

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~~

ARTICLE 9-1 FREEWAY DEVELOPMENT OVERLAY DISTRICT

9-1-1 Purpose

9-1-2 Applicability

9-1-3 Sound Attenuation Plan Standards

9-1-4 Sound Attenuation Improvements

9-1-5 Administration

9-1-1 PURPOSE

The purpose of this Overlay District is to provide the appropriate and necessary off-site and on-site improvements to protect and enhance the livability of properties near the Papago Freeway (Interstate 10) and the Loop 303 Freeway within the City of Goodyear. These Freeway corridors will have a significant impact on the surrounding land uses. Noise and traffic generated by these Freeways will impact residential land uses and other noise sensitive uses that may be constructed adjacent to the Freeway corridors.

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

9-1-2 APPLICABILITY

All residential development and other noise sensitive land uses located within five hundred (500) feet of the Papago and Loop 303 Freeway alignments shall comply with the provisions of this Overlay District. Noise sensitive land uses shall include schools, places of worship, childcare facilities, hospitals, nursing homes, libraries, and similar facilities, as determined by the Zoning Administrator, or his designee. Abatement measures are generally not required for new commercial and industrial developments. Abatement measures are generally required only with respect to structures designed for human occupancy within the specified distance from the freeway right-of-way boundaries.

All residential development and other noise sensitive uses within five hundred (500) feet of the future Papago and Loop 303 Freeway right-of-way boundaries shall submit a sound attenuation plan prior to rezoning, use permit, or site plan approval.

Any property or lot completely or partially located within five hundred (500) feet of the exterior edge of the planned right-of-way boundary on each side of the Papago and Loop 303 Freeway alignments shall comply with the provisions of this Overlay District.

9-1-3 SOUND ATTENUATION PLAN

A. EXTERIOR NOISE STANDARDS

1. The sound attenuation plan shall include a **noise analysis** of the property that details the projected freeway noise levels based upon the most current projected traffic volumes available from the Maricopa Association of Governments. The time period for the projected traffic volumes and traffic characteristics shall be a minimum of fifteen (15) years from the date of the submittal of the sound attenuation plan, unless otherwise approved by the City Engineer, or his designee. In the event that the design and development of the projected freeway is not at a stage for which a noise analysis is reasonably feasible, then no such noise analysis shall be required, but the sound attenuation plan shall obligate the property owner to construct or otherwise provide for a sound barrier wall of a minimum of eight (8) feet in height, or an acceptable equivalent, and install landscape treatments, subject to the approval of the Zoning Administrator, or his designee.
2. The sound attenuation plan shall include the proposed attenuation measures needed to reasonably predict that the projected exterior noise levels on the property at ground level shall not exceed the **(Leq) sixty-four (64) dBA** noise level. For the purposes of this Overlay District, the noise measurement method used by the Arizona Department of Transportation (ADOT) and the Federal Highway Administration (FHWA) will be used. In addition to any proposed attenuation measures, a sound attenuation plan may also identify who, in place of the property owner, may be responsible for specific measures, the timing for installing the specific attenuation measures, and describe or provide for proposed alternative means of compliance as to any specific attenuation measures as may be approved by the City Engineer, or his designee.
3. The sound attenuation plan shall include a certification by a qualified transportation noise analyst as to the projected exterior noise levels on the site and that the sound attenuation measures will meet the (Leq) sixty- four (64) dBA noise level.

B. INTERIOR NOISE STANDARDS

1. The sound attenuation plan shall also include measures needed to reasonably predict that the projected interior noise levels for each dwelling unit or building unit or building determined to have a noise sensitive use shall achieve a maximum interior noise level of **(Leq) forty-five (45) decibels**. In order to comply with this maximum noise level, a minimum of R18 exterior wall assembly, a minimum of R30 roof/ceiling assembly, dual-glazed windows and solid wood, and foam-filled fiberglass or metal doors to the exterior shall be required of new buildings or dwelling units. As an alternative, a certification by an architect or engineer to achieve a maximum interior noise level of (Leq) forty-five (45) decibels at the time of final construction may be submitted. The sound attenuation standards within this Overlay District shall not apply to accessory buildings used on a property with the primary building.

9-1-4 SOUND ATTENUATION IMPROVEMENTS

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

9-1-5 ADMINISTRATION

A. PROCEDURES AND CONDITIONS OF APPROVAL

1. The City Engineer, or his designee, shall review the sound attenuation plan and its proposed improvements for compliance with the intent of this Overlay District.
2. The approval of the sound attenuation plan shall occur prior to any rezoning, use permit, or site plan approval.

3. Notwithstanding the approval of a particular sound attenuation plan, where changed conditions or circumstances have occurred, any property owner (or its successor in interest) for whom a sound attenuation plan has been approved, may apply to the City Engineer, or his designee, to amend the plan. Changed conditions or circumstances may include, without limitation, changes in the location, grade, or design of a proposed freeway, changes in the proposed land use adjacent to the freeway, or any changes significantly affecting the noise analysis of the subject property.

B. PROVISIONS FOR "IN LIEU OF" PAYMENT

1. Subject to the approval of the City Engineer, or his designee, a development shall have the option of complying with an approved sound attenuation plan (or a portion thereof) by placing on deposit with the City for deposit in an interest bearing account (with interest to accrue to and be made part of such deposit) a sum equivalent to the cost of the applicable noise mitigation measures specified in the plan, in lieu of actual construction of any particular such measures for which a deposit is made. This deposit shall be made prior to recordation of the final plat, or prior to issuance of a building permit for a project with an approved site plan or use permit, and except to the extent expended for the noise mitigation measures specified, shall be reimbursed to the party making the deposit, upon the earlier to occur of:
 - a. a determination by the Arizona Department of Transportation (ADOT), the Maricopa County Department of Transportation (MCDOT), or other applicable governmental authority not to construct or extend the Papago (Interstate 10) or Loop 303 freeway, including any redesignation reducing the status from freeway to some other roadway, in the proximity of the subject property; or
 - b. a change in the location or alignment of the Papago or Loop 303 freeway (or right-of-way boundaries) as a result of which the subject property ceases to be within the freeway proximity for which this Ordinance requires a sound attenuation plan; or
 - c. that date which is twenty (20) years after the date of deposit (the "Reimbursement Date"), unless on or prior to the Reimbursement Date, ADOT, MCDOT, or other applicable governmental authority confirms in writing the continued plan for a freeway within the proximity to the subject property for which this Ordinance requires a sound attenuation plan, in which event the Reimbursement Date shall be extended up to an additional ten (10) years from the date of such confirmation. In no event may the Reimbursement Date be extended beyond the date which is thirty (30) years after the date of the deposit.

C. APPEAL PROCESS

1. If the City Engineer, or his designee, determines that the sound attenuation plan (including a proposed amended plan) does not meet the intent of this Overlay District that decision may be appealed to the City Council within forty-five (45) days of the decision.

~~ARTICLE 9-2 CITY CENTER GATEWAY OVERLAY DISTRICT~~

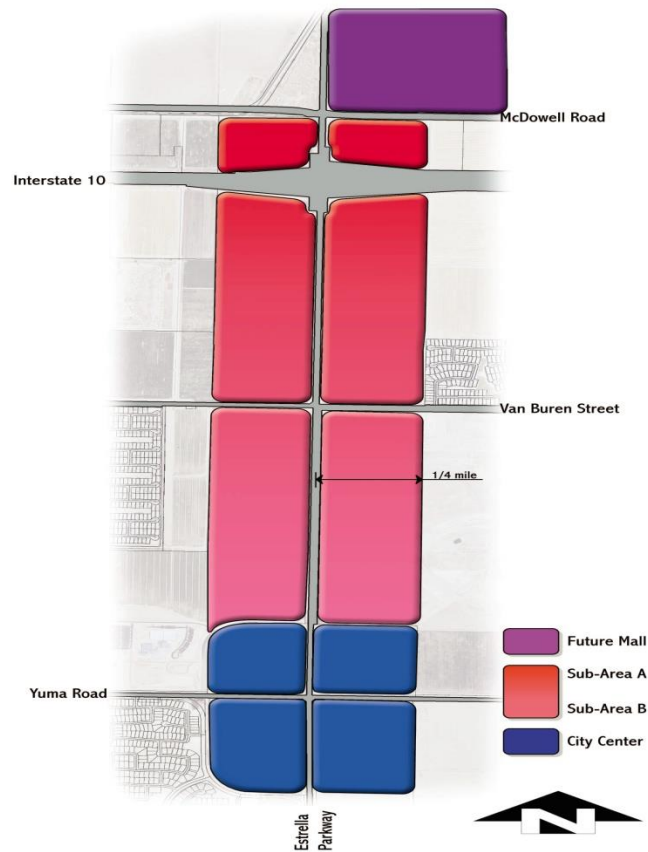
- ~~9-2-1 Purpose~~
- ~~9-2-2 Applicability~~
- ~~9-2-3 Establishment of Uses Landscape Design Standards~~
- ~~9-2-4 Expanded Review~~
- ~~9-2-5 Design Standards~~
- ~~9-2-6 Alternative Design Standards~~
- ~~9-2-7 Administration~~
- ~~9-2-8 Severability~~

~~9-2-1 PURPOSE~~

~~The City Center Gateway Overlay **District** connects the Planned Regional Center north of McDowell Road to the planned City Center development at the intersection of Estrella Parkway and Yuma Road. Furthermore, due to its centralized location within the community, and its location as the major linkage between Interstate 10 and Estrella Mountain Ranch to the south, this area will serve as the primary gateway into the central part of the City of Goodyear.~~

~~Due to these geographic and surrounding land use factors, the City has established this Overlay **District** to enhance the image of the community, protect and enhance surrounding and **adjacent** land uses, maximize the impact of public and private investment in the area, promote the value of properties within the **District**, promote compatible land uses, provide flexibility in the design and approval process to allow for the orderly development of this area, and allow for the use of incentives to promote quality design and development.~~

~~This Overlay **District**, extending along the east and west sides of Estrella Parkway from McDowell Road on the north to Goodyear Boulevard on the south, will create a unique main street and identity for the community. High quality development design will increase and sustain property values in the **district** and surrounding areas and will maximize the impact of public and private investment.~~



~~By establishing this Overlay **District**, it is the intent of the City to ensure that future development within the **District** is high quality, well planned, and creates a distinct character for this area of the City.~~

~~9-2-2 APPLICABILITY~~

- ~~A. All development on property located entirely or partially within six hundred sixty (660) feet east and west of the centerline of Estrella Parkway, with the centerline of McDowell Road forming the northern boundary and the northernmost centerline of Goodyear Boulevard forming the southern boundary, shall comply with the provisions of this Overlay **District**.~~
- ~~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.~~

~~9-2-3 ESTABLISHMENT OF USES~~

~~A. PRINCIPAL PERMITTED USES. Only listed use of structures or land shall be permitted in accordance with the underlying zoning district(s), unless otherwise noted as requiring a Use Permit or Expanded Review.~~

~~B. PERMITTED ACCESSORY USES.~~

~~1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.~~

~~2. Signs, on-site, as provided in this Ordinance.~~

~~C. USE PERMIT USES. The following uses or any other land use consistent with the Purpose and intent of this Overlay District as determined by the Zoning Administrator may be approved by Use Permit.~~

~~1. Banks and financial institutions with a drive-through component.~~

~~2. Bus terminals.~~

~~3. Convenience use subject to the provisions of Article 4 except that car washes may be located north of Van Buren Street only, not closer than seventy-five feet (75') from Estrella Parkway and not substantially visible from Estrella Parkway.~~

~~4. Entertainment establishments including: athletic facilities, bowling alleys, electronic game centers and arcades, ice and roller rinks, miniature golf, outdoor water parks, performing arts centers, pool halls and theaters, but not including health clubs.~~

~~5. Hospitals and related uses.~~

~~6. Hotels and motels.~~

~~7. Limited outdoor display of nursery stock, lawn furniture, garden supplies and outdoor accessory items, in conjunction with a primary retail use, when not in conflict with pedestrian and/or traffic movement or established parking areas.~~

~~8. Mixed use developments where residential dwelling units are integrated into buildings with commercial uses.~~

~~9. Private business, professional, and trade schools over five thousand (5,000) square feet located south of Van Buren Street.~~

~~10. Public utility facilities.~~

~~11. Restaurants with drive-in and/or drive-through facilities.~~

~~12. Single tenant retail stores over sixty thousand (60,000) square feet.~~

~~9-2-4 EXPANDED REVIEW~~

~~A. In keeping with the purpose of this overlay district, the City of Goodyear Design Guidelines, City of Goodyear General Plan and to protect the health, safety and welfare of residents of the City, the following principally permitted uses or Use Permit uses in the underlying districts shall undergo an expanded review as part of the Site Plan Review process.~~

~~1. Hotels and Motels.~~

~~2. Private business, professional, and trade schools over five thousand (5,000) square feet.~~

~~3. Single tenant retail store over sixty thousand (60,000) square feet.~~

~~4. Automobile service stations.~~

~~5. Convenience use subject to the provisions of Article 4.~~

~~6. Hospitals and related uses.~~

~~7. Multi-family residential use.~~

~~8. All uses with a drive-in and/or drive-through component.~~

~~B. Expanded Review Requirements. In addition to the City's site plan approval requirements, uses requiring Expanded Review under this ordinance shall submit the following additional material for City review and approval.~~

~~1. Traffic Impact and Mitigation report sealed by a registered professional engineer.~~

~~2. An economic impact report studying the anticipated impacts and economic effects of the project on the City of Goodyear and surrounding properties.~~

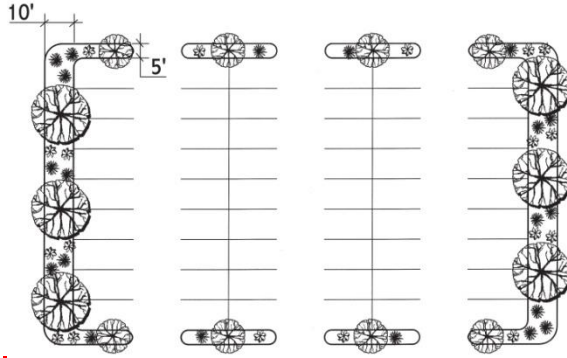
~~3. Detailed landscape architecture plan and landscape maintenance plan.~~

~~4. Additional site specific information as may be required by the City of Goodyear relating to the proposed use and location.~~

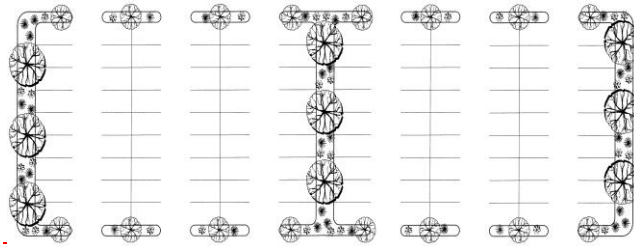
~~9-2-5 DESIGN LANDSCAPE DESIGN STANDARDS~~

~~A. PARKING~~

- ~~1. **Parking Space** Allocation Requirements. Minimum standards for **parking space** allocation shall be subject to the provisions of Article 6. The maximum number of **parking spaces** provided for a development within this Overlay **District** shall not exceed the minimum number of spaces and an additional twenty (20) percent of **parking spaces**, except as otherwise provided in this Article.~~
- ~~2. Joint use of parking is allowed subject to provisions of Article 6 except that Planned Area Development (PAD) zoning is not required.~~
- ~~3. **Parking space** dimensions shall conform to the prevailing City development standards.~~
- ~~4. **Parking lots** shall be designed with a clear hierarchy of circulation with major **access** drives providing **access** from the major street, major circulation drives forming circulation through the parking area, and parking aisles whose purpose is to provide **access** to parking spaces.~~
- ~~5. Reciprocal **access** between **adjacent** commercial developments is required.~~
- ~~6. Large **parking lots** shall be divided into a series of smaller lots of approximately one hundred fifty (150) spaces each, using raised landscape island(s) at least ten (10) feet in width, and at least 500 square feet in total area, located along the sides of the parking areas to separate large parking areas. Walkways should be considered as part of these **landscape areas**. Raised landscape strips at least five (5) feet wide and at least ninety five (95) square feet in total area, should be located on the ends of parking rows, extending the full length of **parking spaces**. Additional landscape islands should be considered in the interior of the individual parking areas to provide shade and break up large expanses of parking area. As part of site plan review, City Staff shall review parking lot and landscape layouts to determine if they are in general conformance with the requirements of this ordinance.~~



~~7. Parking areas may be combined and share the required landscape buffers.~~



~~8. Landscape strips required around individual parking areas must include trees at the rate of one (1) tree per every five (5) parking spaces in the total development.~~

~~9. Parking lots shall be separated from the sides of buildings by a raised walkway (with a minimum width of six (6) feet).~~

~~10. Entry drives shall be located at least one hundred (100) feet from any street intersection property line to driveway. Driveways on Estrella Parkway shall be a minimum of two hundred (200) feet apart. All distances are measured from centerline of driveway.~~

~~11. Parking areas shall be designed so that pedestrian walkways are parallel to moving vehicles in parking aisles as much as possible.~~

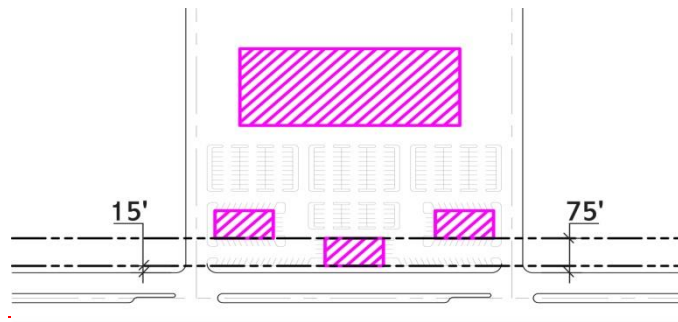
~~B. PEDESTRIAN AMENITIES~~

~~1. Pedestrian connections shall be provided in projects at points of high pedestrian traffic such as near boundaries with adjacent residential property and bus stops.~~

2. ~~All projects shall connect on-site pedestrian circulation system to off-site public sidewalks. Connections shall be a minimum of five (5) feet wide at all points which may include but not be limited to locations where sign, poles, and fire hydrants are placed in the walkway and be raised and protected from the drive aisle by a minimum of six (6) inch high curb. At main entry aisles sidewalks shall be located on each side of the aisle.~~
3. ~~Decorative paving consisting of stamped concrete, stone, brick or granite pavers, exposed aggregate or colored concrete shall be used across drive aisles at building entries, across driveways, and at pedestrian crossing of major circulation drive aisles to slow traffic and promote pedestrian safety.~~
4. ~~The design, materials, and colors of paved pedestrian areas shall compliment the architectural style of the primary buildings.~~
5. ~~Pedestrian connections to the interior of adjacent residential areas shall be established where practical.~~

~~C. BUILDING SETBACKS AND SITING~~

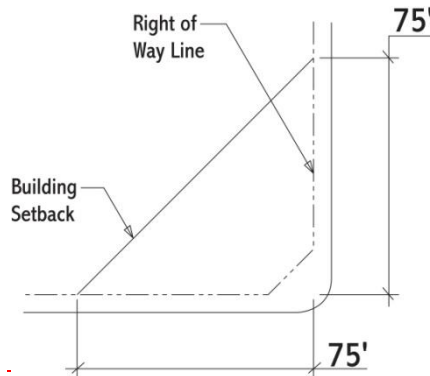
1. ~~The required setback in this district shall be fifteen (15) feet wherever a development fronts on a public street. The required setback shall be entirely landscaped with landscaping and walkways and shall not include parking and drive aisles.~~
2. ~~A minimum of fifteen (15) percent of the total street frontage of a project shall have buildings located at the front setback line or fifteen (15) percent of total building frontage shall be located at the street setback line, whichever is less. A minimum of twenty five (25) percent of the total project street frontage or twenty five (25) percent of building frontage, whichever is less, must have buildings within seventy five (75) feet of the front setback line.~~



3. ~~If construction permits for building sites planned to satisfy the requirements of section (b) above have not been issued within five (5) years of the opening date of the first business in the project, the site shall be fully landscaped in compliance with this Article until such time that the site is developed for a commercial~~

~~purpose. Landscaping design is to be approved by the Community Development Director or his designee. All costs of landscape installation and maintenance are the responsibility of the property owner.~~

- ~~4. At intersections of arterial **streets**, no **buildings**, parking, or drive aisle may be located within the area defined by connecting the endpoint of lines drawn seventy five (75) feet from the corner of intersecting right of way lines. The City's prevailing corner site visibility requirements must be maintained.~~



- ~~5. Corner **buildings** shall have a strong tie to the setback lines of each street. Angled or sculpted **building** corners or an open plaza are required at corner locations.~~
- ~~6. On larger commercial sites over 5 acres, multiple **buildings** shall be clustered to promote pedestrian activity.~~

~~D. LANDSCAPING~~

- ~~1. Landscaping style shall be in conformance with the City of Goodyear's City Center Gateway Streetscape Plan.~~
- ~~2. All areas not covered by **structures**, service yards, walkways, and parking spaces shall be landscaped.~~
- ~~3. At least one (1) tree and four (4) shrubs shall be provided per each three hundred (300) square feet of required front, side and rear setback area.~~
- ~~4. Shrub and groundcover areas shall be designed to achieve at least a thirty (30) percent vegetative cover of the ground surface area within five (5) years.~~
- ~~5. Decomposed granite ground cover shall be applied to all **landscape areas** to a minimum depth of two (2) inches.~~
- ~~6. Eighty (80) percent of trees planted on site must be a minimum of twenty four (24) inch box size. The remaining twenty (20) percent may be fifteen (15) gallon size.~~

- ~~7. Specimen trees, thirty six (36) inch box or larger (or if palm trees are used, minimum fifteen (15) feet high), shall be used in groupings at major focal points such as project entries, plaza areas and other pedestrian gathering places.~~
- ~~8. **Landscaped areas** shall use details and accents such as boulders, berming, accent plants and water features in harmony with the established landscape theme, to provide interest.~~
- ~~9. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of six (6) inch curbs. Turf and shrub areas shall be separated by concrete mow strips.~~
- ~~10. Deep root **irrigation system** is required for all trees whose top of root crown is higher than any adjacent paved areas. This includes street trees planted in tree wells. A separate bubbler head for each tree is required (Trees thirty six (36) inch box and larger must have two (2) separate bubbler heads).~~
- ~~11. All **landscape plans** must include maintenance language that the owner will “replace any dead or diseased plant material within one growing season.”~~
- ~~12. All plant material shall be maintained in accordance with commonly accepted landscape maintenance standards as well as any City of Goodyear safety standards.~~
- ~~13. Landscape buffering between commercial and residential uses shall be in accordance with prevailing City of Goodyear standards.~~
- ~~14. All plant material shall be from either the following plant list, or (with City approval) from the Arizona Department of Water Resources list as allowed in Article 5, Section 5-1-1, B(1), with the exception that Italian Cypress and all palms except the Mediterranean Fan Palm will not be allowed.~~

Trees

| | |
|--|-------------------------------------|
| <i>Acacia Salicina</i> | Willow Acacia |
| <i>Cercidium floridum</i> | Blue Palo Verde |
| <i>Cercidium hybrid ‘Desert Museum’</i> | Desert Museum Palo Verde |
| <i>Cercidium preacox</i> | Palo Brea |
| <i>Chilopsis linearis</i> | Desert Willow |
| <i>Giejera parviflora</i> | Australian Willow |
| <i>Prosopis sp.</i> | Mesquite |
| <i>Ulmus parvifolia</i> | Evergreen Elm |
| <i>Dalbergia sissoo</i> | Sissoo |

Shrubs/Groundcover

| | |
|---|--------------------------|
| <i>Calliandra californica</i> | Baja Red Fairy Duster |
| <i>Convolvulus cneorum</i> | Bush Morning Glory |
| <i>Cordia parvifolia</i> | Little Leaf Cordia |
| <i>Dodonaea Mexican 'purpurea'</i> | Purple Hopbush |
| <i>Erimophylla 'Valentine'</i> | Valentine Emu Bush |
| <i>Justicia spicigera</i> | Mexican Honeysuckle |
| <i>Lantana montevidensis</i> | Trailing Yellow Lantana |
| <i>Lantana montevidensis</i> | Trailing Lantana |
| <i>Leucophyllum langmaniae 'Rio Bravo'</i> | Rio Bravo Sage |
| <i>Leucophyllum frutescens 'Green Cloud'</i> | Green Cloud Sage |
| <i>Nerium oleander 'Petite Pink'</i> | Dwarf Oleander |
| <i>Ruellia brittoniana 'Katie'</i> | Katie Ruellia |
| <i>Ruellia penninsularis</i> | Desert Ruellia |
| <i>Verbena sp.</i> | Verbena |
| <i>Tecoma spp.</i> | Tecoma |
| <i>Caesalpinia pulcherrima</i> | Mexican Bird of Paradise |
| <i>Senna spp.</i> | Cassia |
| <i>Asclepias subulata or linaria</i> | Milkweed |

Accents

| | |
|--|------------------|
| <i>Agave sp.</i> | Agave |
| <i>Aloe hybrid 'Blue Elf'</i> | Blue Elf Aloe |
| <i>Aloe sp.</i> | Aloe |
| <i>Dasylirion sp.</i> | Desert Spoon |
| <i>Hesperaloe funifera</i> | Giant Hesperaloe |
| <i>Hesperaloe parvifolia</i> | Red Yucca |
| <i>Nolina sp.</i> | Bear Grass |
| <i>Yucca recurvifolia</i> | Pendulous Yucca |
| <i>Yucca sp.</i> | Yucca |

E. RIGHT OF WAY LANDSCAPING

- ~~1. All development will be required to install landscaping, paving, lighting, pedestrian amenities and other streetscape elements within the Estrella Parkway right of way as specified in the City of Goodyear's City Center Gateway Streetscape Plan.~~

~~F. PLAZAS AND COURTYARDS~~

- ~~1. The **site plan** for each multi-tenant commercial center (one-acre in size or larger) shall include a minimum of one (1) percent of the net site area designated as usable pedestrian-oriented **open space**, including plazas, patios, courtyards, and outdoor seating areas.~~
- ~~2. Plazas shall provide at least one (1) sitting place for each four hundred (400) square feet of plaza in addition to any permitted outdoor dining. Simple sitting niches with a view of the activities within the space shall also be included.~~
- ~~3. Plazas shall be designed so that they are easily visible from **adjacent** public areas, parking areas, and so that there are no hiding places. Plazas shall be well lit in accordance with prevailing City lighting requirements.~~
- ~~4. Shade trees and shade **structures** shall be used to provide relief from the sun.~~

~~G. ARCHITECTURE~~

- ~~1. New **structures** shall be designed to avoid blank facades by providing storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features designed to add visual interest.~~
- ~~2. **Building** mass/height shall relate to adjacent sites to allow maximum sun and ventilation, protection from prevailing winds, and to enhance public views and minimize obstruction of view from adjoining **structures**.~~
- ~~3. **Building** heights shall vary so that **adjacent buildings** appear to be divided into distinct components.~~
- ~~4. **Building** facade shall be broken down into a series of appropriately proportioned "structural bays" or components typically segmented by a series of columns, masonry piers, or other architectural treatments.~~
- ~~5. Long, blank, unarticulated wall facades shall be divided into a series of structural bays (e.g. characterized by masonry piers that frame window and door elements).~~
- ~~6. Monolithic **wall** facades shall be "broken" by vertical and horizontal articulation (e.g. sculpted, carved or penetrated **wall** surface defined by recesses and reveals) characterized by: (a) breaks (reveals, recesses) in the surface of the **wall** itself; or (b) placement of window and door openings; or (c) the placement of balconies, awnings and canopies.~~

- ~~7. Storefronts with no windows and small doors are not encouraged. Commercial storefronts should exhibit a minimum of forty five (45) percent void (openings) to fifty five (55) percent solid (**wall**) ratio.~~
- ~~8. A **building** facade shall employ both vertical and horizontal articulation.~~
- ~~9. No **building wall** on the primary **building** facade shall run more than fifty (50) feet without employing one (1) or more of the following: a twelve (12) inch offset in **wall** plane, a column or pier at least one (1) foot wide and eight (8) inches deep, and/or a **building** corner or projection.~~
- ~~10. No roofline ridge or parapet shall run unbroken for more than seventy five (75) feet. Vertical or horizontal articulation is required.~~
- ~~11. Radical roof pitches that create overly prominent or out of character **buildings** such as A frames, geodesic domes, or chalet style **buildings** are not permitted.~~
- ~~12. Exterior **structures** for rooftop access are prohibited.~~
- ~~13. Predominant materials to be used are:~~
- ~~_____ stucco, smooth, sand or light lace finish~~
 - ~~_____ clay or concrete roof tiles~~
 - ~~_____ native fieldstone~~
 - ~~_____ sandstone and flagstone~~
 - ~~_____ brick, as an accent material~~
 - ~~_____ wrought iron (rust proof; anodized aluminum)~~
 - ~~_____ tile, as an accent material~~
 - ~~_____ slumpstone garden **walls**~~
 - ~~_____ split face concrete block as a bulkhead or accent material~~
 - ~~_____ smooth face concrete block with textured finish~~
 - ~~_____ slump block (for **building walls**)~~
 - ~~_____ metal accents~~
 - ~~_____ fluted block~~
- ~~14. Franchise/Corporate businesses shall incorporate the architecture and color theme of the overall commercial project to form a consistent theme throughout.~~
- ~~15. Overall commercial projects shall have details that are repeated across the face of the **building** (e.g., structural bays, transoms, bulkheads, etc.), integrating the storefront into the character of the entire facade of the commercial project.~~
- ~~16. The main entry into a store should be emphasized at the street to announce a point of arrival in one (1) or more of the following ways: flanked columns, decorative fixtures or other details, recessed within a larger arched or cased decorative~~

~~opening, covered by means of a portico (formal porch) projecting from or set into the **building** face, punctuated by means of a change in roofline, a tower, or a break in the surface of the subject **wall**.~~

~~17. Maximum bulkhead heights shall be thirty six (36) inches. Color, texture and material shall be compatible with **building** architecture.~~

~~18. All project exterior lighting, with the exception of lighting for public streets, shall be consistent with the architectural style of the commercial **building**. On each commercial project site, all lighting fixtures should be from the same family of fixtures with respect to design, materials, color, fixture, and color of light.~~

~~H. SIGNAGE~~

~~1. Developments with three (3) or more tenants within this **District** shall submit a comprehensive **Sign Package** as part of **Site Plan** review. The **Sign Package** shall designate **sign** locations, types, sizes, colors, materials, design, illumination, and other elements of **sign** development for the project. The **Sign Package** shall be applicable to all proposed **buildings, structures** and tenants within the project.~~

~~2. The comprehensive **Sign Package** shall be developed in compliance with Article 7 of this Ordinance.~~

~~3. **Sign** area and height shall comply with prevailing City of Goodyear standards except as modified herein.~~

~~4. The design of monument **signs** shall be compatible with the architectural design of the business or complex.~~

~~9-2-6 ALTERNATIVE DESIGN STANDARDS~~

~~To provide flexibility in design and development of projects within this Overlay **District**, alternative design standards are provided. It is the intent of this Article that the alternative standards used in combination to maximize an item of development, be applied consecutively and not concurrently. For example, if landscaping is increased to allow an increase in the number of parking spaces, landscaping must be additionally increased to allow an increase in **sign area**.~~

~~A. The total number of parking spaces may be increased by ten (10) percent, above the maximum, for each additional two point five (2.5) percent increase in total **landscape area**, exceeding the minimum required amount.~~

~~Example: A project with fifteen thousand (15,000) square feet of retail space shall provide a minimum of fifty (50) parking spaces and a maximum of fifty five (55) parking spaces. A total of sixty (60) spaces may be provided if two point five (2.5) percent of minimum total required site **landscape area** is added to the site. A total of sixty five~~

~~(65) spaces may be provided if five (5) percent of minimum total required site **landscape area** is added to the site.~~

~~B. The size of individual parking areas (the sub areas within a parking lot defined by the **landscape area**) may be increased by ten (10) spaces for every ten (10) percent increase in the number of thirty-six (36) inch box trees used in the parking area of the project, to a maximum size of two hundred fifty (250) spaces. The thirty-six (36) inch box trees shall first be substituted for the required fifteen (15) gallon size trees.~~

~~C. The area of one monument **sign** may be increased up to twenty five (25) percent, or alternatively, the height of one freestanding **sign** may be increased by twenty five (25) percent, if fifty (50) percent of all plant material in each category installed in a business or complex exceeds the minimum size by one incremental plant size, or if total **landscape area** is increased by twenty five (25) percent. For example, eighty (80) percent of trees planted on site must be a minimum of twenty four (24) inch box size and the remaining twenty (20) percent may be fifteen (15) gallon size. The **sign** area or height may be increased if forty (40) percent of trees planted on site are thirty-six (36) inch box size, fifty (50) percent of trees are twenty-four (24) inch box size, and the remaining ten (10) percent of trees may be fifteen (15) gallon size.~~

~~9-2-7 ADMINISTRATION~~

~~A. All uses are subject to **Site Plan** Review subject to the provisions of Article 1-2.~~

~~B. **Use Permit** uses are subject to **Use Permit** Review subject to provisions of Article 1-2.~~

~~9-2-8 SEVERABILITY~~

~~If any provision of this Ordinance (i.e., Ordinance No. 03-850 that adopted this article 9-2) is for any reason held invalid by any court of competent jurisdiction, such provision or portion shall be deemed as separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.~~