Zone 1, but they are allowed in Zones 2 and 3 and subject to approval and stipulations by Planning & Zoning staff during the design review process. Lasers must be aimed at-or-below the horizontal plane and terminated on an opaque surface within the project site.

ZONE 1. Pole or wall-mounted fixtures shall be full-cutoff fixtures only. All perimeter fixtures shall possess house-side shielding. Bollards shall be louvered and utilize coated lamps. All light sources shall have a color temperature of less than or equal to 3,200 Kelvin. Wall-mounted fixtures of greater than 1,800

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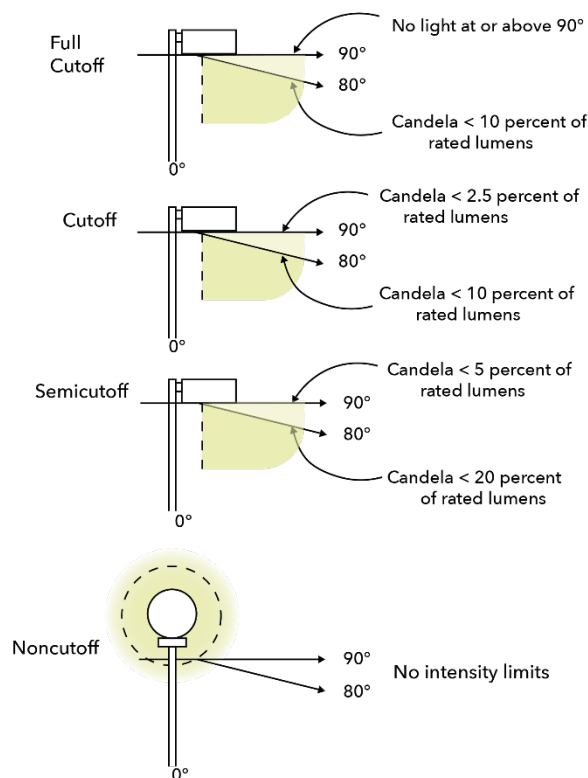
lumens shall possess house-side shields. Uplighting fixtures shall not exceed 1,800 lumens.

ZONE 2. Pole or wall-mounted fixtures of less than or equal to 1,800 lumens may be semi-cutoff or cutoff. All other pole or wall-mounted fixtures shall be full-cutoff. All perimeter fixtures shall possess house-side shielding. Bollards shall be louvered with coated lamps or of a type where the lamp is recessed and not directly visible. Wall-mounted fixtures of greater than 3,500 lumens shall possess house-side shields. Uplighting fixtures shall not exceed 3,500 lumens.

ZONE 3. Pole or wall-mounted fixtures of less than or equal to 3,500 lumens may be semi-cutoff or cutoff. All other pole or wall-mounted fixtures shall be full-cutoff. All perimeter fixtures located within 30-feet of a single-family residential property line, excluding bollards, shall possess house-side shielding, and those fixtures that will also operate after 10:00 PM shall possess external shielding to the satisfaction of Planning & Zoning staff. Bollards shall be louvered with coated lamps or of a type where the lamp is shielded and not directly visible. Wall-mounted fixtures of greater than 6,500 lumens shall possess house-side shields. Uplighting fixtures shall not exceed 6,500 lumens.

Figure 4.9.5A - Fixture Shielding

LUMINAIRE CUTOFF DESIGNATIONS



4.5.6. Fixture Mounting Height and Equipment Finishes

The mounting height of a fixture is to be measured from finished grade to the fixture lens or luminous opening. Pole bases shall be finished in a fashion other than exposed

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concrete (brushed finish, painted, etc.). No portion of any fixture that is attached to a wall that is common with another property shall be allowed to protrude above the top of the wall.

ZONE 1. Fixtures located within thirty (30) feet of a residential property line shall not exceed six (6) feet in height. All others shall not exceed fifteen (15) feet in height, and the pole color shall be dark and non-reflective (such as dark bronze or black).

ZONE 2. Fixtures located within thirty (30) feet of a residential property line shall not exceed six (6) feet in height. Fixtures located greater than thirty (30) feet and less than or equal to one hundred and fifty (150) feet from a residential property line, and not blocked from direct view by a structure, shall not exceed fifteen (15) feet in height and shall be full-cutoff. All others shall not exceed twenty-five (25) feet in height or the predominant height of the perimeter buildings (as determined by Planning & Zoning staff), whichever is less, and shall be full-cutoff. Pole color shall be dark and non-reflective, such as dark bronze or black, or as otherwise approved by Planning & Zoning staff.

ZONE 3. Fixtures located within one hundred and fifty (150) feet of a residential property line, and not blocked from direct view by a structure, shall not exceed fifteen (15) feet in height and shall be full-cutoff. All others shall not exceed thirty (30) feet in height or the predominant height of the perimeter buildings (as determined by Planning & Zoning staff), whichever is less, and shall be full-cutoff. Pole color shall be dark and non-reflective, such as dark bronze or black, or as otherwise approved by Planning & Zoning staff.

4.5.7. Illuminance Levels

Planning & Zoning staff shall place a limitation on the on-site horizontal average illuminance for all projects, and the perimeter vertical illuminance when the site is within one hundred and fifty (150) feet of a residential property line. On-site illuminance shall be based upon a "maintained" average horizontal value at finished grade, and the perimeter illuminance shall be based upon an "initial" maximum vertical value at 6 feet above finished grade. These illuminance limitations shall be different for each lighting "zone". The Light Loss Factor for all "initial" illuminance calculations shall be no less than 0.95. The Light Loss Factor for all "maintained" calculations shall be determined by the designer and based upon the actual lamps selected and the projected operating conditions, to the satisfaction of Planning & Zoning staff.

4.5.8. Lighting Standards Matrix

Lighting Zone	Operating Hours	Light Sources and Fixture Shielding	Mounting Height & Pole Color	On-Site and Perimeter Illuminance Levels (lumens/sq. ft.)	Perimeter Vertical Illuminance (lumens/sq. ft.)	Uplighting
1 Low Ambient Light Areas	Security Lighting only after 10:00 PM. or 1-hour after Close	Light Sources <= 3,200K Full-Cutoff fixtures only.	6' height <= 30' from Residential Property Line. 15' height > 30'.	1.50 Average	0.30 Maximum	<= 1,800 Lumens Turn off at 10:00 PM. or 1-hour after Close of Business.

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		HSS on Perimeter Fixtures	Dark and Non-Reflective Colors.			
2 Medium Ambient Light Areas	Security Lighting only after 10:00 PM. or 1-hour after Close of Business.	All Light Sources. Semi-Cutoff and Cutoff fixtures <= 1,800L. Full-Cutoff > 1,800L. HSS on Perimeter Fixtures	6' height <= 30' from Residential Property Line. >30' 15' ht. <= 150' 25' height > 150'. Dark and Non-Reflective Colors.	3.00 Average	0.80 Maximum	<= 3,500 Lumens Turn off at 10:00 PM. or 1-hour after Close of Business.
3 High Ambient Light Areas	50% Reduction after 10:00 PM or 1-Hour after Close	All Light Sources. Semi-Cutoff and Cutoff fixtures <= 3,500L. Full-Cutoff > 3,500L. HSS on Perimeter Fixtures External shielding after 10:00 PM.	15' height <= 150' from Residential Property Line. 30' height > 150'. Any Color, as approved by P & Z staff	4.50 Average	1.50 Maximum	<= 6,500 Lumens. Turn off at 10:00 PM. or 1-hour after Close of Business.
4 Special Light Areas	***	***	***	***	***	***

Explanation of Lighting Standards Matrix Terms

***	To be determined by Planning & Zoning Staff.
1,800 Lumens	1,800 Lumens is approximately equivalent to the initial Lumen output of a 20-Watt LED (100-Watt incandescent), or a 26-Watt compact fluorescent lamp.
3,500 Lumens	3,500 Lumens is approximately equivalent to the initial Lumen output of a 42-Watt compact fluorescent, or a 50-Watt metal halide lamp.

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6,500 Lumens	6,500 Lumens is approximately equivalent to the initial Lumen output of a 70-Watt high pressure sodium lamp.
Kelvin (K)	$\leq 3,200K$ = A light source with a color temperature of less than or equal to 3,200 degrees Kelvin ("warm" colored light).
Light Sources	$\leq 1,800$ Lumens = A light source which produces less than 1,800 initial Lumens.
Fixture Shielding	HSS ≤ 25 feet = Fixtures located less than or equal to 25 feet from a residential property line shall possess a external shielding on the rear and sides of the fixture in order to prevent direct view of the fixture lens or lamp from a residential property line.
Mounting Height	15' $\leq 150'$ = Mounting height of 15' or less when the fixture is located less than or equal to 150 feet from a residential property line.
Pole Color	Dark = Dark, non-reflective colors such as Dark Bronze or Black.
Illuminance Levels	On-site maintained horizontal average illuminance and perimeter initial vertical illuminance (spill light).

4.5.9. Non-Residential Driveways

In order to maximize pedestrian safety, and to help improve emergency vehicle access, City sidewalks/paths that cross driveways shall be illuminated to a maintained average of not less than 1.0 lumen per square foot. This lighting shall operate from dusk until dawn. This requirement shall be waived if a city streetlight is located within 20 feet of the driveway. The perimeter spill light limitation shall be waived within 20 feet of a driveway.

4.5.10. Parking Canopies

Full-cutoff fixtures only in Zone 1. Non-cutoff fixtures are allowed in Zones 2, 3, and 4, but the fixtures must possess a diffusing lens and be located so that the sides of the canopy will block any direct view of the lens or fixtures from beyond the property lines.

4.5.11. Parking Structures

ZONE 1. NOT ALLOWED.

ZONE 2. Interior fixtures and roof-top fixtures shall be full-cutoff and incorporated into the architecture of the structure. The interior fixtures shall be attached to the ceiling or mounted no lower than the bottom of the support beams. Roof-top fixtures shall be set-back a minimum of 25 feet from the perimeter, and shall not exceed 14 feet in mounting height.

ZONE 3. Fixtures shall be incorporated into the architecture of the structure. Interior fixtures visible from any residential properties shall be full-cutoff. All others may be semi-cutoff, cutoff, but shall possess diffusing lenses or shielding so that the lamp is not directly visible from off-site. Rooftop fixtures shall be full-cutoff, set-back a minimum of 25 feet from the perimeter, and shall not exceed 16 feet in mounting height.

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4.5.12. Gas Stations/Convenience Stores

Fuel canopy fixtures shall be recessed into the canopy ceiling, with a lens that is flat and flush to the ceiling. The canopy light source shall be metal halide or any other source as approved by Planning & Zoning staff. In the event that the canopy is located within one hundred and fifty (150) feet of a residential property line, the canopy fascia shall be extended to a minimum depth of twelve (12) inches below the canopy ceiling. Exposed light sources (such as neon or fluorescent) on the canopy are not allowed. Back-lighted fascias are not allowed in lighting zones 1 and 2. Maintained average horizontal illuminance at grade under the canopy shall be calculated separately from the rest of the site and shall not exceed 20.0 lumens per square foot in Zones 1 and 2, and shall not exceed 30.0 lumens per square foot in Zones 3 and 4.

4.5.13. Drive-Throughs

All fixtures are to be full-cutoff and either recessed into the canopy ceiling, or mounted so that the lowest portion of the fixture is higher than the canopy fascia. All non-security lighting is to be turned off by 10:00 PM or within 1-hour after close of business, whichever is later.

4.5.14. Banks/ATMs

All fixtures for the ATM or teller areas shall be full-cutoff. The fixtures at drive-up canopies shall be either recessed into the canopy ceiling, or mounted so that the lowest portion of the fixture is higher than the canopy fascia. Maintained average horizontal illuminance at grade under the canopy or adjacent to the ATM shall be calculated separately from the rest of the site and shall not exceed 20.0 lumens per square foot in Zones 1 and 2, and shall not exceed 30.0 lumens per square foot in Zones 3 and 4.

4.5.15. Religious Facilities

Metal halide lighting sources are not allowed in Zones 1 and 2, and all other light sources must have a color temperature of less than or equal to 3,200K. Any facility in any Zone that is located within one hundred and fifty (150) feet of a residential property line must utilize light sources with a color temperature of less than or equal to 3,200K. All non-security lighting shall be turned off within 1-hour after the completion of the last service/event. Any fixtures located within 30 feet of a residential property line shall be included in the fixtures being turned off. All non-security outdoor lighting shall be automatically controlled by the equivalent of a 7-day timer, and programmed so that the lighting only activates on evenings when the facility is actually in use. In the event that the parking lot is sized for peak usage (holidays, etc.), control of the lighting is to be divided into "Tiers", so that the parking lot lighting in the peak-usage areas only operates during those peak times of the year.

4.5.16. Automotive Dealerships

A minimum of 50% of the outdoor illumination shall be turned off within 1-hour after the close of business. All non-full-cutoff fixtures shall be automatically turned off at this time. All perimeter fixtures shall possess house-side shields. This Use is subject to all other applicable provisions of this section except for the horizontal and vertical lumens per square foot limitations.

ZONE 1. NOT ALLOWED.

ZONE 2. Maintained average illuminance at grade in the sales areas shall not exceed 40.0 lumens per square foot. Other areas shall not exceed an average of 10.0 lumens per square foot. Poles shall be a dark non-reflective color such

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as dark bronze or black. Under-canopy lighting shall be full-cutoff, or the canopy fascia shall be extended on all sides so that is lower than any portion of the fixture lens.

ZONE 3. Maintained average illuminance at grade in the display parking sales areas shall not exceed 60.0 lumens per square foot. Other areas shall not exceed an average of 10.0 lumens per square foot.

4.5.17. Flagpole Lighting

Flagpole uplighting in Zone 1 shall not exceed the equivalent of two fixtures of 1,800 initial lumens each per flagpole. Uplighting in all other Zones shall not exceed the equivalent of two fixtures of 6,500 initial lumens each per flagpole. Flagpole lighting may operate all night, but is to be turned off at dusk if the flag is lowered.

4.5.18. Sportslighting for All Private and Public Facilities

All sports, path and parking lot lighting are to be illuminated in conformance with this Ordinance and the Recommended Practices prepared by the Illuminating Engineering Society (IES). All sports-fields shall utilize shielded luminaires from a list of manufacturers that have been pre-approved by the Planning & Zoning and Public Works departments. Luminaires on sports field poles with multiple cross-arms shall have a black exterior finish. All sport-courts shall be lighted with full-cutoff luminaires, and are to utilize "On" & "Off" push-buttons so that the lighting does not operate unless the courts are in actual use. All park luminaires shall be shielded and/or located so that no light source is directly visible from beyond the park property lines. Sports field poles are to be set-back a minimum of 50 feet from any residential property line or right-of-way. Initial vertical illuminance (spill light) shall be calculated along all park property lines at a height of 6 feet above finished grade. Automatic time-clocks or other programmable controllers are to turn off all non-security lighting at a curfew time to be determined by city staff.

ZONE 1. "Natural Night Sky" Neighborhood Park or School.

Sports field lighting shall not exceed 80 feet in height. Path and parking lot lighting shall not exceed 16 feet in height. Sport courts shall not exceed 25 feet in height, and all fixtures shall possess 4-sided shielding/skirting. Sportslighting shall not operate after 10:30 PM. Spill light shall not exceed 0.80 lumens per square foot at any point along a residential property line and lumens per square foot along any other property line.

ZONE 2. "Standard" Neighborhood Park or Elementary/Middle School.

Sports field lighting shall not exceed 80 feet in height. Path and parking lot lighting shall not exceed 20 feet. Sport courts shall not exceed 25 feet in height. Sportslighting shall not operate after 10:30 PM. Spill light shall not exceed 1.0 lumen per square foot at any point along a residential property line and 2.50 lumens per square foot along any other property line.

ZONE 3. "Regional" Neighborhood Park or High School.

Sports field lighting shall not exceed 90 feet in height. Path and parking lot lighting shall not exceed 25 feet. Sport courts shall not exceed 40 feet in height. Sportslighting shall not operate after 11:00 PM. Spill light shall not exceed 1.0 lumen per square foot at any point along a residential property line and 2.50 lumens per square foot along any other property line.

ZONE 4. To be approved by Planning & Zoning staff.

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4.5.19. Single Family Residences, Attached and Detached

- A. Residential Sport Courts in All Zones. All fixtures shall be full-cutoff and must be turned off by 10:00 PM. Fixtures located within 20 feet of a property line must possess external house-side shielding. The mounting height of the fixtures shall not exceed 20 feet.
- B. Mercury Vapor light sources are not allowed.
- C. Motion sensor controlled fixtures are exempt from Sections D and E.
- D. ZONE 1. All fixtures shall be shielded and/or located so that the light source is not directly visible from beyond any of the property lines. The mounting height of any fixture shall not exceed 15-feet from finished grade to the center of the fixture. Architectural and landscape uplighting shall be turned off by 10:00 PM. Vertical illuminance at any of the property lines shall not exceed 0.30 lumens per square foot between the hours of 10:00 PM and 6:00 AM.
- E. ZONES 2 & 3. All fixtures of > 1,200 lumens shall be shielded and/or located so that the light source is not directly visible from any of the property lines. The mounting height of any fixture shall not exceed 20-feet from finished grade to the center of the fixture. Vertical illuminance at any of the property lines shall not exceed 0.80 lumens per square foot between the hours of 10:00 PM and 6:00 AM. All non-conforming fixtures shall be turned off between the hours of 10:00 PM and 6:00 AM.

4.5.20. Utility Exceptions

Electric utility leased lighting shall not exceed a mounting height of 20.5 feet in Zone 1 and 27.5 feet in Zone 2. The light sources utilized in Zone 1 shall not exceed a color temperature of 3,500 degrees Kelvin. Planning & Zoning staff, at its discretion, may approve the use of the equivalent of a "Half-Night Photocell" instead of a 10:00 PM timed shutdown.

4.5.21. Other Exceptions

Exceptions to any portion of this section may be granted by the Zoning Administrator or his/her designee, and subject to appeal to the Planning and Zoning Commission and the City Council.

4.5.22. Equipment Substitutions or Alterations

The outdoor lighting equipment installed at a project site (fixtures, lamps, poles, finishes, controls, etc.) and the locations thereof shall not be substituted or altered in any way from the approved plans (except for the use of alternate manufacturers already listed in the Fixture Schedule of the approved plans) without first submitting the change to Planning & Zoning staff and receiving written approval. Failure to comply with this Article can result in penalty action from the City, including a decline to issue the final Certificate of Occupancy or final Certificate of Completion until the project is brought into conformance with the approved plans, to the satisfaction of Planning & Zoning staff.

4.5.23. Verification

All outdoor lighting installations are subject to inspection/verification of the lighting equipment and illumination levels (adjusted for Light Loss Factors) by Planning & Zoning staff or designee, prior to the issuance of the final Certificate of Occupancy or final Certificate of Completion. Installations that are determined by Planning and Zoning

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staff to not be in compliance with the approved plans shall be corrected and brought into compliance with the approved plans by the property owner prior to the issuance of the final Certificate of Occupancy or final Certificate of Completion. After lighting installation according to the approved plans, a property owner is responsible for ensuring that no lighting trespasses outside of the boundary of the property or lot and that no lighting from said property or lot causes a nuisance. If it is determined that there is lighting trespass or a nuisance related to lighting, the property owner is responsible for implementing a correction to come into compliance with the provisions of this section shall be required.

4.5.24. Other Types of Lighting

All other types of outdoor lighting not specifically addressed in this section shall be handled by Planning & Zoning staff as a Zone 4 Special Light Area.

4.6. Signage

4.6.1. Purpose

- A. General Purpose. The purpose of regulating signs of all types is: to establish comprehensive provisions that will promote public welfare and safety by the placement and installation of appropriate signage; to establish reasonable regulations that promote effective messaging and economic vitality for local businesses and services; and to enhance the visual environment of the City of Goodyear. These regulations are intended to regulate the time, place, and manner of signage and not the content of speech. The regulation of signs within the City of Goodyear is necessary and in the public interest for the following reasons:
 - 1. To facilitate the identification and location of businesses, services, and activities.
 - 2. To provide reasonable opportunities for both commercial and noncommercial messages.
 - 3. To allow effective signages while preventing visual clutter and the over-concentration of signs.
 - 4. To maintain high quality signage throughout the City.
 - 5. To provide consistent sign design standards that enable the fair and consistent enforcement of these regulations.
- B. Constitutional Intent. It is the policy of the City of Goodyear to regulate signages in a content-neutral manner consistent with the First Amendment to the United States Constitution and applicable provisions of the Arizona Constitution. These regulations are not intended to favor commercial speech over noncommercial speech or to favor any particular message. If any provision of this Article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining provisions, which shall remain in full force and effect.
- C. Substitution of Noncommercial Messages. With the property owner's consent, a protected noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is permitted without consideration of message content. Such

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substitution of message may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message.

- D. Signs in Public Forums. Nothing in this Article shall be construed to prohibit the display of signs by individuals engaged in lawful picketing, protest, or other expressive activity on public property that constitutes a traditional or designated public forum. Such activities shall be subject to reasonable time, place, and manner restrictions necessary to:
1. Prevent obstruction of building entrances and exits;
 2. Maintain safe pedestrian, bicycle, and vehicular circulation; and
 3. Protect public health, safety, and welfare.

4.6.2. Requirement of Permit

- A. Permit Required. Except as provided in Section 4.6.5 (Exemptions), it shall be unlawful for any person to construct, install, attach, place, paint, alter, relocate or maintain any sign within the City without first obtaining a sign permit in accordance with this Article. Application for a sign permit shall be submitted on forms provided by the Development Services Department and shall include all required plans, drawings and other supporting documentation necessary to demonstrate compliance with this Article.
- B. Fees. Prior to the issuance of any sign permit, the applicant shall pay all applicable fees in accordance with a fee schedule adopted by the City Council. If work for requiring a permit is commenced prior to permit issuance, the applicable permit fee shall be doubled. Payment of such fee shall not relieve any persons from compliance with this Article or from any penalties prescribed herein.
- C. Inspections. All signs requiring a permit shall be subject to inspections by the City of Goodyear Building Safety Division at such stages of construction as deemed necessary to ensure compliance with this Article and other applicable codes.

4.6.3. Requirement of Conformity

- A. Compliance Required. No sign shall be erected, installed, placed, altered, or maintained within the City except in conformity with the provisions of this Article.
- B. Conflicts with Other Regulations. Where the provisions of this Article conflict with any other applicable City code, ordinance, or regulations, the provision establishing the more restrictive standard shall apply.
- C. Violations and Abatement. Any sign installed, placed, or maintained in violation of this Article is declared to be a public nuisance and may be subject to enforcement and abatement as provided by law. Issuance of a sign permit does not authorize violation of any other applicable law, code, or regulation.

4.6.4. Nonconforming Signs

- A. Legal Nonconforming Signs.

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1. Definition. A legal nonconforming sign is a sign that was lawfully established but does not conform to the regulations of this Ordinance due to subsequent amendments, adoption of this Ordinance, or annexation.
 2. Continuation. A legal nonconforming sign may continue to exist and be maintained in the same manner and to the same extent as it existed at the time it became nonconforming, except as otherwise provided in this Section.
 3. Limitations. A legal nonconforming sign shall not be:
 - a. Expanded in area or height;
 - b. Structurally altered in any manner that increases its degree of nonconformity;
 - c. Relocated, replaced, or reconstructed except in compliance with this Article; or
 - d. Changes in a manner that requires structural modification, except for routine maintenance or change of copy.
 4. Maintenance and Repair. Routine maintenance and repair of a legal nonconforming sign shall be permitted, provided such work does not increase the size, height, or degree of nonconformity of the sign.
 5. Damage or Destruction. If a legal nonconforming sign is damaged or deteriorated to the extent that the cost of the repair equals or exceeds fifty (50) percent of the replacement cost of the sign, the sign shall be removed or reconstructed in full compliance with this Article.
 6. Development Trigger (Conformance Requirement). When a property is subject to Site Plan, Design Review, or redevelopment approval, any legal nonconforming sign located within the area of development and under the control of the applicant shall be brought into conformance with this Article, except as provided below. If the nonconforming sign is a prohibited sign type under this Article, it shall be removed.
- B. Reduction of Nonconformity (Amortization Approach). Nothing in this subsection shall require a sign to be reduced below the maximum size or height otherwise permitted on the site. Where a legal nonconforming sign exceeds the permitted height or area:
1. A structural modification shall require a minimum fifty (50) percent reduction of the nonconforming portion of the sign;
 2. A maximum of two (2) such reductions shall be permitted;
 3. Upon the third structural modification, the sign shall be brought into full compliance with this Article.
 4. Minor Development Exceptions. For purposes of this subsection, usable floor area shall exclude restrooms, storage rooms, and similar non-occupiable spaces. The following development activities shall not trigger mandatory reduction of nonconforming signage:
 - a. Additions less than 2,000 square feet that do not exceed fifty (50) percent of the existing usable floor area;

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- b. Additions greater than 2,000 square feet that do not exceed ten (10) percent of the existing usable floor area;
 - c. Modifications required by federal, state, or local regulations.
 - d. Relocation Due to Public Acquisition. A legal nonconforming sign may be relocated without losing its status when a portion of the property is acquired by a public entity, provided that: The sign is not increased in height or area;
 - e. The sign remains substantially the same in design and structure;
 - f. The sign is relocated to a position as similar as practicable to its original location; and
 - g. The relocation complies with all applicable safety requirements.
- C. Previously Approved Signs. A sign approved through a variance or Comprehensive Sign Package prior to the adoption or amendment of this Article shall not be considered nonconforming.
- D. Signs for Legal Nonconforming Use.
 - 1. No new or additional sign shall be permitted for a legal nonconforming use.
 - 2. A sign associated with a legal nonconforming use, shall be removed or brought into compliance if:
 - 3. The use is discontinued for a period of three hundred sixty-five (365) consecutive days; or
 - 4. The use becomes conforming.
- E. Signs Rendered Abandoned.
 - 4. Determination of Abandonment. A sign shall be deemed abandoned if any of the following conditions exist:
 - a. The sign displays no message, copy, or content for a continuous period of six months (6) months;
 - b. The business, use, or activity to which the sign pertains has ceased operations for a period of six months (6) months; or
 - c. The sign advertises or relates to a time, event, or purpose that is no longer applicable.
 - 5. Prohibition. Any abandoned sign is prohibited and shall be brought into compliance with this Article.
 - 6. Removal and Maintenance Requirements. Within three (3) months after a sign is deemed abandoned, the responsible party shall:
 - a. Remove all sign copy, lettering, graphics, and associated components;
 - b. Repair, refinish, and restore the building façade or sign structure to a clean, safe, and professional condition; and
 - c. Remove or replace any sign panels as follows:

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- i. Cabinet signs and panels on freestanding monument or pylon signs shall be replaced with a blank panel, consistent with the overall design of the structure;
 - ii. Blank panels shall be maintained in good condition and shall not display faded, damaged or incomplete copy.
 7. Responsible Party. The responsible party shall include the property owner, sign owner or any person or entity in control of the property or sign.
 8. Failure to Comply. Failure to comply with this Section shall constitute a violation subject to enforcement and abatement in accordance with Section 4.6.13.
- F. Unsafe Signs
 9. Determination of Unsafe Condition. If the Chief Building Official, or designee, determines that any sign or sign structure is unsafe, insecure or constitutes a hazard to public health or safety, the Chief Building Official shall provide written notice to the responsible party requiring correction of the condition within forty-eight (48) hours.
 10. Failure to Comply. If the required correction is not completed within the specified time period, the Chief Building Official, or designee, may:
 - a. Order the removal of the sign; or
 - b. Cause the sign to be removed, repaired or otherwise secured as necessary to eliminate the hazard. All costs associated with such removal, repair or securing shall be the responsibility of the sign owner and/or property owner.
 11. Immediate Hazard. Notwithstanding the above, if the Chief Building Official determines that a sign poses an immediate threat to public safety, the City may take such action as necessary to remove or secure the sign without prior notice. The responsible party shall be liable for all costs incurred by the City.

4.6.5. Exemptions

- A. Exempt from Sign Regulations. The following shall be exempt from the provisions of this Article:
 1. Government signs. Signs erected, maintained, or required by the City, State or Federal government, or any public or quasi-public utility.
 2. City Kiosks and Public Information Structures. Kiosk signs or similar structures erected, maintained or authorized by the City.
 3. Flags. Any flags that are not used for commercial advertising and do not contain commercial speech, or other commercial promotional content. The maximum height of flagpoles associated with such signs shall not exceed two (2) times the height of the tallest building located on the subject site;
 4. Memorials and Historical Markers. Tablets, grave markers, headstones, statuary or remembrances of persons or events, located on private property.

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5. Seasonal and Holiday Decorations. Temporary decorative displays, associated with holidays or cultural events, that are not used for commercial advertising purposes, located on private property.
 6. Required Regulatory Signs. Signs required to be installed by any governmental entity or a public or quasi-public utility.
 7. City-Approved Digital Marquee Signs. Digital marquee signs located on City-owned or leased property and approved by the City Council pursuant to a development agreement, license or other authorization, provided the City Council determines that the sign serves a public purpose.
- B. Exempt from Permit Requirements. The following activities shall not require a sign permit, provided the sign complies with all applicable provisions of this Article.
1. Routine Maintenance and Repair. Routine maintenance of a legally permitted sign, including cleaning, repainting, or minor repair, that does not change the color, size, location, design or appearance of the sign.
 2. Replacement of Sign Panels. Replacement of sign panels on an approved sign structure, provided the replacement panel is substantially the same size, design, color, and appearance as the original.
 3. Relocation Required by Government Action. Relocation of a sign when required by the City, State or Federal Government or a public or quasi-public utility.

4.6.6. Prohibited Signs

- A. General Prohibition. Any sign not expressly permitted by this Article is prohibited. The following signs and sign types are specifically prohibited unless otherwise expressly authorized by this Article.
- B. Prohibited Sign Types and Characteristics
1. Illegal Content. Any sign containing content that is not protected by the First Amendment to the United States Constitution or applicable provisions of the Arizona Constitution.
 2. Billboards.
 3. Off-Site Signs, except as may be expressly permitted by this Article.
 4. Signs on Public Property and Rights-of-Way. Signs attached to or placed upon any utility pole, street light, traffic signal, tree, fence, fire hydrant, bridge, park bench, or any structure located on City-owned property, public rights-of-way, or other public property, unless expressly permitted by this Article.
 5. Vehicle Signs (Prohibited Uses). Signs affixed to vehicles where the primary purpose of the vehicle is to serve as a stationary advertisement, except as permitted under the Temporary Sign regulations.
 6. Prohibited Illumination and Motion. Signs that include any of the following features, except as expressly permitted by this Article:
 - a. Flashing, intermittent, or strobe lighting

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- b. Rotating or moving components
 - c. Animated displays
 - d. Audible sound or emissions
 - e. Visible emissions such as smoke, vapor, or similar matter
 - 7. Attention-Attracting Devices. The following devices are prohibited, except as expressly permitted under Temporary Sign regulations:
 - a. Banners, flying banners, and pennants
 - b. Streamers, wind-driven devices, and spinners
 - c. Balloons and tethered attention-attracting devices
 - d. Feather flags, flutter flags, and blade signs
 - e. Inflatable signs, air dancers, and similar devices
 - f. Searchlights, beacons, laser displays, holographic projections, or similar lighting devices
 - 8. Roof Signs. Signs located on, attached to, or above any roof, parapet, or rooftop equipment.
 - 9. Obstruction and Safety Hazards. Signs that:
 - a. Obstruct free ingress or egress from any door, window, or required exit
 - b. Interfere with pedestrian or vehicular circulation
 - c. Are located within a sign visibility triangle
 - 10. Portable and Temporary Signs. Portable signs, including A-frame signs and similar devices, except as expressly permitted under Temporary Sign regulations.
 - 11. Pole Signs. Pole signs that are mounted on one or more freestanding poles exceeding six (6) feet in height.
 - 12. Nonconforming and Unpermitted Signs. Nonconforming signs that are:
 - a. Not legal nonconforming signs; or
 - b. Signs installed or maintained without a required permit
 - 13. Signs Otherwise Prohibited by Location or Design. Any sign installed, constructed, or maintained in a manner or location prohibited by this Article.
- C. The enumeration of prohibited signs in this Section is not intended to be exhaustive. Any sign not expressly permitted by this Article is prohibited.

4.6.7. General Sign Regulations

- A. *Design And Construction of Permanent Signs.* All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of the City of Goodyear codes and ordinances.

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1. All signs and sign structures, including conforming and legally nonconforming signs, shall be maintained in good condition, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create visual blight as determined by the Zoning Administrator or his/her designee. The following shall constitute a violation of this section:
 - a. Peeling, cracking or faded paint
 - b. Torn or missing sign faces
 - c. Broken or missing components
 - d. Exposed wiring or structural elements
 - e. Inoperable illumination for illuminated signs
 - f. Rust, corrosion, or other visible deterioration as
 2. There shall be no visible raceways, angle iron supports, guy wires, braces or secondary supports, except in the case of projecting signs. All sign supports shall be an integral part of the design.
 3. Illumination of signs shall meet all regulations as set forth in Section 4.5 (Outdoor Lighting) of this Ordinance. The source of a sign's illumination shall be shielded and not directly visible from any street, sidewalk, or adjacent property. This shall not preclude the use of exposed neon or LED sign elements within the commercial zoning districts, as long as such elements are not visible from surrounding residential properties. However, neon, LED or other forms of illumination shall not be used as a border or outline for any architectural element of a building. No illuminated wall sign shall be permitted on a building elevation abutting a residential district or use. Illumination of signs shall meet all regulations as set forth in Section 4.5 (Outdoor Lighting):
 - a. The source of illumination shall be shielded and not directly visible from any public street, sidewalk, or adjacent property.
 - b. Exposed neon or LED lighting may be permitted in commercial and industrial zoning districts, provided the illumination is not visible from adjacent residential properties.
 - c. Neon, LED, or other illumination shall not be used to outline architectural features such as rooflines, parapets, canopies, or building edges.
 - d. Illuminated walls signs shall not be permitted on building elevations that directly face and are within one hundred (100) feet of a residential district or use.
 4. Signs shall be compatible with and complement the architecture and design theme of the specific development in which the signs are located in terms of color, materials and architectural style.
- B. Placement of Signs.
1. Signs shall not be located in a manner that interferes with pedestrian or vehicular travel, poses a hazard to either pedestrians or vehicles, or

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within the specified "sight visibility triangle" as defined in the Engineering Design Standards & Policies Manual, adopted September 8, 2025, as amended from time to time.

2. Free-standing signs shall be located a minimum of five feet from a property line and freeway pylon signs shall be located a minimum of 15 feet from a property line. Setbacks shall be measured from the property line to the nearest edge of the sign structure, including the sign base.
3. Signs shall not be located within, on or projecting over any easement, public street right-of-way or City property, except as expressly permitted by this Article.
4. Signs shall not be placed in such a manner that obstructs the view or conflict with any traffic control sign or device or any other governmental-required sign.

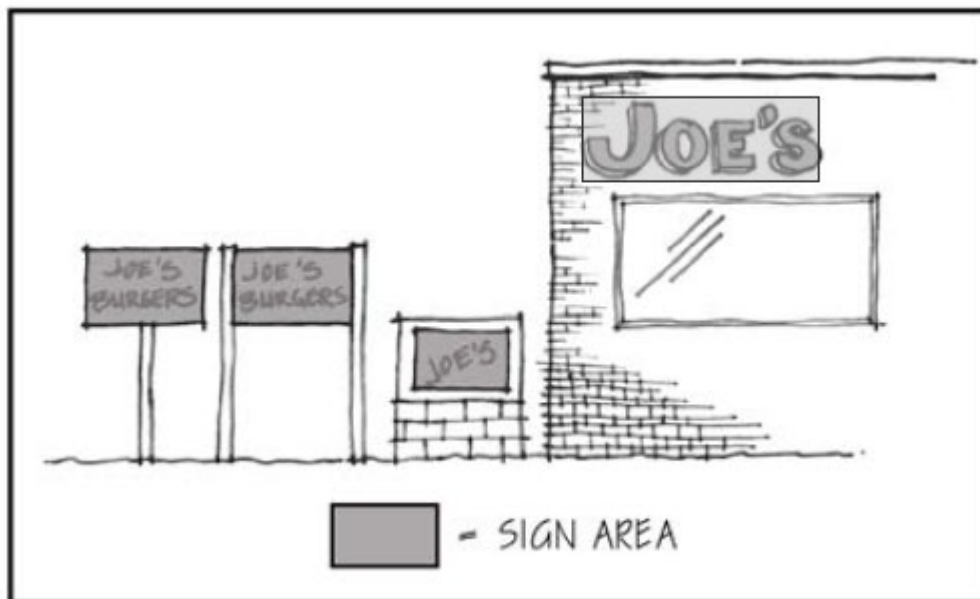
C. Comprehensive Sign Packages

1. Any commercial or industrial development that contains, or is planned, platted, or designed to contain, three (3) or more businesses, tenants, or pad sites shall be required to submit a Comprehensive Sign Package. See Section 4.6.12 of this Ordinance for additional information.

4.6.8. Sign Area and Height

A. Sign Area. Sign area shall be measured as follows:

1. Sign copy mounted on a panel of a monument sign or other freestanding sign shall be measured as that area of the sign panel. The base of a freestanding monument sign shall not be included in the sign area unless said base contains sign, copy, graphics or tenant panels (see definition of a sign).



2. Sign copy mounted as individual letters and/or graphics on a building wall or other structure that has not been painted, textured or

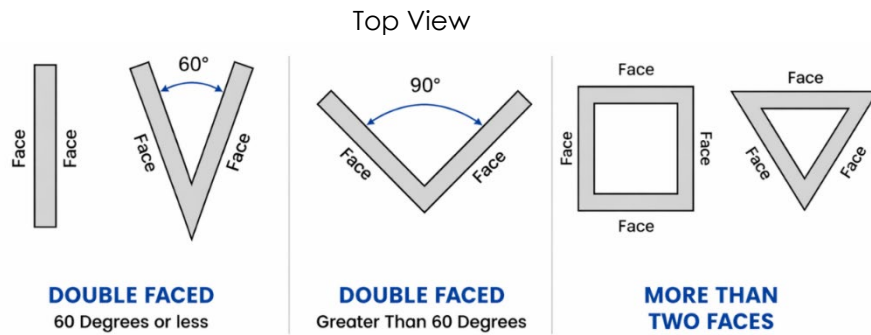
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otherwise altered to provide a distinctive background for the sign copy shall be measured as a sum of the smallest rectangles that will enclose each word and each graphic in the total sign copy.

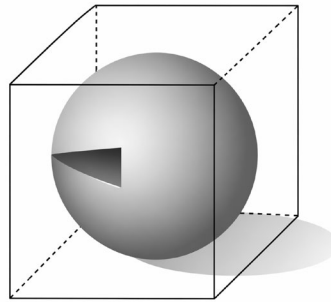


Sign Area When Background Not a Part of Sign

3. Sign copy mounted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy shall be measured as the smallest rectangle that will enclose both the sign copy and background area together.
4. Sign area shall include all cabinets, raceways, background panels, and structural components that form an integral part of the sign display.
5. Where a sign consists of multiple components intended to be read as a single sign, the total area of all components shall be calculated as one sign.
6. Multi-face signs shall be measured as follows:
 - a. Where a sign has two faces back-to-back, and the distance between faces does not exceed four feet, or where the angle between two faces is 60 degrees or less, the sign area shall be calculated using only one face.
 - b. Where the distance between sign faces exceeds four feet, or the angle between faces exceeds 60 degrees, the sign shall be calculated as the sum of both faces.
 - c. Where a sign has three or more faces, the sign area shall be calculated as 50 percent of the total area of all faces.
 - d. Where a sign is a spherical, free-form, sculptural, figurative or other non-planar sign, the sign area shall be calculated as 50 percent of the sum of the areas calculated by using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure.



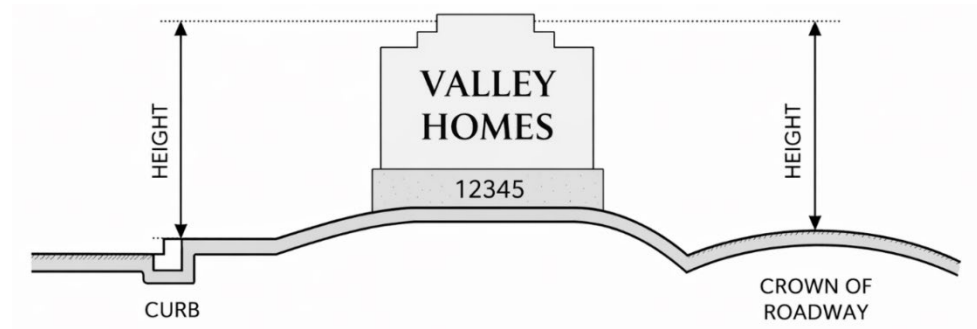
Multi-Face Signs



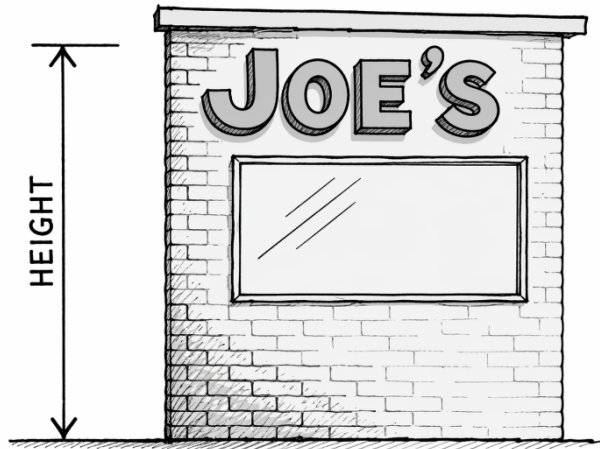
Non-Planar Signs

B. Sign Height. Sign height is defined and shall be measured as follows:

1. The height of a freestanding monument sign located within 30 feet of an adjacent street right-of-way shall be measured as the vertical distance from the top of the highest element of the sign structure to the top of the curb or crown of the adjacent roadway where no curb exists. Any monument base or other structure erected to support or enhance the sign shall be measured as part of the sign height.
2. The height of all other freestanding monument signs or ground-mounted signs, not located within 30 feet of an adjacent street right-of-way, shall be measured as the vertical distance from the top of the highest element of the sign structure to the adjacent grade.
3. Architectural embellishments such as caps, columns, or decorative features may extend a maximum of two feet above the maximum permitted sign height, provided such embellishments do not contain signage.
4. The height of a wall sign shall be measured as the vertical distance from the base of the wall on which the sign is located to the top of the sign structure.



Measurement when within 30 feet of right-of-way



Wall Sign Height

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C. Permitted Signage by Zoning District and Use

1. Unless otherwise specified, the maximum number of monument signs permitted shall be based on street frontage, with a maximum of one (1) monument sign per street frontage.
2. Where a development contains multiple tenants, monument signs shall be shared and designed to accommodate multiple tenants.
3. All signage within a multi-tenant development shall be subject to an approved Comprehensive Sign Package.
4. Electronic message displays shall be integrated into monument signs and shall not be permitted as a separate freestanding sign unless specifically allowed.
5. Menu boards, directional signs, and directory signs shall not count toward the maximum permitted monument sign area; however, the sign copy area of such signs shall be included in the total aggregate sign copy area permitted for the development.

Site Signs* For the purposes of this Ordinance, a Site Sign shall mean any permanent freestanding sign installed in the ground and not attached to a building used to identify, advertise or communicate information related to a permitted use.			
Sign Type	Permitted Zoning District(s)	Permitted Type of Use / Activity	Special Requirements & Section References
Directional	All zoning districts	Multi-family Residence Uses; All permitted non-residential uses	See Section 4.6.9.A
Directory	All zoning districts	Multi-family Residence Uses; All permitted non-residential uses	See Section 4.6.9.B
Drive Through Menu Board	CO, C-1, C-2, CMX, PFD, BPD and Commercial PADs	Permitted drive through restaurant uses	See Section 4.6.9.C
Electronic Message Display	CO, C-1, C-2, CMX, PFD, BPD and Commercial PADs	In conjunction with a permitted monument sign	See Section 4.6.9.D
Monument	All zoning districts	Multi-family Residence Uses; All permitted non-residential uses	See Section 4.6.9.E
Murals and Public Art	R2, MF-12, MF-18, MF-24, CO, C-1, C-2, CMX, PFD, I-1, I-2 and PADs	Multi-family Residence Uses; All permitted non-residential uses	See Section 4.6.9.F
Freeway Pylon	Subject to approval of Use Permit as specified in Sections 6.5 and 4.6.9	Subject to approval of Use Permit as specified in Sections 6.5 and 4.6.9	See Section 4.6.9.G

* Murals and Public Art shall be considered as both Site Signs and Building Signs depending on application.

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Building Signs*

For the purposes of this Ordinance, a Building Sign shall mean any permanent sign affixed to a building, including windows and architectural elements, used to identify, advertise or communicate information related to a permitted use.

Sign Type	Permitted Zoning District(s)	Permitted Type of Use / Activity	Special Requirements & Section References
Awning	CO, C-1, C-2, CMX, PFD, BPD and Commercial PADs	All permitted uses	See Section 4.6.10.A
Canopy	MF-12, MF-18, MF-24, CO, C-1, C-2, CMX, PFD, BPD and Commercial PADs	Leasing Office or Clubhouse of Multi-family Residence Uses; All permitted commercial uses	See Section 4.6.10.B
Projecting	CO, C-1, C-2, CMX, PFD, BPD, and Commercial PADs	All permitted uses	See Section 4.6.10.C
Shingle	CO, C-1, C-2, CMX, PFD, BPD, and Commercial PADs	All permitted uses	See Section 4.6.10.D
Wall	All zoning districts	All permitted uses	See Section 4.6.10.E
Window	CO, C-1, C-2, CMX, PFD, BPD, I-1, I-2 and PADs (Commercial and Industrial)	All permitted uses	See Section 4.6.10.F

*Note: Building signs shall be subject to the applicable development standards of this Article, including but not limited to sign area, height, placement, and illumination.

Temporary Signs (Not Requiring a Sign Permit)*

For the purposes of this Ordinance, a Temporary Sign, not requiring a permit, refers to signs intended to be used for limited periods of time.

Sign Type	Permitted Zoning District(s)	Permitted Type of Use / Activity	Special Requirements & Section References
Multi-Family Development Flags	R2, MF-12, MF-18, MF-24, and Residential PADs	Sales Office of Multi-family Residence Uses; Model home of a permitted subdivision	See Section 4.6.11.A.1
Model Home Complex	All residential zoning districts and residential PADs	All permitted residential uses	See Section 4.6.11.A.2
Model Home Flags	All residential zoning districts and residential PADs	All permitted residential uses	See Section 4.6.11.A.3
Residential Development Signs	All zoning districts	All permitted residential uses	See Section 4.6.11.A.4
Property Under Construction (Residential Subdivision)	All residential zoning districts and residential PADs	All permitted residential uses	See Section 4.6.11.A.5
Short-Term Off-Premises	All residential zoning districts and residential PADs	All permitted residential uses	See Section 4.6.11.A.6
Sign Walker	All zoning districts	All permitted uses All permitted non-residential uses	See Section 4.6.11.A.7

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Vehicle	CO, C-1, C-2, CMX, PFD, BPD, I-1, I-2 and PADs (Commercial and Industrial)	All permitted non-residential uses	See Section 4.6.11.A.8
Yard	All residential zoning districts and residential PADs	All permitted residential uses	See Section 4.6.11.A.9

*Note: Temporary signs not requiring a permit shall comply with all applicable placement, size, and operational standards of this Article and shall not be located within the public right-of-way unless expressly permitted.

Temporary Signs (Requiring a Sign Permit)			
For the purposes of this Ordinance, a Temporary Sign, which does not require a sign permit, shall refer to any sign that is used for a very short duration commonly used to advertise events, promotions or services or to convey a unique, but temporary message.			
Sign Type	Permitted Zoning District(s)	Permitted Type of Use / Activity	Special Requirements & Section References
Construction Impacted Development	R2, MF-12, MF-18, MF-24, CO, C-1, C-2, CMX, PFD and Residential and Commercial PADs	All permitted multi-family and commercial uses	See Section 4.6.11.B.2
Property Under Construction (Non-Residential Subdivision)	R2, MF-12, MF-18, MF-24, MHS, MH/RVP, CO, C-1, C-2, CMX, PFD, BPD, I-1, I-2 and PADs (Commercial and Industrial)	All permitted commercial, industrial, multi-family or permitted non-residential uses	See Section 4.6.11.B.3
Banners	R2, MF-12, MF-18, MF-24, MHS, MH/RVP, CO, C-1, C-2, CMX, PFD, BPD, I-1, I-2 and PADs (Commercial and Industrial)	All permitted commercial, industrial, multi-family or permitted non-residential uses	See Section 4.6.11.B.4
Inflatable Devices	All zoning districts	All permitted uses	See Section 4.6.11.B.5
Portable	R2, MF-12, MF-18, MF-24, MHS, MH/RVP, CO, C-1, C-2, CMX, PFD, BPD, I-1, I-2 and PADs (Commercial and Industrial)	All permitted commercial, industrial, multi-family or permitted non-residential uses	See Section 4.6.11.B.6
Signs on Property Offered for Sale or Lease	R2, MF-12, MF-18, MF-24, MHS, MH/RVP, CO, C-1, C-2, CMX, PFD, BPD, I-1, I-2 and PADs (Commercial and Industrial)	All permitted commercial, industrial, multi-family or permitted non-residential uses	See Section 4.6.11.B.7

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4.6.9. Specific Regulations for Site Sign Types

A. Directional Signs



1. Non-Residential Use in a Residential Zoning District
 - a. One (1) sign shall be permitted at each driveway and at each major internal intersection.
 - b. The maximum sign copy area shall be six (6) square feet.
 - c. The maximum height shall be three (3) feet.
 - d. Directional signs shall not be located within the sight visibility triangle of any driveway.
2. Commercial Use in a Commercial District
 - a. One (1) sign shall be permitted at each driveway onto a public street and at each major internal intersection.
 - b. The maximum sign copy area shall be six (6) square feet.
 - c. The maximum height shall be three (3) feet.
 - d. Directional signs shall not be located within the sight visibility triangle of any driveway.
 - e. Directional signs shall contain no advertising copy and shall be limited to directional information such as ingress, egress, parking, delivery, drive-through, or building identification.
3. Industrial Use in an Industrial District
 - a. One (1) sign shall be permitted at each driveway onto a public street and at each major internal intersection.
 - b. The maximum sign copy area shall be six (6) square feet.
 - c. The maximum height shall be three (3) feet.
 - d. Directional signs shall not be located within the sight visibility triangle of any driveway.

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- e. Directional signs along designated, internal truck routes shall not exceed an area of twelve (12) square feet or height of six (6) feet. Such directional signs shall utilize a monument base with a width at least 50% the width of the sign and the sign shall be architecturally compatible with the design of the other onsite monument signs.

B. Directory Signs



1. Multi-family Use in a Residential Zoning District

- a. One (1) free-standing sign shall be permitted for each multi-tenant building onsite. One (1) sign may also be permitted for each entrance to the property from a street.
- b. The maximum sign copy area shall be eighteen (18) square feet.
- c. The maximum height shall be six (6) feet.
- d. Directory signs shall only be located in pedestrian areas adjacent to the main building entrance or at the main entrance to the property.
- e. Directory signs shall not count toward the maximum permitted monument sign area.

2. Non-Residential Use in a Residential Zoning District

- a. One (1) free-standing sign shall be permitted for each multi-tenant building onsite. One (1) sign may also be permitted for each entrance to the property from a street.
- b. The maximum sign copy area shall be eighteen (18) square feet.
- c. The maximum height shall be six (6) feet.
- d. Directory signs shall only be located in pedestrian areas adjacent to the main building entrance or at the main entrance to the property.
- e. Directory signs shall not count toward the maximum permitted monument sign area.

3. Commercial Use in a Commercial Zoning District

- a. One (1) free-standing sign shall be permitted for each multi-tenant building onsite.

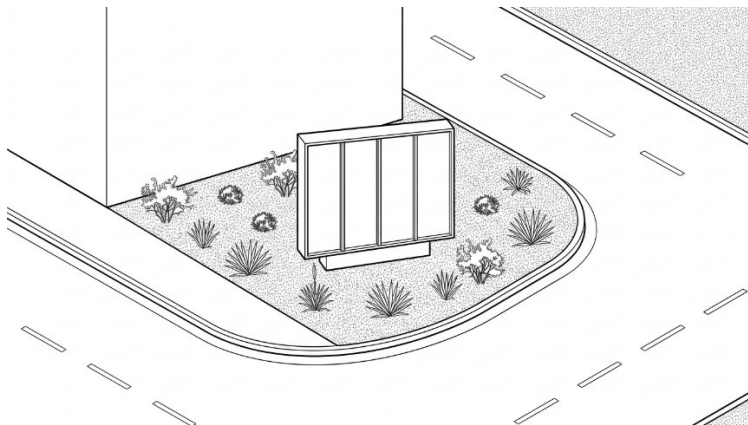
ARTICLE 4 - GENERAL DEVELOPMENT REGULATIONS

- b. The maximum sign copy area shall be eighteen (18) square feet.
- c. The maximum height shall be six (6) feet.
- d. Directory signs shall only be located in pedestrian areas adjacent to the main building entrance or at the main entrance to the property.
- e. Directory signs shall not count toward the maximum permitted monument sign area.

4. Industrial Use in an Industrial Zoning District

- a. One (1) free-standing sign shall be permitted for each multi-tenant building onsite.
- b. The maximum sign copy area shall be eighteen (18) square feet.
- c. The maximum height shall be six (6) feet.
- d. Directory signs shall only be located in pedestrian areas adjacent to the main building entrance or at the main entrance to the property.
- e. Directory signs shall not count toward the maximum permitted monument sign area.

C. Drive Through Menu Board



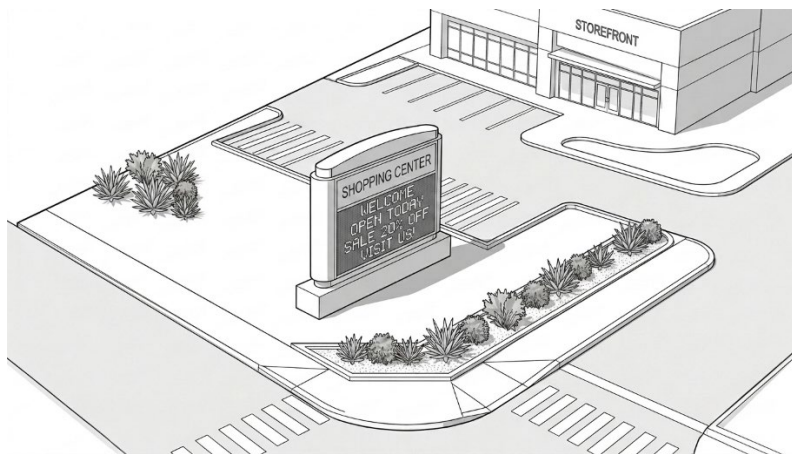
1. Commercial Use in a Commercial District

- a. A drive-through restaurant may have up to two (2) menu boards per drive-through lane.
- b. A menu board shall have a maximum height of eight (8) feet and maximum copy area of fifty (50) feet. Menu board signs may be freestanding or wall – mounted.
- c. A menu board shall be internally illuminated. External illumination of a menu board sign may be permitted, provided lighting is shielded and directed on the sign face only.
- d. A menu board may also contain an electronic or video display screen and audio component for interaction with the customer in accordance with the following standards:

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- i. Messages shall be static and not change more than once every eight (8) seconds. The transition between messages shall be immediate.
 - ii. Display brightness shall not exceed three hundred (300) nits from dusk till dawn.
 - iii. The use of the electronic message display for off-site advertising is prohibited.
- e. The menu board(s) shall be screened from public view by enhanced landscaping, screen walls, and other design elements as deemed appropriate by the Zoning Administrator or his/her designee.
- f. A menu board shall be located at least forty-five (45) feet from any public right-of-way or residential property line.
- g. Illuminated sign faces, electronic message displays, digital displays and other menu board lighting shall be directed away from residential property lines.
- h. All freestanding menu boards shall be designed as monument-style signs and shall incorporate a permanent base constructed of masonry, concrete, or similar durable material. The base shall have a width of not less than fifty (50) percent of the width of the sign face. Base materials and colors shall be consistent with the primary building materials used on the main building or as specified in an approved Comprehensive Sign Package. The area surrounding the base shall be landscaped. Exposed poles, metal supports, and prefabricated cabinet-style menu boards without a monument base are prohibited.

D. Electronic Message Display



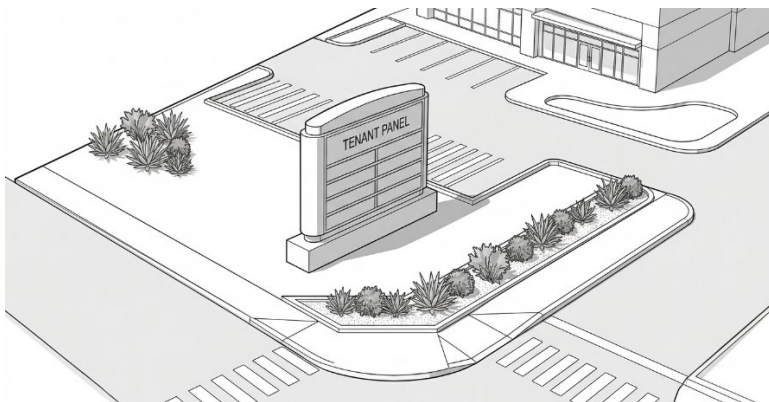
1. Commercial Use in a Commercial District
- a. A permitted monument sign may utilize one (1) electronic message display per side.
 - b. Corner Lot and Multiple Street Frontage Allowance. An additional electronic changeable copy display monument sign may be permitted for corner lots or lots with multiple street frontages,

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provided that each street frontage adjacent to the subject site is at least three hundred thirty (330) feet in length. Only one (1) electronic message display sign shall be permitted per street frontage.

- c. The electronic message display shall be integrated into the monument sign and shall not be mounted above the monument sign cabinet or pole.
- d. An electronic message display may occupy up to fifty (50) percent of the allowable sign area of the monument sign or twenty-four (24) square feet, whichever is less.
- e. An electronic message display shall have static displays. The display of video, animation, or special effects, such as traveling, scrolling, fading, dissolving, and bursting, shall be prohibited. No sound may be emitted by the display.
- f. Static displays on an electronic message display shall not be changed more than once every eight (8) seconds. Change of display shall occur through an immediate transition.
- g. An electronic message display shall include a sensor or other device that automatically reduces the brightness of the display during low-light conditions. Display brightness shall not exceed three hundred (300) nits from dusk till dawn.
- h. An electronic message display shall be shut off between 10:00 P.M. and sunrise when such display is located within one hundred and fifty (150) feet of a single-family residential zoning district.
- i. Should an electronic message display malfunction, the display shall be shut off until such time that repairs have been completed to restore the electronic messaging system.
- j. The use of an electronic message display for off-site advertising is prohibited.

E. Monument Signs



- 1. Non-Residential Use in a Residential Zoning District
 - a. One (1) monument sign per driveway onto a public street.

ARTICLE 4 - GENERAL DEVELOPMENT REGULATIONS

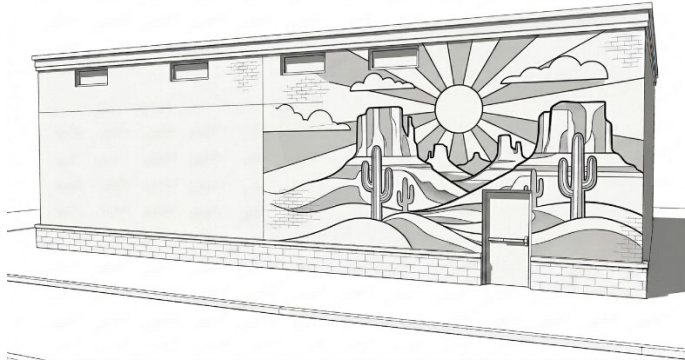
- b. A monument sign shall have a maximum area of thirty-two (32) square feet when adjacent to an arterial street and sixteen (16) square feet when adjacent to a collector or local street. Every monument sign shall have a maximum height of six (6) feet.
 - c. The base of the sign shall have a width at least 50% the width of the sign and shall incorporate a permanent base constructed of masonry, concrete, or similar durable material.
 - d. Street address numerals shall be provided on any monument sign located along the street to which the address numbering applies, in a contrasting color and/or material from the color and material used for the background for the numerals on the sign. Numerals shall be sized in accordance with the International Fire Code, as amended.
- 2. Commercial Use in a Commercial Zoning District
 - a. A maximum of one (1) monument sign per street frontage. Additional monument signs may be permitted where a development has multiple driveways on the same street frontage, provided monument signs are spaced a minimum of one hundred and fifty (150) feet apart.
 - b. The maximum height shall be eight (8) feet and the maximum sign copy area shall be thirty-two (32) feet. Within a unified commercial development containing three (3) or more businesses and subject to an approved Comprehensive Sign Package, the maximum height shall be twelve (12) feet and the maximum copy area shall be forty-eight (48) square feet, unless otherwise specified in an approved Comprehensive Sign Package.
 - c. The base of the monument sign shall have an aggregate width at least 50% the width of the sign and shall incorporate a permanent base constructed of masonry, concrete, or similar durable material.
 - d. Street address numerals shall be provided on any monument sign located along the street to which the address numbering applies, in a contrasting color and/or material from the color and material used for the background for the numerals on the sign. Numerals shall be sized in accordance with the International Fire Code, as amended.
 - e. A monument sign for a commercial use in a commercial zoning district may utilize one (1) electronic message display in accordance with the provisions of Section 4.6.9.(D)
 - f. One (1) internal monument sign per commercial parcel is permitted when said parcel is located within a unified, multi-parcel commercial development and approved as part of a Comprehensive Sign Package in accordance with the following provisions for internal monument signs:
 - i. Internal monument signs shall be located at least 50 feet from any public right-of-way and may not be visible from the right-of-way.

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- ii. The maximum height of the internal monument shall be six (6) feet.
 - iii. The maximum copy area of the internal monument sign shall be sixteen (16) square feet.
 - iv. The base of the internal monument sign shall have an aggregate width at least 50% the width of the sign and shall incorporate a permanent base constructed of masonry, concrete, or similar durable material.
 - v. Internal monument signs shall not be located within the sight visibility triangle of any driveway nor in any other location that restricts or blocks visibility of vehicles traveling within the development.
 - vi. Internal monument signs shall be used for tenant identification only and shall not include electronic message displays.
- 3. Industrial Use in an Industrial Zoning District
 - a. A maximum of one (1) monument sign per street frontage. Additional monument signs may be permitted where a development has multiple driveways on the same street frontage, provided monument signs are spaced a minimum of one hundred and fifty (150) feet apart.
 - b. The maximum height shall be eight (8) feet and the maximum sign copy area shall be thirty-two (32) square feet. Within a unified industrial development containing three (3) or more businesses and subject to an approved Comprehensive Sign Package, the maximum height shall be twelve (12) feet and the maximum sign copy area shall be forty-eight (48) square feet, unless otherwise specified in the approved Comprehensive Sign Package.
 - c. The base of the monument sign shall have an aggregate width at least 50% the width of the sign and shall incorporate a permanent base constructed of masonry, concrete, or similar durable material.
 - d. Street address numerals shall be provided on any monument sign located along the street to which the address numbering applies, in a contrasting color and/or material from the color and material used for the background for the numerals on the sign. Numerals shall be sized in accordance with the International Fire Code, as amended.
 - e. A monument sign for an industrial use in an industrial zoning district may utilize one (1) electronic message display in accordance with the provisions of Section 4.6.9.(D)

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F. Murals and Public Art



1. Murals and public art shall be permitted in the Multi-Family, Commercial, and Industrial Zoning Districts. Murals shall also be permitted on governmental and institutional structures.
 - a. Murals are not permitted on the primary façade of a building. A primary façade is defined (for purposes of this section) as the building elevation that faces the adjacent street right-of-way and is the primary customer entrance.
2. Mural Permit
 - a. No mural or public artwork shall be installed unless a mural permit shall first be obtained by the owner, or his/her agent, from the Development Services Director, or his/her designee.
3. Application Requirements

Permit application shall contain, but not be limited to, the following information:

 - a. Site plan showing the lot and building dimensions and indicating the proposed location of the mural.
 - b. Pictures of the building elevations.
 - c. A scale drawing and color photo of the building elevation showing the proposed size and placement of the mural or public artwork.
 - d. A colored drawing of the proposed mural or public artwork.
 - e. Proposed materials and installation methods.
 - f. A description of the proposed maintenance schedule that includes the timeframe for the life of the mural or public artwork, maintenance and method for removal, if applicable.
4. Fees

The Fee for application for a Mural Permit shall be as established by Resolution of the City Council.
5. Prohibited Artwork Types

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- a. Murals or public artworks that imitates or interferes with traffic control devices or creates a safety hazard, or obstructs visibility for motorists, pedestrians, or bicyclists.
- b. Murals affixed, applied or mounted above, upon or suspended from any part of the roof of a structure.
- c. Murals shall not project from the wall surface, other than the minimum necessary protrusion to mount the mural to the wall or structure.
- d. Murals or public artwork containing any gang affiliation symbols or include characteristics of illegal graffiti that do not match the design and use of the subject property.
- e. Murals or public artwork containing political themes or agenda-driven content
- f. Murals or public artwork containing any commercial messages or advertising.
- g. Murals or public artwork containing copyrighted material without proper authorization
- h. Murals or public artwork containing obscene content. For purposes of this section, the following themes or elements are not permitted:
 - i. representations of violence or hate, nudity or sexually explicit content; or
 - ii. profanity or obscene language; depictions of illegal activities; or
 - iii. disparagement or denigration of cultures.

The City reserves the right to reject proposals for murals or public artwork based on the themes or messages expressed as permitted by applicable First Amendment law.

6. Maintenance

- a. The mural or public artwork shall be kept in good condition for the life of the artwork according to the maintenance schedule and responsibilities approved by the Development Services Director, or his/her designee.
- b. The display surface shall be kept clean and free from corrosion.
- c. Any mural or public artwork that is not maintained, faded, or is in disrepair shall be ordered removed or covered with opaque paint, similar to the primary building materials/colors or other appropriate material by the Development Services Director, or his/her designee.

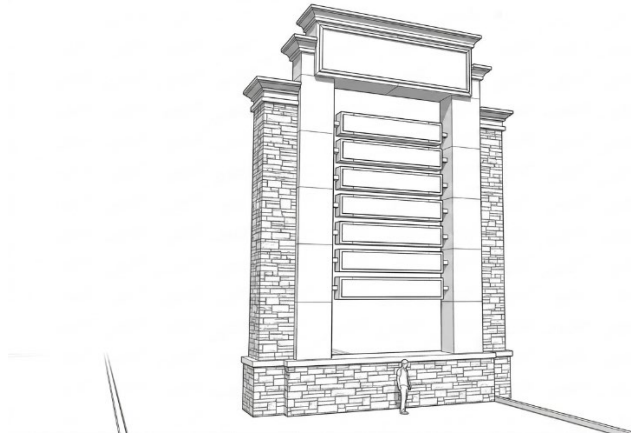
7. Design Standards

- a. The proposed mural or public artwork will not have an adverse impact on the safe and efficient movement of vehicular or pedestrian traffic; and

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- b. The proposed mural or public artwork is well integrated with the building's façade and other elements of the property and enhances the architecture or aesthetics of a building or wall; and
 - c. The mural or public artwork will not have a detrimental effect on the structural integrity of the building or wall on which it is applied/affixed.
- 8. Mural Permit Approval
 - a. No mural permit shall be approved unless the Development Services Director, or his/her designee, shall find that the requirements of this Section have been fulfilled.
 - i. Permit Denial. A mural permit applicant may appeal the decision of the Development Services Director to deny a mural permit. Said appeal shall be made in writing to the Development Services Director and said appeal shall be made within 30 days of the decision by the Development Services Director to deny the permit. Appeals will be heard by the Planning and Zoning Commission to determine if the Development Services Directors' decision to deny the permit is consistent with the provisions of this Section of the Zoning Code.

G. Freeway Pylon Signs



- 1. Freeway Pylon Signs shall require a Use Permit approved in accordance with the provisions of Section 6.5 of this Ordinance. The authorization of a Use Permit for a Freeway Pylon Sign shall be upon an additional finding by the City Council that the proposed Freeway Pylon Sign is consistent with the purpose and intent of this section and the Freeway Pylon Sign Design Guidelines contained herein, and that the proposed Freeway Pylon Sign furthers the interests of the community and is reasonable and necessary to provide business identification and economic vitality. The burden of proof that the proposed Freeway Pylon Sign meets the required findings for the Use Permit and is consistent with the provisions of this section rests with the applicant.
 - a. The purpose of the Freeway Pylon Sign Use Permit is to:

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- i. Provide for the identification of certain existing and proposed regional commercial, industrial or mixed-use developments, in an appropriate manner that assists in the achievement of economic sustainability for businesses within the City.
 - ii. Maintain a balance between the needs of the business community and the desire of Goodyear's citizens and visitors to preserve view corridors along the freeways and maintain a high visual quality for the community.
 - iii. Promote the effectiveness of Freeway Pylon Signs by preventing their over concentration, improper placement and deterioration, and insuring that they are well designed, appropriately sited, and aesthetically pleasing.
 - iv. Protect motorists on freeways from injury or damage as a result of distraction or obstruction of vision attributable to large signs.
 - v. Assure that benefits derived from expenditures of public funds for the improvement and beautification of freeways shall be protected by exercising reasonable control over the character and design of large sign structures.
- b. A Use Permit request for a Freeway Pylon Sign shall be evaluated based upon the Freeway Pylon Sign Design Guidelines contained in this Section and the following City objectives for Freeway Pylon Signs:
 - i. Encourage development of property in harmony with the desired character of the City while providing due regard for the public and private interests involved.
 - ii. Promote the effectiveness of Freeway Pylon Signs by preventing their over concentration, improper placement, deterioration, and excessive size and number.
 - iii. Enhance the flow of traffic and the convenience, ease and enjoyment of travel along Goodyear's freeways.
 - iv. Protect travelers on Goodyear's freeways from injury or damage as a result of distraction or obstruction of vision attributable to large signs.
 - v. Regulate advertising distractions which may contribute to traffic accidents.
 - vi. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of freeways and other public structures and spaces shall be protected by exercising reasonable control over the character and design of large sign structures.
 - vii. Provide a pleasing visual environment for the citizens of and visitors to the City of Goodyear.

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- viii. Require that signs are properly maintained for safety and visual appearance.
 - ix. Ensure that the maximum sign height, sign area and the location approved for each individual Freeway Pylon Sign is the minimum required to provide for necessary business identification while maintaining public view corridors and preventing an excessive number of freeway signs.
 - c. In addition to the findings required for approval of a Use Permit as specified in Sections 6.5 of the Zoning Ordinance, a freeway pylon sign may be approved only upon a finding by the City Council that such freeway pylon sign is also consistent with the provisions of this Section 4.6.9 (Sign Regulations).
- 2. Freeway Pylon Sign may be approved only as a component of a Comprehensive Sign Package for a planned commercial, industrial or mixed-use development within which it will be located that is on property abutting a freeway, or part of a complex/center abutting a freeway, that is oriented to and intended to be read from the freeway for the purpose of identifying an associated commercial, industrial or mixed-use development.
- 3. A Freeway Pylon Sign shall be subject to Site Plan review and approval in accordance with provisions of Section 6.3. The Use Permit and Site Plan applications may be processed concurrently, if deemed appropriate by the Community Development Director.
- 4. Design Guidelines. Although this section does not set forth specific standards or minimum requirements for Freeway Pylon Signs, a proposed Freeway Pylon Sign should be located, designed, constructed and maintained in accordance with the following Design Guidelines, and each individual Use Permit for a proposed Freeway Pylon Sign shall be evaluated based on the level of conformity of the proposed sign with the following Design Guidelines.
 - a. The parcel or approved development site upon which the sign is to be located should contain at least thirty (30) contiguous acres and have a minimum of one thousand feet (1,000') of frontage adjacent to the freeway.
 - b. A minimum separation distance of one-half (1/2) mile should be observed between any such Freeway Pylon Signs located on the same side of the freeway.
 - c. Typically, only one (1) Freeway Pylon Sign is considered reasonable and appropriate for each qualified development site, although consideration for additional signs may be given for a site that is substantially in excess of thirty (30) acres or has a tenant or tenants of regional significance that require freeway signage.
 - d. All proposed signs should be located no greater than two hundred feet (200') from the right-of-way line of the adjacent freeway, and no part of the sign shall be closer to the freeway right-of-way than fifteen feet (15').

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- e. The proposed maximum height of all signs shall be no greater than that which is reasonably necessary to be visible from a vehicle approaching on the either side of the freeway. In determining the maximum height to provide adequate sign visibility, the applicant shall submit empirical observation (e.g. field test with crane or balloon), computer simulation, or other evidence as required by the Community Development Director, or his designee.
- f. The proposed maximum sign area for each sign shall be no greater than that which is reasonably necessary in order to provide adequate visibility and identification of the development name and a reasonable number of the major or significant tenants within the development as viewed from the adjacent freeway.
- g. The sign copy of all Freeway Pylon Signs shall be limited to the development name, logo identification, and the identification of major or significant tenants. The inclusion of the name "Goodyear" as a prominent component of the sign is highly encouraged.
- h. All signs shall be of high architectural quality that contributes positively to Goodyear's visual environment, promotes creativity, and has a distinctive image for the development. The architectural form, textures, colors, and materials for each sign shall be complimentary to the primary building architectural design of the development and consistent with other proposed signs in the development.
- i. The identification of the development name and tenant names on the sign should be in the form of individual pan channel lettering, aluminum routed lettering with acrylic background, or other high quality sign design characteristics. Removable tenant panels made completely of acrylic or plexi-glass materials are discouraged unless they exhibit a high quality appearance.
- j. In general, each sign should have low maintenance, and architectural-grade surfacing materials such as metal, masonry, ceramic tile, glass or stucco.
- k. Freeway Pylon Signs typically should contain only internal illumination of sign copy. External illumination, exposed neon, argon or krypton tube lighting, exposed incandescent lighting, or other exposed artificial lighting to outline the sign or portion thereof, may be considered as a component of the sign provided artificial lighting to outline the sign or portion thereof, may be considered as a component of the sign provided such illumination:
 - i. Constitutes a design component of the overall Freeway Pylon Sign architecture;
 - ii. Is an integral component of the primary physical elements of the Freeway Pylon Sign and is harmonious with the architectural style of the structure;

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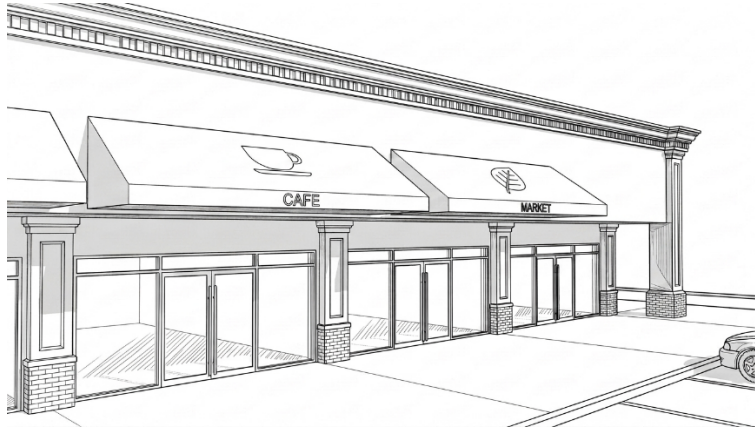
- iii. Serves only the purpose of embellishing the nighttime architecture of the Freeway Pylon Sign, and does not portray an advertising message;
 - iv. Is compatible with the land use and architecture of adjacent developments;
 - v. Complies with the Outdoor Light Standards contained in Section 4.5 of this Ordinance, as evidenced by the submittal of complete lighting design plans and specifications as prescribed by that Article;
 - vi. Is maintained in a fully functional manner, and if any component of the lighting becomes nonfunctional, then neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.
 - vii. Will not exceed the light intensity levels specified in the approved Outdoor Lighting Plans, and a certification can be provided from the sign manufacturer prior to the issuance of a building permit that the light intensity levels that have been factory pre-set do not exceed those levels.
 - viii. A Freeway Pylon Sign using an electronic message display may be considered for approval provided the display is limited to text messages only, with no animation or video, and the message change sequence is accomplished immediately or by means of fade or dissolve modes, with each message being displayed for a minimum period of one hour or at an interval specified by the City Council. Continuous traveling or scrolling displays are discouraged.
- I. The City Council may approve modifications or alternatives to these Design Guidelines for a specific Freeway Pylon Sign when:
- i. An individualized assessment reveals the existence of extraordinary conditions involving topography, land ownership, adjacent development, parcel configuration, or other factors relating to the development site; or,
 - ii. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent a clear variation from conventional development; or,
 - iii. The proposed Freeway Pylon Sign incorporates special design features, or unique architectural elements that represent superior quality; or,
 - iv. Such modifications or alternatives are consistent with the intent of these Guidelines and will result in conditions that are commensurate with or superior to the Guidelines.

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- m. An existing freeway pylon sign shall not be modified, altered, or enlarged unless such change is also deemed consistent with the provisions set forth in this Section 4.6 (Sign Regulations).

4.6.10. Specific Regulations for Building Sign Types

A. Awning Signs



- 1. Commercial Use in a Commercial Zoning District
 - a. A maximum of 25% percent of the front face area of the awning shall be used for signage.

B. Canopy Signs



- 1. Multi-family Use in a Residential Zoning District
 - a. A leasing office or clubhouse utilizing an attached or detached canopy associated with a multi-family use may use a portion of its wall sign allocation for a sign on the canopy. However, no canopy sign shall exceed an area of six (6) square feet.
 - b. One (1) canopy sign may be permitted per street frontage. Said signs may not extend above the canopy.
- 2. Commercial Use in a Commercial Zoning District
 - a. A business utilizing an attached or detached canopy (i.e. gasoline service station) may use a portion of its wall sign allocation for a

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sign on the canopy. However, no canopy sign shall exceed an area of six (6) square feet.

- b. One (1) canopy sign may be permitted per street frontage. Said signs may not extend above the canopy.
- c. Signs may not be placed on parking canopies.

C. Projecting Signs



1. Commercial Use in a Commercial Zoning District

- a. One (1) projecting sign may be permitted per ground floor business. A business may use a portion of its allocation of wall signage for a projecting sign. However, no projecting sign shall exceed an area of fifteen (15) square feet.
- b. A projecting sign shall have a minimum clearance of eight (8) feet between the bottom of the sign and the sidewalk.

D. Shingle Signs



1. Commercial Use in a Commercial Zoning District

- a. One (1) shingle sign may be permitted per ground floor business. A shingle sign shall have a maximum area of three (3) square feet.
- b. A shingle sign shall have a minimum clearance of eight (8) feet between the bottom of the sign and the sidewalk.

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E. Wall Signs



1. Single Residence Use in a Residential Zoning District
 - a. One (1) wall sign per residence is permitted.
 - b. The maximum area shall be three (3) square feet.
 - c. The maximum height shall be six (6) feet.
2. Multi-family Use in a Residential Zoning District
 - a. One (1) wall sign per building façade facing an arterial street is permitted.
 - b. The wall sign shall be placed on the building façade facing the arterial street.
 - c. The maximum sign area shall not exceed one (1) square foot per linear foot of building frontage or forty (40) square feet, whichever is less.
 - d. The wall sign shall not extend above the top of the wall or parapet and shall not exceed fifteen (15) feet in height measured from finished grade.
3. Non-Residential Use in a Residential Zoning District
 - a. One (1) wall sign per building façade facing a public street is permitted.
 - b. The maximum sign area shall be thirty-two (32) square feet when adjacent to an arterial street and sixteen (16) square feet when adjacent to a collector or local street.
 - c. The maximum height of a wall sign shall be ten (10) feet, measured from the base of the wall to the top of the sign.
4. Commercial Use in a Commercial Zoning District
 - a. Wall signs shall be permitted on the exterior walls of the tenant space occupied by the business.
 - b. Sign area shall be calculated as follows:

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- i. Primary Building Elevation. One (1) square foot of sign area per linear foot of tenant frontage or thirty-five (35) square feet, whichever is greater.
 - ii. Secondary Elevations. One-half (0.5) square feet of sign area per linear foot of tenant frontage on each additional building elevation with public exposure.
- c. Wall signs shall not extend horizontally more than eighty percent (80) percent of the width of the wall or tenant space frontage upon which the sign is mounted.
- d. Wall-mounted cabinet signs exceeding ten (10) square feet in area are prohibited unless the cabinet sign utilizes a custom-shaped or figurative design.
- e. For multi-story buildings, wall signs shall be limited to the ground floor tenant space and the top floor tenant space only.
- f. Accessory Buildings in a Commercial Zoning District
 - i. Applicability. Wall signs on accessory buildings located within commercial zoning districts shall be permitted only in conjunction with a permitted primary use on the same site and shall comply with the provisions of this Section.
 - ii. Sign Allowance. Accessory buildings shall not be considered separate buildings for the purpose of calculating allowable wall signage. Signage on accessory buildings shall be included in the total allowable wall sign area for the primary building or tenant space.
 - iii. Maximum Sign Area. Wall signage on an accessory building shall not exceed:
 - 1) One-half (0.5) square foot of sign area per linear foot of the accessory building façade on which the sign is located; and
 - 2) A maximum of twenty (20) square feet per accessory building façade.
 - iv. Number of Signs. A maximum of one (1) wall sign per accessory building façade shall be permitted.
 - v. Design and Placement
 - 1) Signs shall be architecturally compatible with the primary building and overall development.
 - 2) Signage shall be located on facades facing internal circulation areas or building entrances and shall not be oriented toward public streets unless otherwise approved as part of a Comprehensive Sign Package.
 - 3) Signage shall not be placed on service-oriented structures (e.g., trash enclosures, utility buildings)

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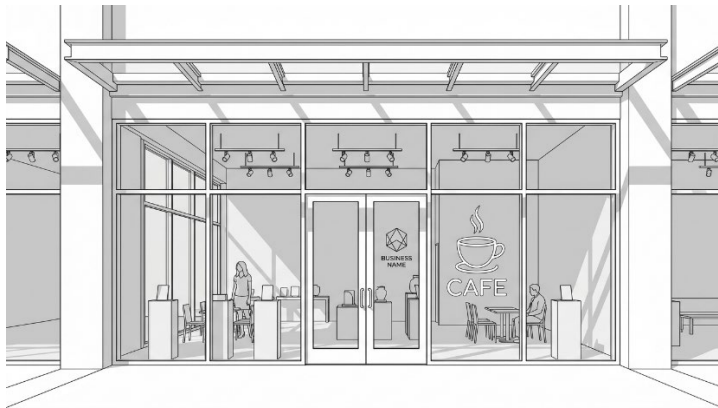
unless the sign is limited to identification or directional information.

- vi. Integration with Comprehensive Sign Package. Where a Comprehensive Sign Package is required or approved, signage on accessory buildings shall be consistent with and governed by the approved Comprehensive Sign Package.

5. Industrial Use in an Industrial Zoning District

- a. Wall signs shall be permitted on the exterior walls of the tenant space occupied by the business.
- b. Sign area shall be calculated as follows in accordance with the following guidelines:
 - i. Primary Building Elevation. One (1) square foot of sign area per linear foot of tenant frontage or thirty-five (35) square feet, whichever is greater.
 - ii. Secondary Elevations. One-half (0.5) square feet of sign area per linear foot of tenant frontage on each additional building elevation with public exposure.
- c. Wall signs shall not extend horizontally more than eighty percent (80) percent of the width of the wall or tenant space frontage upon which the sign is mounted.
- d. Wall-mounted cabinet signs exceeding ten (10) square feet in area are prohibited unless the cabinet sign utilizes a custom-shaped or figurative design.
- e. For multi-story buildings, wall signs shall be limited to the ground floor tenant space and the top floor tenant space only.

F. Window Signs



- a. Window signs are permitted for all multi-family and non-residential uses. Such signs shall not be permitted on individual multi-family tenant windows.
- b. Window signs shall only be permitted on ground-floor windows.

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- c. Window signs, including permanent and temporary signs, shall not exceed thirty (30) percent of the total area of each individual ground-floor window through which such sign is located.
- d. Perforated window vinyl, window wraps, and neon window signs shall be considered window signs.
- e. Window signs printed on perforated, semi-opaque material shall be counted in the same manner as non-perforated, fully-opaque materials, including paint.
- f. Permanent window signs may be illuminated but shall not be animated and shall not include electronic message displays.
- g. Window signs shall be installed on the interior surface of the window and shall not be placed on the exterior of the window.
- h. Window signs shall utilize materials and colors that are consistent with the building and tenant branding.
- i. Window signs shall not obstruct visibility into the tenant space in a manner that creates a safety concern, as determined by the Development Services Director or his/ her designee.
- j. Window signs shall not count toward the maximum permitted wall sign area.

4.6.11. Specific Regulations for Temporary Sign Types

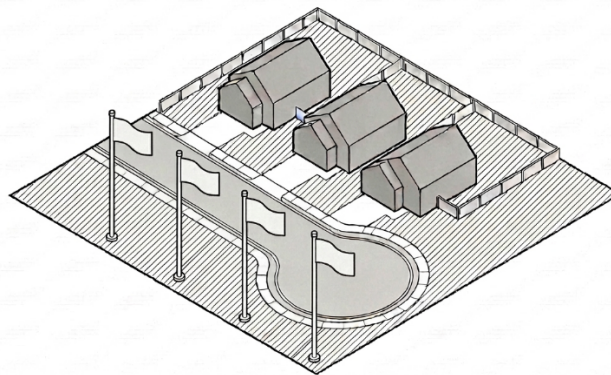
- A. Temporary Signs Not Requiring a Sign Permit. Temporary signs shall not be located within the public right-of-way unless expressly permitted by this Ordinance. Temporary Signs shall be maintained in good condition and shall be removed upon expiration of the permitted display period. The following temporary signs are permitted without a sign permit, subject to the standards below. This Section regulates temporary signs without regard to message content. No provision of this Section shall be interpreted to require review of the message displayed on a sign, except to determine whether the sign is commercial or noncommercial as permitted by law.
 - 1. Multi-Family Development Flags



- a. Multi-family development flags that include commercial speech shall be limited to a maximum of eight (8).

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- b. Multi-family development flags shall have a maximum area of twelve (12) square feet per flag and a maximum height of twenty-five (25) feet.
 - c. Multi-family development flags shall be removed no later than one (1) year from the issuance of the first Certificate of Occupancy for the development.
- 2. Model Home Complex (Residential Subdivisions)
 - a. One (1) temporary sign shall be permitted per model home, and one (1) additional temporary sign shall be permitted per model home complex entrance.
 - b. The maximum sign area shall be six (6) square feet.
 - c. The maximum sign height shall be six (6) feet.
 - d. Signs shall be located within the complex associated with the applicable model home(s) and outside of any sight visibility triangle.
 - e. Signs shall not be illuminated.
- 3. Model Home Flags

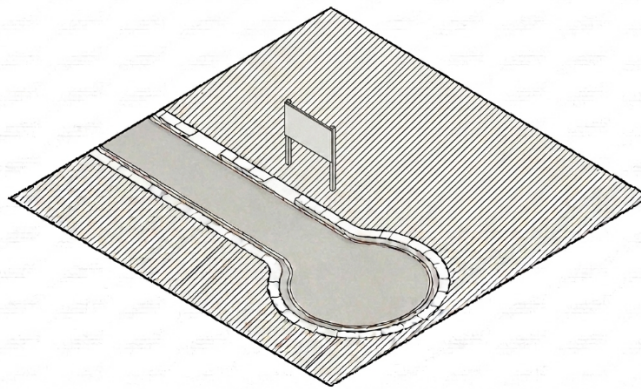


- a. Model home flags that include commercial speech shall be permitted only at:
 - i. Model home complexes; or
 - ii. Residential subdivision sales offices.
 - b. A maximum of:
 - i. Four (4) model home flags per model home complex; and
 - ii. Eight (8) accessory model home flags per residential subdivision shall be permitted.
 - c. Model home flags shall:
 - i. Not exceed twelve (12) square feet in area per flag; and
 - ii. Not exceed twenty-five (25) feet in height.
 - d. Flags shall be mounted on permanently installed flagpoles or integrated architectural supports.

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- e. Feather flags, flutter flags, blade flags, pennants, streamers, and similar flexible wind-driven signage are prohibited.
- f. Model home flags shall be maintained in good condition and free from fading, tearing, or fraying.
- g. Model home flags shall be removed when ninety-five (95) percent of the lots within the subdivision are sold or when the on-site sales office closes, whichever occurs first.

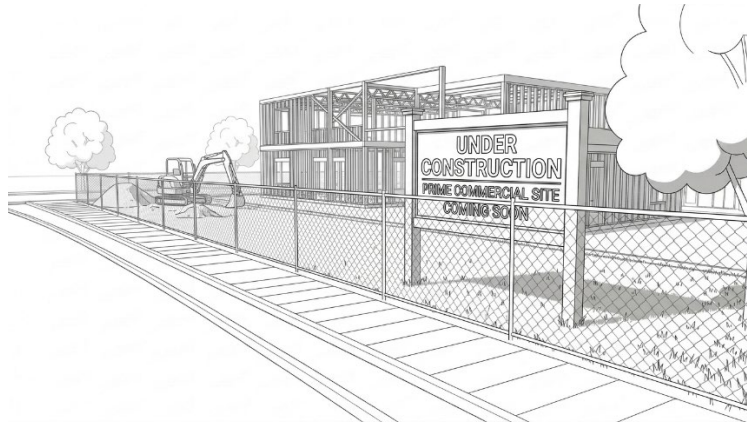
4. Residential Development Signs



- a. One (1) temporary residential development sign shall be permitted per subdivision frontage prior to issuance of the first Certificate of Occupancy.
- b. The maximum sign area shall be thirty-two (32) square feet, and the maximum sign height shall be eight (8) feet.
- c. Recorded subdivisions having more than forty (40) lots shall have a maximum area of ninety-six (96) square feet and a maximum height of twelve (12) feet.
- d. Signs may be installed following approval of the subdivision final plat or issuance of a grading permit.
- e. Residential development signs shall not be located within one hundred (100) feet of any property line of an existing residence.
- f. Residential development signs shall not be illuminated.
- g. Signs shall be removed upon the earliest of the following:
 - i. Installation of a permanent subdivision monument sign;
 - ii. Opening of the subdivision sales office; or
 - iii. Issuance of the first Certificate of Occupancy for the subdivision.

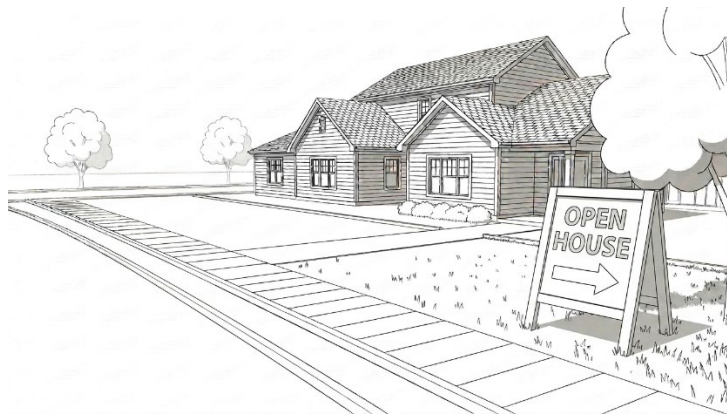
5. Property Under Construction (residential subdivision)

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- a. One (1) temporary sign associated with residential subdivision construction activity shall be permitted during active construction operations.
- b. A maximum of one (1) construction activity sign per model home complex parking lot or subdivision entrance shall be permitted.
- c. Construction activity signs shall not exceed:
 - i. Thirty-two (32) square feet in area;
 - ii. Eight (8) feet in height.
- d. Construction activity signs shall be removed within thirty (30) days following:
 - i. Completion of subdivision infrastructure improvements; or
 - ii. Issuance of the final Certificate of Occupancy for the subdivision phase served by the sign

6. Short-Term Off-Premises



- a. Short term off-premises signs are permitted in residential zoning districts for residences and multiple residence developments.
- b. A maximum of four (4) signs may be displayed per residence or multiple residence development during daylight hours only.
- c. The maximum sign height shall be three (3) feet, and the maximum sign copy area shall be six (6) square feet.

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- d. Signs shall not be located within the public right-of-way or within any sight visibility triangle.

7. Sign Walkers



- a. Sign walkers are permitted in all zoning districts.
- b. Sign walkers shall be located only at grade level and at least five (5) feet from the street, as measured from the back of curb or edge of pavement where no curb exists.
- c. Sign walkers shall be located at least thirty (30) feet from any street intersection or driveway, measured from the back of curb or edge of pavement where no curb exists.
- d. Sign walkers shall not be located in raised or painted medians, parking aisles, parking stalls, driving lanes, equestrian or multi-use trails.
- e. Sign walkers shall not be located:
 - i. In a manner that leaves less than four (4) feet of clear pedestrian pathway on any sidewalk or walkway;
 - ii. Within twenty (20) feet of another sign walker;
 - iii. In a manner that results in physical interaction with motorists, pedestrians, or bicyclists.
- f. Sign walkers shall yield the right-of-way to pedestrians and bicyclists at all times.
- g. Signs shall be displayed during daylight hours only and shall be held, worn or balanced by a person at all times.
- h. Sign walkers shall not utilize illumination, animation, mirrors, reflective materials, balloons, ribbons, speakers, feather flags, blade flags, or inflatable devices.

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8. Vehicle Signs (Commercial and Industrial Districts)



- a. Vehicle signs are permitted in commercial and industrial zoning districts.
- b. One (1) vehicle sign is permitted per business.
- c. The vehicle upon which the sign is affixed shall be operable and licensed use on public streets.
- d. The vehicle shall be used daily operation of the business.
- e. The vehicle shall be parked on-site in a designated parking space and shall not be used primarily for advertising.
- f. Signs may be magnetic, painted, or otherwise affixed to the vehicle as originally intended by the manufacturer and shall not extend beyond or alter the silhouette of the vehicle.
- g. Vehicle signs shall not be illuminated, animated, or utilize an electronic display.

9. Yard Signs (Residential Districts)



- a. Yard signs are permitted in residential zoning districts.
- b. One (1) yard sign shall be permitted per property.
- c. Yard signs shall not exceed six (6) square feet in area or six (6) feet in height.
- d. Yard signs shall not be illuminated.

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- B. Temporary Signs Requiring a Sign Permit. Temporary signs shall not be located within the public right-of-way unless expressly permitted by this Ordinance. Temporary Signs shall be maintained in good condition and shall be removed upon expiration of the permitted display period. The following temporary signs shall require a sign permit, subject to the standards below. This Section regulates temporary signs without regard to message content. No provision of this Section shall be interpreted to require review of the message displayed on a sign, except to determine whether the sign is commercial or noncommercial as permitted by law.
1. General Requirements
 - a. A temporary sign permit approving the time, place, and manner of temporary signage addressed in this Section shall be obtained from the Zoning Administrator on forms provided by the Department.
 - b. Temporary signs shall not be located within the public right-of-way unless expressly permitted by this Ordinance.
 - c. Temporary signs shall be maintained in good condition and shall be removed upon expiration of the permitted display period.
 - d. Temporary signs shall not be placed in required parking spaces, drive aisles, or sight visibility triangles.
 - e. Unless otherwise specified, temporary signs shall not be illuminated.
 - f. Feather flag and blade flag signs are prohibited.
 2. Construction Impacted Development
 - a. Additional temporary signs may be permitted for multi-family and commercial uses when active construction is occurring within 500 feet of said uses.
 - b. A maximum of one (1) sign per street frontage shall be permitted.
 - c. The maximum sign area shall be thirty-two (32) square feet.
 - d. The maximum wall sign height shall be eight (8) feet.
 - e. Signage facing single-family residential shall not be placed higher than 10 feet from the ground.
 - f. Signs may be installed after issuance of the first building permit.
 - g. Signs shall be removed at the earliest of the following:
 - i. Twelve (12) months after the construction has commenced on a property within 500 feet of the property;
 - ii. Within 30 days of the Certificate of Occupancy (C of O) being issued for the site under construction.

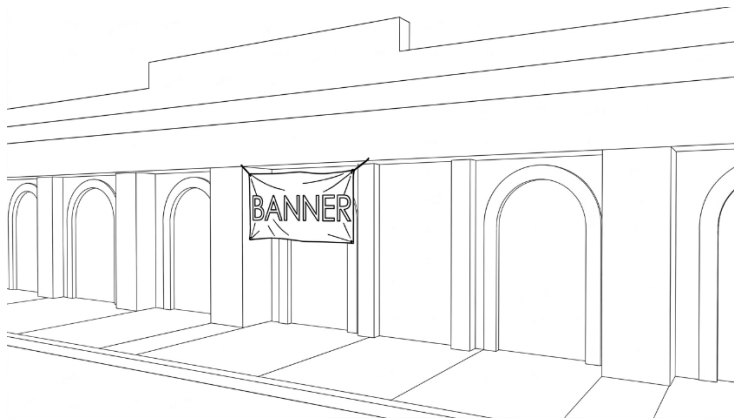
ARTICLE 4 - GENERAL DEVELOPMENT REGULATIONS

3. Property Under Construction (non-residential subdivision)



- a. A non-illuminated temporary construction sign may be placed on properties zoned for commercial, industrial, multi-family or permitted non-residential uses in residential districts when active construction is occurring on-site.
- b. A maximum of one (1) construction sign shall be permitted per street frontage.
- c. The maximum sign copy area shall be thirty-two (32) square feet and the maximum height shall be eight (8) feet.
- d. A sign permit shall not be issued prior to the issuance of a building permit.
- e. The sign shall be removed within ten (10) days following the issuance of a Certificate of Occupancy.

4. Banner Signs



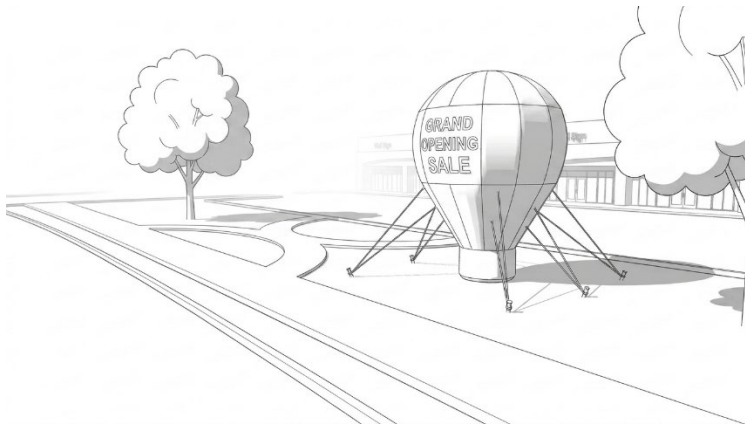
- a. Banner signs may be permitted in commercial, industrial, multi-family, or permitted non-residential uses in residential districts.
- b. Banner signs may be displayed for a maximum of thirty (30) consecutive days, no more than four (4) times in any given calendar year or as determined by the Zoning Administrator. Banner signs may be displayed on the building or in other approved areas on private property. For every 10,000 square feet

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of building area, fifty (50) square feet of temporary signage shall be permitted, up to a maximum of five hundred (500) square feet.

- c. The total signage area above shall include banners, pennants, inflatables, balloons, portable signs, and similar temporary displays. Banner signs shall be subject to the following limitations:
 - i. The maximum sign area per sign shall be sixty-four (64) square feet. For developments greater than ten (10) acres, the maximum sign area may be increased to ninety-six (96) square feet.
 - ii. The maximum sign height shall be eight (8) feet.
 - iii. Signs shall not be animated by mechanical or other means.
 - iv. Signs shall not be illuminated.
 - v. No sign shall be placed on or above the roof of any building.
 - vi. Balloons and pennants shall be tethered and shall not exceed the maximum building height for the zoning district.
 - vii. Displays shall not be placed in required parking spaces, or drive aisles, or on City-owned property or rights-of-way.

5. Inflatable Devices

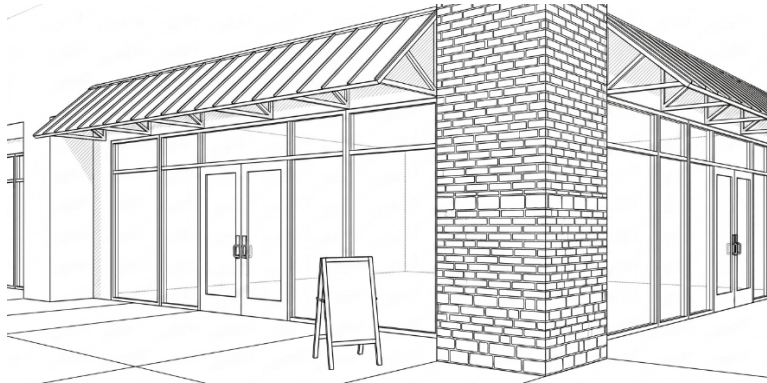


- a. Inflatable devices shall comply with the following:
 - i. Inflatable devices shall be limited to a maximum of two (2) events per calendar year per business.
 - ii. Each event shall not exceed seven (7) consecutive days.
 - iii. Inflatable devices shall be included in the total allowable temporary signage area.
 - iv. Inflatables shall be securely anchored at all times.
 - v. Inflatables shall not exceed the maximum building height permitted for the zoning district.

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- vi. Inflatables shall not be located within the public right-of-way or within any sight visibility triangle.
- vii. Inflatables shall not be placed on, attached to, or supported from any roof, parapet, or rooftop equipment.
- viii. Inflatables shall not emit sound or utilize flashing or strobe lighting.
- ix. Animated inflatable devices are prohibited.
- x. Inflatable devices are prohibited except as expressly permitted in this subsection.

6. Portable Signs (A-Frame)



- a. Portable signs shall be permitted in commercial, industrial, multi-family and permitted non-residential uses in residential districts.
- b. A maximum of one (1) portable sign per business shall be permitted.
- c. The portable sign shall be subject to an annual permit renewal.
- d. Portable signs may only be displayed during daylight hours.
- e. The maximum sign copy area shall be six (6) square feet and the maximum height shall be three (3) feet.
- f. Placement of the portable sign shall maintain a minimum of four (4) feet of unobstructed pedestrian access.
- g. Portable signs shall be located within three (3) feet of the building and within ten (10) feet of the primary building entrance.
- h. Portable signs shall be constructed of durable materials with a stable base and shall be white or a color that complements the building.
- i. Portable signs shall not be illuminated or animated.
- j. Portable signs shall not be tethered or attached to light poles, trees, traffic signals, benches, street signs, fences, or bike racks, and shall not be located within the public right-of-way.

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7. Signs on Property Offered for Sale or Lease



- a. Non-illuminated signs may be placed on properties zoned for commercial, industrial, multi-family or permitted non-residential uses in residential districts when the property is for sale or lease.
- b. Maximum sign quantity, area, and height shall be determined by parcel size as follows:
 - i. For developed property and undeveloped property less than forty (40) acres in size, one (1) sign per street frontage is permitted, with a maximum sign area of thirty-two (32) square feet and a maximum height of eight (8) feet.
 - ii. For undeveloped commercial or industrial property between forty (40) and one hundred (100) acres, one (1) sign per street frontage is permitted, with a maximum sign area of ninety-six (96) square feet and a maximum height of twelve (12) feet.
 - iii. For undeveloped commercial or industrial property greater than one hundred (100) acres and adjacent to a freeway, one (1) sign with a maximum sign area of five hundred (500) square feet and a maximum height of twelve (12) feet may be permitted.
 - iv. One (1) non-illuminated temporary real estate sign may be permitted on properties greater than forty (40) acres in size that are zoned for agricultural or residential uses and are offered for sale or lease. The maximum sign area shall be thirty-two (32) square feet, and the maximum height shall be eight (8) feet.
 - v. Real estate signs shall be removed within ten (10) days following the sale or lease of the property.

4.6.12. Comprehensive Sign Packages

- A. Purpose. The purpose of a Comprehensive Sign Package (CSP) is to ensure a coordinated, high-quality signage program for multi-tenant and unified developments. A CSP is intended to promote consistency in design, enhance

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visual quality, and allow flexibility from standard sign regulations where superior design and integration are achieved.

B. Applicability

1. A Comprehensive Sign Package shall be required for the following:
 - a. Any commercial, industrial, mixed-use, or non-residential development within a residential zoning district containing three (3) or more buildings or tenant spaces; and
 - b. All Planned Area Developments (PADs); and
 - c. Any unified development where multiple tenants or users will share signage or site identity.
2. A Comprehensive Sign Package shall be approved prior to the issuance of any individual sign permits within the development.

C. Review and Approval Procedures

1. Applications for a Comprehensive Sign Package shall be processed in accordance with the procedures and timelines outlined in the City of Goodyear Administrative Process Manual.
2. A Comprehensive Sign Package that complies with all provisions of this Section may be approved administratively by the Zoning Administrator following review by the Development Review Committee.
3. A Comprehensive Sign Package that proposes modifications or deviations from the standards of this Article shall require approval by the Planning and Zoning Commission and City Council.

D. Required Submittal Content

1. A Comprehensive Sign Package shall include written and graphic materials that clearly describe and illustrate the proposed signage program for the entire development, including:
 - a. Sign locations and site placement
 - b. Sign types and quantities
 - c. Sign dimensions, height, and copy area
 - d. Materials, colors, and architectural details
 - e. Illumination methods and intensity
 - f. Design themes and integration with building architecture
 - g. Any proposed deviations from this Article

E. Design Standards and Evaluation Criteria

1. Comprehensive Sign Packages shall be evaluated based on the following criteria:
 - a. Size and Height. Signage shall be no larger than necessary to achieve adequate visibility and legibility. Consideration may be given to traffic speeds, roadway classification, visibility distances, and site conditions.

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- b. Location and Orientation. Signs shall be appropriately located and oriented to serve both pedestrian and vehicle traffic without creating hazards or visual clutter. Consideration shall be given to site layout, access points, and visibility angles.
 - c. Design, Colors and Materials. Signage shall be architecturally integrated with the development and shall utilize high-quality, durable materials and a cohesive color palette that complements the buildings.
 - d. Compatibility with Surrounding Uses. Signage shall be designed to minimize impacts on adjacent properties, particularly residential uses. Consideration shall be given to lighting, scale, placement, and orientation.
 - e. Unified Sign Package. The CSP shall establish a consistent signage framework that ensures all future signs within the development are cohesive in design, scale, and placement.
- F. Amendments to an Approved Comprehensive Sign Package
 - 1. Minor Amendments. Minor amendments may be approved administratively and shall include:
 - a. Changes that do not increase the number of signs
 - b. Changes that do not increase sign area or height beyond approved limits
 - c. Changes that remain consistent with the approved design intent and this Section.
 - 2. Major Amendments. Major amendments shall include any changes not qualifying as minor amendments and shall be reviewed and approved in the same manner as the original Comprehensive Sign Package.
- G. Effect of Approval.
 - 1. Upon approval of a Comprehensive Sign Package, all signage within the development shall conform to the approval package. The CSP shall be enforceable in the same manner as any provision of this Article.
 - 2. Approval of a Comprehensive Sign Package does not guarantee approval of individual sign permits that are inconsistent with the approved package or that demonstrate poor design execution.
- H. Existing Comprehensive Sign Packages
 - 1. Any Comprehensive Sign Package approved prior to the effective date of this amended Section shall remain valid and may continue to be implemented in accordance with its original approval.

4.6.13. Violations

- A. Enforcement. Violations of this Section shall be prosecuted pursuant to Section 7.2 of the City of Goodyear Zoning Code, as amended.
- B. Responsible Parties. A responsible party shall be liable for violations regardless of whether the responsible party or its agent committed the violation or failed

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to prevent the violation. The responsible party for any violations of this Article shall include any one or more of the following:

1. The owner of the sign;
 2. The owner of the real property on which the sign is located
 3. Any person or entity in possession or control of the sign or the real property.
- C. Remedies. In any such action under this Section, the court with jurisdiction, in its discretion, may issue a temporary restraining order, a preliminary injunction, or a permanent injunction upon such terms and conditions as will do justice and enforce this Ordinance. The City may remove or cause the removal of any sign in violation of this Section and recover the cost of such removal from the responsible party.

4.6.14. Appeals

- A. Decisions By the Zoning Administrator.
1. The approval or denial of a sign permit or any written interpretations of a sign regulation made by the Zoning Administrator, pursuant to his/her authority under Section 5.3, may be appealed to the Board of Adjustment pursuant to Sections 5.6(B) and (C).
 2. Challenges to the constitutionality of any provision of this Article regulating signs shall only be processed pursuant to Section 4.6.15(B) below.
 3. Any person with standing who is aggrieved by the decision of the Zoning Administrator may appeal such decision by filing a written notice of appeal within 15 calendar days of the date the decision was issued.
 4. The appeal shall be filed with the Zoning Administrator on a form(s) provided by the Development Services Department and shall be processed in accordance with the procedures generally described in Section 5.6(C).
 5. The Board of Adjustment may affirm, reverse, or modify the decision of the Zoning Administrator, which decision will be final.
 6. Any person aggrieved by the decision of the Board may, at any time within 30 days after a decision has been rendered, file a complaint for special action in the superior court of Maricopa County pursuant to Section 5.6(D).
- B. Constitutional Issues Involving Application of Sign Regulations.
1. When an appeal raises an issue(s) involving the application of Federal or Arizona constitutional law in the issuance or denial of a sign permit, the revocation of a sign permit, or an order to alter or remove a sign, the constitutional issue(s) shall be referred to a hearing officer appointed by the City for hearing and decision.
 2. The appeal shall be filed with the Zoning Administrator on a form(s) provided by the Development Services Department.
 3. The appeal shall be in writing and shall include the following information:

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- a. The name and address of the applicant.
 - b. The ordinance, code provision, or other City document or policy statement that is alleged to be unconstitutional.
 - c. Any relevant facts and supporting documents.
 - d. The names and addresses of any witnesses.
4. The Zoning Administrator shall forward the appeal and all supporting documents to the hearing officer within ten (10) working days of receipt with a copy to the applicant.
5. The Zoning Administrator may prepare and include with the transmittal to the hearing officer a written statement of the City's response to the appeal accompanied by any supporting documents, names of witnesses, and any other matters considered relevant.
6. Upon receipt of the appeal, the hearing officer shall contact the Zoning Administrator and the applicant acknowledging receipt and scheduling a time for the appeal to be heard not later than 30 days after receipt. The applicant shall be given a notice at least ten (10) days prior to the time when the appeal will be heard unless he/she agrees to a shorter time period.
7. The applicant shall bear the burden to establish that the subject Ordinance, Code Provision, or other City document or policy statement is unconstitutional.
8. The hearing officer shall decide the appeal and issue a written decision setting forth findings of fact and conclusions of law within five (5) working days after the appeal is heard.
9. The decision shall be transmitted to the Zoning Administrator and the applicant at the address provided by the applicant.
10. If the hearing officer finds that the subject Ordinance, Code Provision, or other City document or policy is unconstitutional, in whole or in part, the City shall issue within 30 days of the hearing's office decision a written notice to the applicant stating that it will either (1) repeal or otherwise amend the challenged Ordinance, Code Provision, or other City document or policy to cure the constitutional deficiency or (2) take no action.
11. Any person aggrieved by the City's response to the hearing officer's decision may file, at any time within 30 days thereafter, a complaint in a court of competent jurisdiction to review the City's response based upon the record of the appeal to the hearing officer.

4.6.15. Conflict and Severability

- A. Conflict.
 1. In the event any provision of this Section is found to be in conflict with any other zoning, building, fire safety, health, or other code provision of the City, the provision which establishes a higher standard for the promotion and protection of the public health, safety, and welfare of the residents of the City shall prevail.

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B. Severability.

1. A finding by a court of competent jurisdiction that any part, subsection, paragraph, subparagraph, sentence, clause, phrase, term, or word within this Section is declared invalid shall not invalidate the remaining portions. A permit issued pursuant to this Section does not grant any authority to violate any other law or regulation that may apply. Any permit or approval issued in conflict with this Section shall be void.

4.7. Hillside Development

4.7.1. Purpose

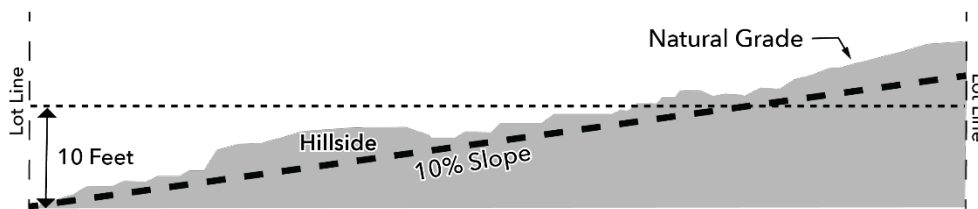
The purpose of this section is to establish development standards for properties containing hillside terrain to protect scenic resources, maintain the natural hillside environment, ensure safe and functional development, and regulate grading, site disturbance, building height, and vegetation in hillside areas.

4.7.2. Applicability

A. Hillside Development Area Identification

A lot, parcel, is considered a hillside development area when the natural terrain on any portion of the lot contains a slope of ten percent (10%) or greater within any horizontal distance with a ten-foot (10') elevation change (see Figure 4.11.2A below).

Figure 4.11.2A - Hillside Identification



B. Application of Standards

All development, grading, site improvements, and alterations within a hillside development Area are subject to the provisions of this Section, regardless of zoning district.

C. Concurrent Regulations

Hillside development is also subject to applicable subdivision, grading, drainage, and engineering regulations of the City. Where conflicts exist, the regulations of this Section govern.

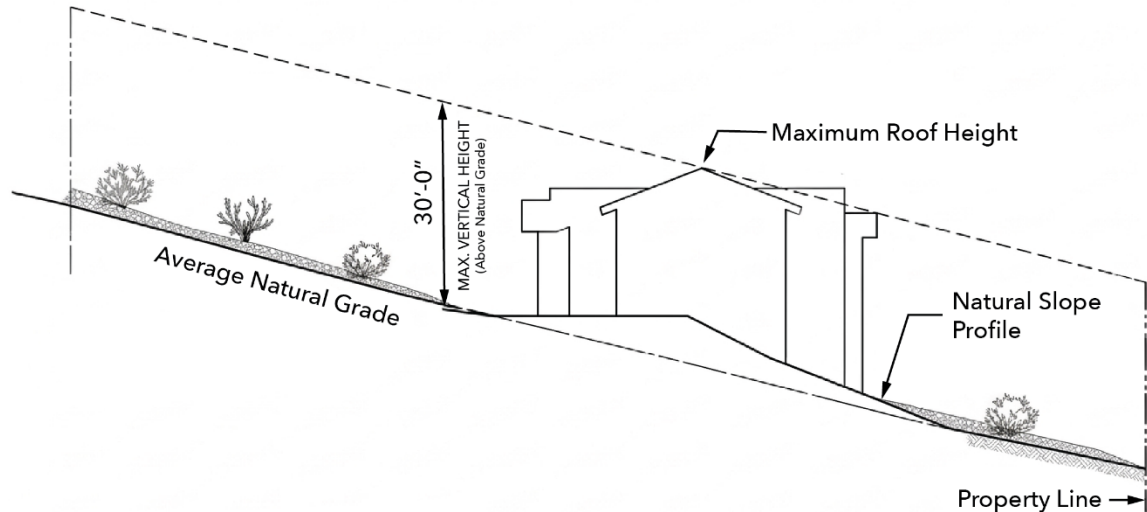
4.7.3. General Development Standards

- A. **Disturbance.** The extent of all disturbance on that portion of a lot which has a natural slope of ten percent (10%) or greater, shall be limited to a total disturbance of 35% of the gross lot area, or 20,000 square feet, whichever is less, and shall not be located within the required setbacks, except that disturbance related to the driveway and utility connections may encroach into the required setbacks to the property line.
- B. **Building Height and Wall Regulations.**

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1. The height of all buildings and structures on any hillside development area property shall not exceed the 30-foot plane parallel to the average natural slope. This is measured vertically from the ground of the natural slope through any building cross section to the 30-foot plane parallel to the average natural slope (See Figure 4.11.3A)

Figure 4.11.3A - Height and Wall Regulations



2. The maximum length of any continuous retaining wall shall not be more than 100 linear feet. The maximum height of any retaining wall shall not be more than eight (8) feet. The height of a retaining wall is measured from the low side of natural grade when retaining fill slopes and from finished grade when retaining cut slopes to the top of the wall; whether the top is retaining earth or not.
 3. Where retaining walls are provided, they shall be color treated, textured, or veneered to blend in with the surrounding natural colors and textures of the native rock and soils at the site.
- C. Driveways. The driveway shall be the shortest practical route from the street to the buildable area of the lot and shall be the narrowest practical width with a maximum slope of 20 percent.
- D. Drainage. All hillside development requires a drainage plan. The entrance and exit points and continuity of all natural drainage channels on a hillside development site shall be preserved.
- E. Stabilization and restoration.
1. All cut and fill slopes shall be completely contained by retaining walls or by substitute materials acceptable under the provisions of the City adopted building codes (including riprap materials) except for the minimum amount of swale grading necessary for drainage purposes. Fill slopes 25% or greater shall be completely contained by retaining walls.
 2. Vegetation shall be reestablished on all exposed fill slopes, cut slopes, and graded areas, or areas otherwise disturbed, by means of a mixture

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of native plants including but not limited to shrubs, trees or cacti to provide a basic ground cover which will prevent erosion and permit natural revegetation. In lieu of the reestablishment of native vegetation, all exposed cut slopes shall be riprapped with stone or treated with materials which blend in with the natural setting.