

An aerial photograph of a city, likely Phoenix, Arizona, showing a mix of commercial and residential areas. The image is overlaid with a semi-transparent blue rectangle that contains the title text. The background shows various buildings, parking lots, and streets.

Commercial Districts Standards

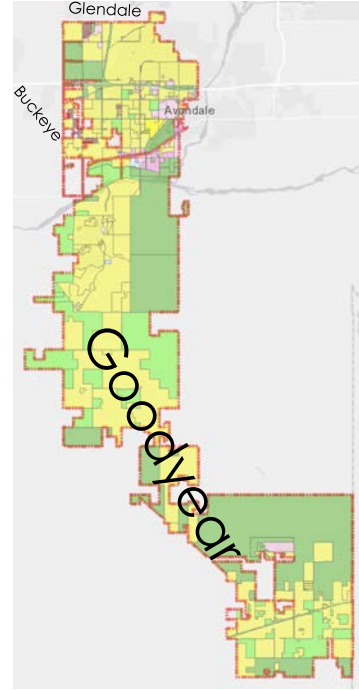
Zoning Ordinance Text Amendment

City Council Meeting
March 23, 2020

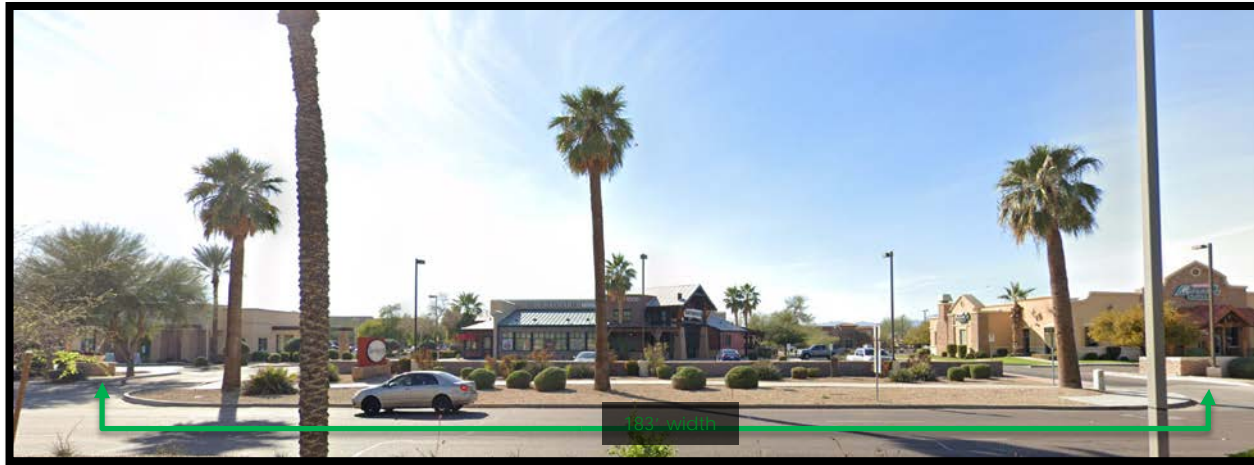
Location



- All of the city of Goodyear
 - Neighborhood Commercial (C-1)
 - General Commercial (C-2)



Lot Width



*Images for illustrative purposes only

- Lot Front, from Front Building Setback:
 - Shorter of two (2) lines
 - Adjacent to street
 - Or Obvious Front

Other Municipalities vs. Goodyear

Commercial Standards (Neighborhood Commercial (C-1) and General Commercial (C-2))	Municipalities Below	Goodyear
Min. Lot Width	None	150'
Min. Lot Size	None	10,000 sq. '



- Other cities' /town - C-1 and C-2 may have slight differences
- Surprise - Neighborhood Center Neighborhood Commercial and Community Commercial is similar to C-1 and CC is similar to C-2

Practical Example

— = Lot Lines



Commercial (C-1 or C-2) Land Owner



- Ample Shared Parking
- Driveways/Cross-Access Agreements

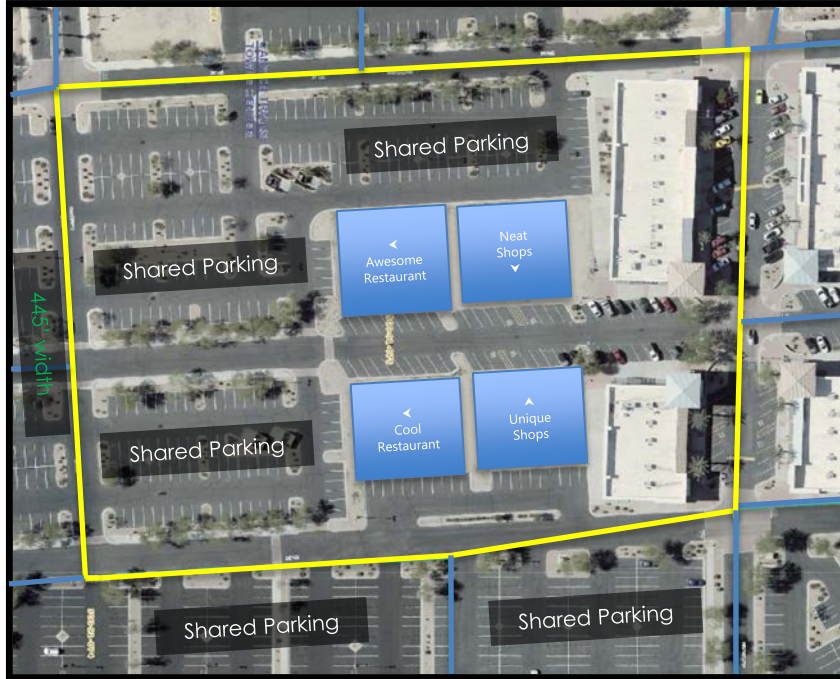
Practical Example

— = Lot Lines

— = Subject Property



New Restaurants and Shops



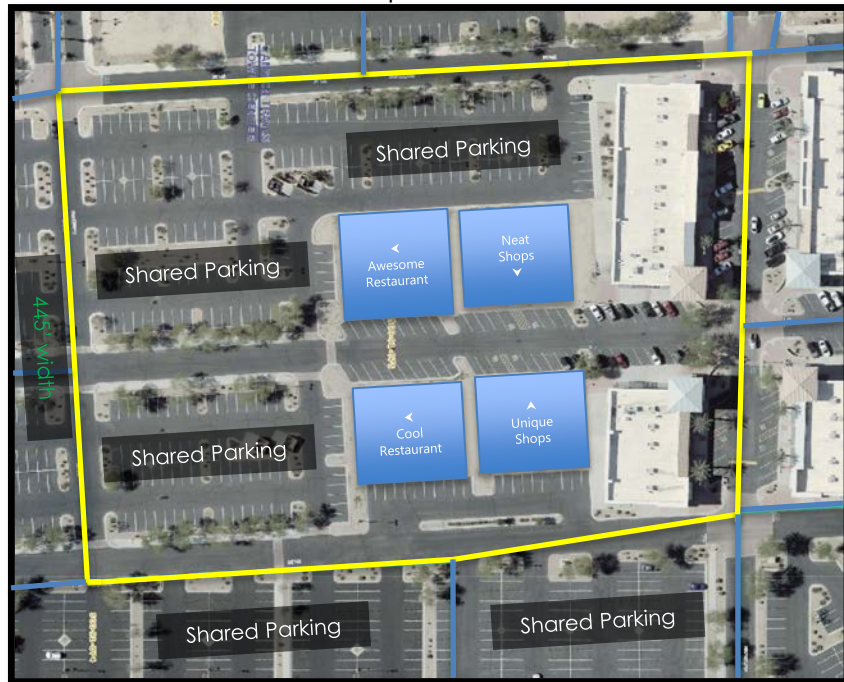
- Ample Shared Parking
- Driveways/Cross-Access Agreements

Practical Example

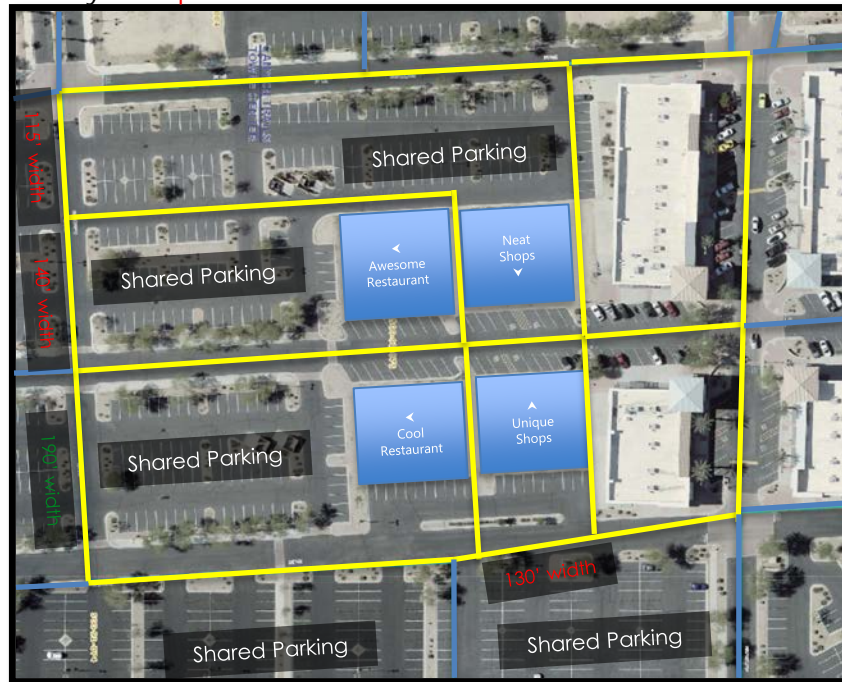
— = Old Lot Lines
— = Proposed Lots



New Restaurants and Shops



Today: Not permissible

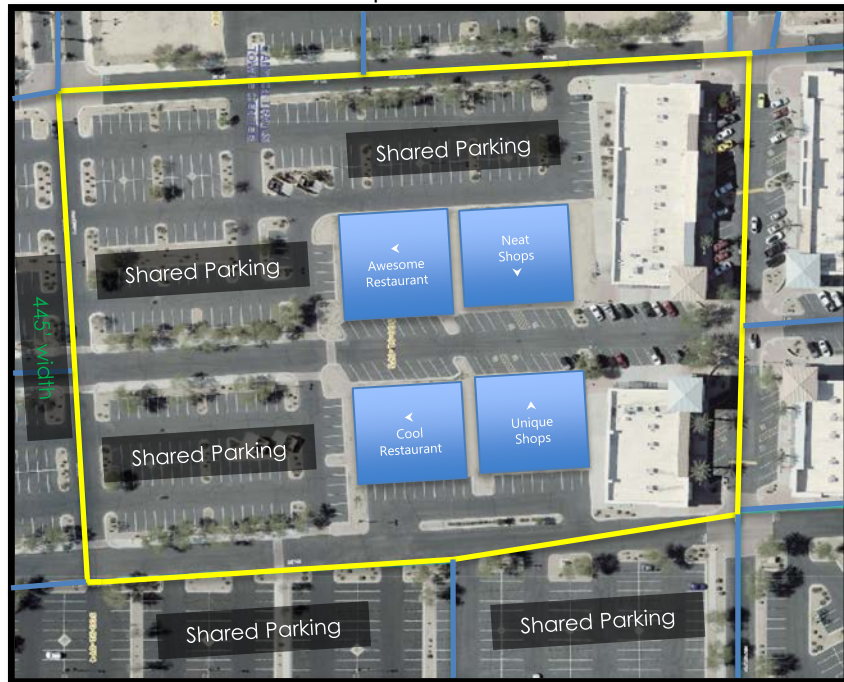


Practical Example

— = Old Lot Lines
— = Proposed Lots



New Restaurants and Shops



With Change: **Permissible**



Recommendation



- Amend:
 - Zoning Districts (Article 3)
 - Commercial Districts Standards (3-3-6)
 - Dimension Requirements (A)
 - For Neighborhood and General Commercial (C-1) (C-2)
 - No minimum lot width or size if conditions are met

An aerial photograph of a suburban neighborhood, featuring a grid of streets, numerous houses, and several large commercial or industrial buildings. The image is overlaid with a semi-transparent blue filter. The text "Thank You!" is centered in the lower half of the image.

Thank You!