

ARTICLE 9 SPECIAL DISTRICTS

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

9-1 Freeway Development Overlay District

9-2 City Center Gateway Overlay District

~~9-2~~9-3 McDowell Road Entertainment and Business District

ARTICLE 9-3 MCDOWELL ROAD ENTERTAINMENT AND BUSINESS DISTRICT

9-3-1 Purpose

9-3-2 Applicability

9-3-3 Sign Regulations

9-3-1 PURPOSE

The purpose of this Overlay District is to promote the development of the McDowell Road corridor as a center of entertainment and employment uses. The district is located between Sarival Avenue to the west and 145th Avenue to the east and between Interstate 10 to the south and Encanto Boulevard/Virginia Avenue to the north. The standards only apply to non-residential properties. Because of the unique features of this site and the regional nature of the uses, it is appropriate to create an Overlay District to facilitate the development of this area.

9-3-2 APPLICABILITY

- A. All development on property located between McDowell Road and Interstate 10; all development on property located within 660-feet north of the centerline of McDowell Road and zoned for a commercial or industrial use
- B. Land use regulations and development standards applicable to this Overlay District shall be those of the underlying zoning districts, except as those regulations may be specifically modified by this Article.
- C. If any regulations in this District are in conflict with requirements of the underlying zoning districts, the regulations in this Overlay District shall prevail.

9-3-3 SIGN REGULATIONS

A. Freestanding Monument Signs for a Single Tenant/User

1. May or may not be illuminated.
2. The freestanding monument sign shall not exceed thirty-two (32) square feet in area.
3. If the single building development with a single tenant/user is located on a corner lot or parcel, two (2) freestanding monument signs of thirty-two (32) square feet each may be permitted. Where two (2) signs are permitted, there shall be a minimum distance of three hundred thirty (330) feet between the freestanding monument signs.
4. Freestanding monument signs shall not exceed eight (8) feet in height.
5. A maximum of two (2) additional feet may be devoted to architectural embellishments. The architectural embellishment cannot include any signage.
6. The base of any freestanding monument sign shall have an aggregate width of at least fifty (50) percent of the width of the sign.
7. Street address numerals shall be provided on all freestanding monument signs 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.
8. The permitted monument sign may include one (1) electronic message display in accordance with Section 7-8-B-8-c.
9. The electronic message display may not take up more than fifty (50) percent of the monument sign area.

B. Freestanding Monument Signs for a Single Building with Multiple Tenants/Users

1. May or may not be illuminated.
2. The freestanding monument sign(s) shall not exceed forty-eight (48) square feet in area.
3. If the single building development with a multiple tenants/users is located on a corner lot or parcel, two (2) freestanding monument signs of forty-eight (48) square feet each may be permitted.
4. Freestanding monument signs shall not exceed twelve (12) feet in height.
5. A maximum of two (2) additional feet may be devoted to architectural embellishments. The architectural embellishment cannot include any signage.
6. The base of any freestanding monument sign shall have an aggregate width of at least fifty (50) percent of the width of the sign.
7. Street address numerals shall be provided on all freestanding monument signs 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.
8. The permitted monument sign may include one (1) electronic message display in accordance with Section 7-8-B-8-c.
9. The electronic message display may not take up more than fifty (50) percent of the monument sign area.

C. Freestanding Monument Signs for Multiple Building Developments or Commercial Centers

1. May or may not be illuminated.
2. A maximum of two (2) additional feet may be devoted to architectural embellishments. The architectural embellishment cannot include any signage.

3. The base of any freestanding monument sign shall have an aggregate width of at least fifty (50) percent of the width of the sign.
4. Street address numerals shall be provided on all freestanding monument signs 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.
5. One (1) freestanding multi-tenant monument sign may be permitted for every three hundred thirty (330) feet of street frontage for the entire development with a maximum of two (2) multi-tenant signs per street frontage if applicable.
 - a) The freestanding monument sign(s) shall not exceed forty-eight (48) square feet in area.
 - b) The freestanding monument signs shall not exceed twelve (12) feet in height.
 - c) If the single building development with a single tenant/user is located on a corner lot or parcel, two (2) freestanding monument signs of forty-eight (48) square feet each may be permitted.
 - d) Additional height or square footage may be approved through a Comprehensive Sign Package in accordance with Section 7-6-C of this Ordinance.
6. One (1) freestanding individual monument sign may be permitted for each single building located on a street frontage within the development/center. If the single building has multiple tenants, only one (1) sign is permitted advertising a single tenant/user.
 - a) The freestanding individual monument sign(s) shall not exceed forty-eight (48) square feet in area.
 - b) Freestanding individual monument signs shall not exceed eight (8) feet in height.
 - c) The individual monument sign shall not be taller than multi-tenant signs located on the site, if applicable.
 - d) Additional height or square footage may be approved through a Comprehensive Sign Package in accordance with Section 7-6-C of this Ordinance.
7. The permitted monument sign may include one (1) electronic message display in accordance with Section 7-8-B-8-c.
8. The electronic message display may not take up more than fifty (50) percent of the monument sign area.