

ARTICLE 3 ZONING DISTRICTS

- 3-1 Application of District Classifications
- 3-2 Residential Districts
- 3-3 Commercial Districts
- 3-4 Industrial Districts
- 3-5 Planned Area Development

ARTICLE 3-1 APPLICATION OF DISTRICT CLASSIFICATIONS

Each **District** classification enumerates the **Permitted Uses**, **Accessory Uses**, which may be approved by **Use Permit**, and Development Regulations, pertaining to the **District**. Cross-references to other applicable requirements of this Code, such as Parking or Landscaping, are indicated.

Following each set of **Districts** (Single **Family** Residential, including Agricultural **Districts**; Multi-**family** Residential and **Manufactured Home/Recreational Vehicle Districts**; Commercial **Districts**, and Industrial **Districts**), a Table is provided which establishes **lot area**, setback height and related standards for the individual **district** classification in comparison format. Additional design criteria which may be applicable are also listed.

ARTICLE 3-2 RESIDENTIAL DISTRICTS

- | | | |
|--------|---|---|
| 3-2-1 | AG | Agricultural |
| 3-2-2 | AP | Agricultural Preservation |
| 3-2-3 | AU | Agricultural/Urban |
| 3-2-4 | R1-10 | Single Family Residential |
| 3-2-5 | R1-7 | Single Family Residential |
| 3-2-6 | R1-6 | Single Family Residential |
| 3-2-7 | Single-Family Residential Districts Standards | |
| 3-2-8 | R2 | Two Family Residential |
| 3-2-9 | MF-18 | Multi-Family Residential |
| 3-2-10 | MHS | Manufactured Home Subdivision |
| 3-2-11 | MH/RVP | Manufactured Home Park or Recreational Vehicle Park |
| 3-2-12 | Multi-Family Residential Districts Standards | |

The Residential **Districts** are designed to provide high quality neighborhood areas to meet the varying lifestyles of the City's residents. The zoning classifications range from very low **density** to high **density** and include rural-agricultural, single-**family**, and multi-**family** uses. The variety of residential **districts** is intended to respond to the plans and policies of the City Council.

Section 3-2-1 AG - Agricultural District

The purpose of the Agricultural (AG) **District** is to allow agricultural, ranching and related uses within the City. The other purpose of the AG category is to act as a holding zone for land until a suitable rezoning and development occurs.

A. **PRINCIPAL PERMITTED USE.** Only listed use of **structures** or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.
2. Growing and harvesting of fields or trees.
3. Usual agricultural **buildings** and **structures**.

B. **PERMITTED ACCESSORY USES.**

1. Uses of land or **structures** customarily incidental and subordinate to one of the principal uses.
2. Aviaries and apiaries, provided that **structures** and enclosures containing these activities shall not be located closer than two hundred (200) feet from any dwelling or public roadway, street.
3. **Home business.** A home-based business shall be conducted entirely and unobtrusively within the principal residence, in no case occupying more than twenty-five (25) percent of the living area; and shall not generate pedestrian or vehicular traffic beyond that normal to the **district** in which it is located.
 - a. There shall be no signs, **buildings** or **structures** other than those permitted in the **district**. The occupation or profession shall not be advertised visually or by mass media.
 - b. There shall be no use of materials or mechanical equipment not recognized as being part of normal household or hobby use.
 - c. **Home businesses** may include the use of a premises by professional persons for consultation or emergency treatment, but not for general practice of a profession.
 - d. No offensive noise, vibration, smoke, dust, odors, heat, or glare, shall be produced or caused by the business or the nature of the business.
 - e. Activity shall be limited to the hours between 7:00 A.M. and 10:00 P.M.

f. A "home occupation" shall not include, among others, the following:

- (1) Auto or appliance repair;
- (2) Barbershops and beauty parlors;
- (3) Commercial stables;
- (4) Direct sales;
- (5) Veterinary offices, **hospitals** and **kennels**;
- (6) Real estate offices;
- (7) **Restaurants**;
- (8) Cabinet maker or furniture making.

g. **Home businesses** are subject to registration and annual renewal by the **Zoning Administrator** or his designee.

4. Horse corrals and private riding stables, provided that **structures** and enclosures containing such uses shall not be located closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**. Corrals shall be cleaned and waste material removed not less than one (1) time each week in a husbandlike manner.
5. Nurseries and greenhouses for commercial growing of plants, trees, bushes, flowers, and vegetables and other food crops, provided that such enclosures shall not be located closer than fifty (50) feet from any dwelling.
6. Private garage.
7. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a six (6) foot maximum, with self-closing and self-latching gates.
8. Temporary **buildings** for uses incidental to construction work, which **buildings** shall be removed upon completion or abandonment of construction work.
9. **Signs**, on-site, as provided in Article 7 of this Ordinance.
10. **Assisted Living Home**. An application for an **assisted living home** must be submitted, reviewed and approved by the Community Development Director or his designee prior to a Zoning Clearance being signed from the City. Any

assisted living home as defined by Section 2-2 of this Ordinance is subject to the following criteria;

- (a) A minimum separation distance of 1,320 feet, one-quarter (1/4) mile for all **assisted living homes** with greater than six (6) residents, from another **assisted living home** with greater than six (6) residents, unless a Use Permit is approved by the City Council.
- (b) Vehicles belonging to employees and residents are required to park onsite, in the garage or on an approved driveway.
- (c) No signage for advertising or notification of use shall be permitted on or off the site.
- (d) Deliveries or routine stops (exclusive of visitors) specific to an assisted living home shall be restricted to day light hours only.
- (e) The **assisted living home** shall be subject to annual renewal and registration with the Community Development Department and annual inspection by the Fire Department.
- (f) The Community Development Director, or his designee, shall have the right to review, provide corrective action and if necessary, revoke any approval of an **assisted living home** if it is found to be endangering the public health, welfare, or safety of the surrounding community.
- (g) The **assisted living home** shall meet all requirements of the prevailing City of Goodyear Building and Fire Codes to be determined by the Chief Building Official and the Fire Chief, or their designees.
- (h) The **assisted living home** shall obtain and keep current all necessary licenses and certifications from the Arizona Department of Health Services.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

- 1. Sales **building** or stand for the sale of **farm** produce raised on the premises.
- 2. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
- 3. Parochial and public schools.
- 4. **Guest ranch** and resort.

5. An additional single-**family** unit may be permitted for every twenty acres of **lot area** above the first ten (10) acres.
6. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for this **District**, as set forth in the Single **Family Residential Districts** Standards, Subsection 3-2-7.
3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking spaces** per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-2 AP - Agricultural Preservation

The purpose of the AP **District** is to retain the community's agricultural heritage through preservation of large, working **farms** or **ranches** in appropriate locations with spacious buffering affording transition for the mitigation of negative impacts upon or from **farming** operations.

- A. PRINCIPAL PERMITTED USES. Only listed use of **structures** or land shall be permitted.
1. One **single family dwelling** on any **lot** or parcel, which may include subdivision of not more than thirty (30) percent of the total land area within the parcel for: 1) individual avocational **farm** or horse property lots of not less than five (5) acres in area; or 2) masterplanned "**farm** village" clusters of traditional **bungalow** housing, subject to Planned Area Development provisions, as provided in Article 4-3.
 2. Dairies, egg and poultry **farms**, provided that enclosures or **structures** containing such activities shall not be located closer than five hundred (500) feet from any dwelling, nor two hundred (200) feet from any **lot line**. Such activities shall be conducted and maintained in a manner that prevents noxious odors, noise, dust,

insects and other negative impacts from intruding upon residential enjoyment or reasonable use or properties in the vicinity.

3. Growing and harvesting of fields or trees.
4. Usual agricultural **buildings** and **structures**.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structures** customarily incidental and subordinate to one of the principal uses.
2. Aviaries and apiaries, provided that **structures** and enclosures containing these activities shall not be located closer than two hundred (200) feet from any dwelling.
3. Nurseries and greenhouses for commercial growing of plants, trees, bushes, flowers, and vegetables and other food crops, provided that such enclosures shall not be located closer than fifty (50) feet from any dwelling.
4. Horse corrals and private riding stables, provided that **structures** and enclosures containing such uses shall not be located closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**. Corrals shall be cleaned and waste material removed not less than one (1) time each week in a husbandlike manner.
5. **Home business**, subject to the provisions of Section 3-2-1-B-3.
6. Private garage.
7. Temporary **buildings** for uses incidental to construction work, which **buildings** shall be removed upon completion or abandonment of construction work.
8. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a six (6) foot maximum, with self-closing and self-latching gates.
9. **Signs**, on-site, as provided in Article 7 of this Ordinance.
10. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**.

1. Sales **building** or stand for the sale of **farm** produce raised on the premises.

2. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
3. Parochial and public schools.
4. **Guest ranch** and resort.
5. In addition to the principal residence, a dormitory facility with common kitchen, restrooms and other living facilities may be provided exclusively for habitation by workers employed on the premises accommodating up to ten (10) persons for each quarter section (160 acres) or portion thereof and sited not less than two hundred (200) feet from any property line.
6. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family Residential Districts** Standards, Subsection 3-2-7.
3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking spaces** per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-3 AU - Agricultural/Urban

The purpose of the AU **District** is to provide a low-**density**, estate-type residential use with large animal (horse) privileges. The **District** serves as a transition between agricultural uses and urban development.

- A. PRINCIPAL PERMITTED USES. Only listed use of **structures** or land shall be permitted.
1. One **single family dwelling** on any **lot** or parcel.

2. Agricultural, flower and vegetable gardening, nurseries and greenhouses for the purpose of propagating and cultivating only, provided no direct sales business shall be carried out on the premises, and provided that no obnoxious fertilizers shall be stored and no obnoxious soil renovations shall be carried out on the premise.

B. PERMITTED ACCESSORY USES:

1. Uses of land or **structures** customarily incidental and subordinate to one of the principal uses.
2. Horse corrals and private riding stables, provided that **structures** and enclosures containing such uses shall not be located closer than one hundred (100) feet from any dwelling, nor fifty (50) feet from any **lot line**.
3. **Home business**, subject to the provisions of Section 3-2-1-B-3.
4. Private garage or **carport**.
5. Temporary **buildings** for uses incidental to construction work, which **buildings** shall be removed upon completion or abandonment of construction work.
6. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with six (6) feet maximum, with self-closing and self-latching gates.
7. **Signs**, on-site, as provided in Article 7 of this Ordinance.
8. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility work.
2. Parochial and public schools.
3. **Guest ranch** or resort.
4. Raising of livestock for non-commercial gain. The use is intended for resident owner living therein. A minimum of 15,000 square feet gross of fenced area per animal is required, and uses shall conform with appropriate health standards. Corrals shall not be located closer than one hundred (100) feet from any **lot line**, and shall be cleaned and waste material removal not less than two (2) times each week in husbandlike manner.

5. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family Residential Districts** Standards, Subsection 3-2-7.
3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking spaces** per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-4 R1-10 Single Family Residential District

Minimum **lot** sizes of ten thousand (10,000) square feet in the R1-10 **District** permits a variety of housing styles, appropriate for growing families, on amply-sized parcels.

A. PRINCIPAL PERMITTED USES. Only listed use of **structures** or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.
2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities **accessory** to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

B. PERMITTED ACCESSORY USES.

1. Uses of land or **structures** customarily incidental and subordinate to one of the **permitted uses**, unless otherwise excluded.
2. **Home business**, subject to the provisions of Section 3-2-1-B-3.

3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
4. Private garage.
5. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet, with a maximum of six (6) feet, with self-closing and self-latching gates.
6. **Signs**, on-site, as provided in Article 7 of this Ordinance.
7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
2. Parochial and public schools.
3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **Districts** Standards, Subsection 3-2-7.
3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking spaces** per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-5 R1-7 Single Family Residential

The R1-7 **District** is designed for **family** housing with moderate **lot** sizes, allowing for reasonable outdoor enjoyment and privacy.

A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.
2. Parks, playgrounds and other recreational uses inclusive of grounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

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. **Home business**, subject to the provisions of Section 3-2-1-B-3.
3. Temporary offices and/or construction sheds and appurtenant **signs** and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
4. Private garage.
5. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.
6. **Signs**, on-site, as provided for in Article 7 of this Ordinance.
7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. **USE PERMIT USES.** The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
2. Parochial and public schools.

3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family** Residential **Districts** Standards, Subsection 3-2-7.
3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking spaces** per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-6 R1-6 Single Family Residential

The intent of R1-6 residential zoning is to provide for high-quality housing, principally for active retirees, on compact lots. Typically, this **District** is included in a larger neighborhood or masterplanned development which offers a variety of home sizes.

A. PRINCIPAL PERMITTED USES. Only listed use of **structures** or land shall be permitted.

1. One **single family dwelling** on any **lot** or parcel.
2. Parks, playgrounds and other recreational uses inclusive of grounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

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. **Home business**, subject to the provisions of Section 3-2-1-B-3.

3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
4. Private garage.
5. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.
6. **Signs**, on-site, as provided for in Article 7 of this Ordinance.
7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
2. Parochial and public schools.
3. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS:

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Single **Family Residential Districts** Standards, Subsection 3-2-7.
3. **Off-Street Parking**: There shall be not less than two side-by-side, enclosed, **off-street parking spaces** per **dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-7 Single-Family Residential Districts Standards

A. DIMENSION REQUIREMENTS

Lot Area, height, setback and related standards for the Single-Family Residential Districts (including Agricultural Districts) are as follows:

Figure 6.

SINGLE FAMILY RESIDENTIAL DISTRICTS						
	AG	AP	AU	R1-10	R1-7	R1-6
Minimum Net Site Area	10Ac	120Ac	1Ac	10,000sf	7,000sf	6,000sf
Minimum Lot Width	300 ft.	1000 ft.	150 ft.	80 ft.	70 ft.	60 ft.
Minimum Lot Depth	N/A	N/A	N/A	110 ft.	100 ft.	100 ft.
Maximum Height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Maximum Building Coverage	20%	5%	20%	35%	40%	40%
Minimum Setbacks						
Front	20 ft.	60 ft.	20 ft.	20 ft.*	20 ft.*	20 ft.*
Total Both Sides	20%		20%	20%	15 ft.	15 ft.
Minimum Side Yard	20 ft.	100 ft.	15 ft.	10 ft.	5 ft.	5 ft.
Rear yard	100 ft.	200 ft.	50 ft.	30 ft.	25 ft.	20 ft.
Street Side	100 ft.		30 ft.	20 ft.	15 ft.	10 ft.

* Ten foot setback for side entry garage.

B. DEVELOPMENT STANDARDS FOR SINGLE-FAMILY RESIDENTIAL DISTRICTS

The following standards shall apply to single-family residential subdivisions and certain types of residential units built within the City other than those located in Planned Area Developments. The intent of these standards is to establish a minimum level of environmental quality within Goodyear as well as a consistent method of evaluating new projects. The standards set objectives for the developer/designer to meet and are not intended to restrict or impede creativity and imagination. In the event a conflict between the provisions of this section and the Single Family Residential Districts chart, the provisions of this section shall prevail.

1. Standards for Single-Family Residential Subdivisions.
 - a. Each project shall have a unique entry feature at its primary entrance to provide individual identity to the development. Entry features may include a combination of some of the following elements: entrance paving, fountains, distinctive landscaping treatment, planters, special **wall** treatment, gates and other entry features.
 - b. A minimum six (6) foot and maximum eight (8) foot **wall** shall be required along the rear of reverse **frontage** single-family lots along collector or arterial **streets**. Such **walls** 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. Long, straight, unbroken **walls** are not permitted. Landscaping is required to be installed in accordance with City standards within collector or arterial rights-of-way.

2. Stipulations for Residential Subdivisions and MH/RVP Developments.
The following conditions are required for all residential developments:
 - a. Compliance with the City's Engineering Design Standards for public works construction and with Maricopa Association of Governments standards for public works construction, except for modifications agreed to by the City.
 - b. Dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to approval of any **Site Plans** or issuance of any construction permits on the rezoned land.
 - c. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District explaining that the development is not in the floodplain.
 - d. Dust control on temporary **accessways** and roads during construction and maintenance of vacant parcels of the development, as required by the State, City and the County Bureau of Air Pollution.
 - e. The approval by City staff of street lighting systems within the proposed development.
 - f. A current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City deems necessary dependent upon review of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, or other parcels of land dedicated to the public excluding existing dedications.
 - g. The undergrounding of all utilities less than 69kV within and abutting the proposed development prior to issuance of construction permits for the applicable phase of development.
 - h. The developer to submit a copy of the legal documents pertaining to the establishment of a "Homeowners Association", if any, and any applicable restrictive covenants associated with the proposed

development for City staff review and comment prior to Final Plat approval.

- i. Commencing vertical construction in the rezoned area within two (2) years of City Council approval of a rezone request. Failure to commence shall be cause for the City Council to rescind the zoning, unless an extension of time is granted by the City Council.
 - j. Separation of any production crops on ground owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty (50) feet from occupied dwelling units, if applicable.
3. Design Standards for Single-Family Residential Units located on lots in the R1-6, R1-7, and R1-10 Districts.

The following design features are required for residential units built in conventional residential tract subdivisions with **lot** sizes ranging from 6,000 to 10,000 square feet. Subdivisions or tracts comprised of custom home sites where each unit has an individual design are exempt from these standards.

- a. A minimum of three elevations for each housing plan is required. The elevations should provide a variety in architectural design, incorporating features such as different roof lines, window treatments and architectural details, and **building** materials (unless the project is orientated towards a particular architectural theme).
- b. The same house plans with similar elevations shall not be placed on **adjacent** lots or directly across the street from one another.
- c. Each unit shall have a minimum of a two (2) car private **garage**.
- d. Entryway features shall define the main entrance of the unit and break-up the facade, such as recessed or covered entryways, decorative screen **walls** and planters, arches, pillars, and other architectural features.
- e. Perimeter **lot** fences, if provided, shall be not less than five (5) feet nor more than six (6) feet in height, and of masonry construction for durability and longevity.
- f. A front yard landscaping package for each unit shall be provided by the builder/developer consisting of a minimum of two (2) 24" box trees per unit to be planted along the **street frontage**.

- g. Decorative window treatments and front porch on the front of the unit (such as bay windows, trim work, recesses, popouts) are encouraged.

Section 3-2-8 R2 Two Family Residential District

This zone is intended to provide for and encourage the orderly development of principally two-**family** residences in areas appropriate for medium **density** residential development.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.
 - 1. One or two **family** dwellings on any **lot** or parcel.
 - 2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities accessory to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.
- 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. **Home business**, subject to the provisions of Section 3-2-1-B-3.
 - 3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
 - 4. Private garage.
 - 5. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.
 - 6. **Signs**, on-site, as provided for in Article 7 of this Ordinance.
 - 7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.
- C. **USE PERMIT USES.** The following uses may be approved by **Use Permit**:
 - 1. **Adult care facility.**
 - 2. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.

3. Parochial and public schools.
4. Private recreational areas and facilities.
5. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS.

1. **Use Permit** uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements shall conform with the standards for the **District**, as set forth in the Multi-**Family** Residential **Districts** Standards, Subsection 3-2-12.
3. **Off-Street Parking**: There shall be not less than two (2) side-by-side, enclosed, **off-street parking spaces per dwelling unit**; which, together with parking for **Use Permit** uses, shall be in accord with the parking requirements provided in Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-9 MF-18 Multi-Family Residential District

This zone is intended to provide for and encourage the orderly development of multi-**family** residences in areas appropriate for high **density** residential development as indicated by the General Plan. An MF-24 option is provided for sites conforming with General Plan guidelines for urban core living opportunities and properties currently designated as MF-24.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.
1. Multiple unit dwellings, including **apartment** houses, **condominium** dwellings and townhouses.
 2. Parks, playgrounds and other recreational uses inclusive of eating and drinking establishments and service facilities **accessory** to the use of the above, provided that no such **accessory use** shall be located closer than one hundred (100) feet to any **adjacent** residential property.

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. **Home business**, subject to the provisions of Section 3-2-1-B-3.
3. Temporary offices, which may be a manufactured **building** or **mobile home**, and/or construction sheds appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work.
4. Private garages or **carport**.
5. Private **swimming pools** when enclosed with a **non-climbable** fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates.
6. **Signs**, on-site, as provided for in the Article 7 of this Ordinance.
7. **Assisted Living Home**, subject to the provisions of Section 3-2-1-B.10.
8. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by **Use Permit**:

1. **Adult care facility**.
2. **Day care** facility.
3. Public utility facilities to serve the immediate area, but not including office facilities or maintenance **yards** for public utility use.
4. Parochial and public schools.
5. Private recreational areas and facilities.
6. **Hospitals**, assisted living and health care facilities.
7. **Assisted Living Home** with greater than six (6) residents closer than 1,320 feet, one-quarter (1/4) mile, from an existing **assisted living home** with greater than six (6) residents, subject to the provisions of Section 3-2-1-B.10.

D. DEVELOPMENT REGULATIONS.

1. All uses are subject to **Site Plan** review.
2. Area, Setback and Height and related requirements for MF-18 or MF-24 option designations shall conform with the standards for the **District**, as set forth in the Multi-Family Residential **Districts** Standards, Subsection 3-2-12.
3. **Off-Street Parking:** Spaces for **off-street parking** shall be provided in accord with the parking requirements of Article 6.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.
5. Supplemental Regulations: Refer to Article 8, General Provisions.

Section 3-2-10 MHS - Manufactured Home Subdivision District

The **District** encourages suitably developed subdivisions for the accommodation of **manufactured** or **mobile home** living on individually owned lots, and including necessary **accessory uses** and amenities, and adequate open space to preserve the residential character.

A. PRINCIPAL PERMITTED USES.

One **manufactured home** shall be permitted on each approved **manufactured home** lot. No **recreational vehicles** or conventional construction units shall be permitted on a **manufactured home lot** for dwelling purposes.

B. PERMITTED ACCESSORY USES.

1. Community or recreational facilities to an extent not less than specified in the development requirements.
2. Common facility service **buildings** (**laundry** facilities, **accessory** supplies, park maintenance, management, community **buildings** and other uses of a similar nature). All such **buildings** shall be centrally located, and use shall be restricted to occupants.
3. Dwelling for one manager, caretaker, and/or watchman employed on the premises, the total units not to exceed three (3).
4. Any other uses of land or **structures** customarily incidental and subordinate to one of the principal **permitted uses**, unless otherwise excluded.

C. PROPERTY OWNER'S ASSOCIATION

Each subdivision shall establish a Property Owner's Association and a Board of Directors, to administer and enforce required covenants, conditions and restrictions, and to oversee the operation of common facilities.

D. DEVELOPMENT REGULATIONS

1. All uses in the establishment, expansion or improvement of a **Manufactured Home Subdivision** are subject to **Site Plan** review; and individual lots shall be used in a manner consistent with an approved **Site Plan**.
2. Area, Setback and Height related requirements shall conform with the standards for the **District**, as set forth in the Multi-Family Residential **Districts** Standards, Subsection 3-2-12; and, in addition:
 - a. Exterior property lines **abutting** public **streets** shall have a six (6) foot masonry **wall** located on a fifteen (15) foot setback, landscaped and maintained by a Property Owner's Association. Masonry **walls** and/or landscaped strips may be required along other exterior property lines to ensure compatibility with **adjacent** land uses.
 - b. **Access** to all lots shall be from interior, private **streets** (2" asphalt over 4" A.B.C.) and not less than thirty-two (32) feet in width.
 - c. Sidewalks shall be at least five (5) feet wide on both sides of all **streets**.
 - d. All dumpster type refuse collection facilities shall be screened on three (3) sides with a masonry **wall**, with the fourth side being a gated entrance.
 - e. All utility lines shall be placed underground.
 - f. Boat, travel trailer or RV storage shall not occur on the same **lot** with a **mobile home**. Each development shall provide masonry **walled**, screened storage areas for such vehicles within the subdivision for use by the occupants of an area not less than three hundred (300) square feet for each **mobile home** lot.
 - g. Each **mobile home** must be affixed with permanent tiedowns/anchors and skirting of a permanent, fire retardant material, and installed to enclose the open space between the bottom of the floor and **grade** level of the stand.
 - (1) All room additions, **awnings**, or covers shall be regulated by current **building** codes.

- (2) A detached storage **building** is permitted in the rear half of each lot. For every foot in height (to the peak of a **building**) above the fence, one foot of setback shall be required on all sides of the **building**.
3. **Off-Street Parking:** Two (2) paved **parking spaces** per **lot** shall be provided so as not to encroach on the front setback. In addition, the park shall provide one (1) visitor **parking space** for every ten (10) lots.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.

Section 3-2-11 MH/RVP- Manufactured Home or Recreational Vehicle Park

This **District** provides for suitably designed parks for placement and occupancy of **manufactured/mobile homes** or **recreational vehicles** for residential purposes, on rented or leased spaces, on a long-term or temporary basis with necessary **accessory uses** and amenities; and adequate open space provisions to preserve the residential character.

- A. **PRINCIPAL PERMITTED USES.** Only listed use of **structures** or land shall be permitted.
 1. One **manufactured home** permitted on each approved **manufactured home space**. No **recreational vehicles** or conventional construction units shall be permitted on a **manufactured home lot** for dwelling purposes.
 2. One **recreational vehicle** permitted on each approved **recreational vehicle lot**. No mobile home or conventional construction units shall be permitted on **recreational vehicle** lots for dwelling purposes. **Recreational vehicles** shall not remain in a **Recreational Vehicle Park** for more than six (6) months in any one (1) year.
- B. **PERMITTED ACCESSORY USES.**
 1. Community or recreational facilities to an extent not less than specified in the development requirements.
 2. Common facility service **buildings** (**laundry** facilities, accessory supplies, park maintenance, management, community **buildings** and other uses of a similar nature). All such **buildings** shall be conveniently located, and use shall be restricted to occupants.
 3. Dwelling for one manager, caretaker, and/or watchman employed on the premises, the total units not to exceed three (3).
 4. Any other uses of land or **structures** customarily incidental and subordinate to one of the principal **permitted uses**, unless otherwise excluded.

5. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. MANAGEMENT.

Each park shall maintain full-time management to handle daily enforcement and property management for park residents and with the express responsibility to ensure that the park is in current compliance with all City codes.

D. DEVELOPMENT STANDARDS.

1. All uses in the establishment, expansion or improvement of a **Manufactured Home Subdivision** are subject to **Site Plan** review; and individual lots shall be used in a manner consistent with an approved **Site Plan**.
2. Area, Setback and Height related requirements shall conform with the standards for the **District**, as set forth in the Multi-Family Residential **Districts** Standards, Subsection 3-2-12; and, in addition:
 - a. Exterior property lines **abutting** public **streets** shall have a six (6) foot masonry **wall** located on a fifteen (15) foot setback, landscaped and maintained by a Property Owner's Association. Masonry **walls** and/or landscaped strips may be required along other exterior property lines to ensure compatibility with **adjacent** land uses.
 - b. **Access** to all lots shall be from interior, private **streets** (2" asphalt over 4" A.B.C.) and not less than twenty-eight (28) feet in width.
 - c. Sidewalks shall be at least five (5) feet wide on both sides of all **streets**.
 - d. All dumpster type refuse collection facilities shall be screened on three (3) sides with a masonry **wall**, with the entrance gated.
 - e. All utility lines shall be placed underground.
 - f. Boat, travel trailer or RV storage shall not occur on the same **lot** with a **mobile home**. Each development shall provide masonry **walled**, screened storage areas for such vehicles within the subdivision for use by the occupants of an area not less than three hundred (300) square feet for each **mobile home** lot.
 - g. Each **mobile home** must be affixed with permanent tiedowns/anchors and skirting of a permanent, fire retardant material, and installed to enclose the open space between the bottom of the floor and **grade** level of the stand.
 - (1) All room additions, **awnings**, or covers shall be regulated by current **building** codes. All room additions shall be structurally independent of the MH/RV, but may be attached with weather stripping.

(2) Detached storage **buildings** are not permitted in **Recreational Vehicle Parks**.

h. Additional stipulations as applicable from Subsection 3-2-7-B-2.

3. **Off-Street Parking:** One (1) paved **parking space** per **lot** shall be provided so as not to encroach on the front setback. In addition, the park shall provide one (1) visitor **parking space** for every ten (10) lots.
4. Landscaping, **Walls**, Screening, Pools: Refer to Article 5, Property Improvement Standards.

Section 3-2-12 Multi-Family Residential Districts Standards

A. DIMENSION REQUIREMENTS

Lot Area, height, setback and related standards for the **Multi-Family Residential Districts** (including **Manufactured Home/Recreational Vehicle Districts**) are as follows:

Figure 7.

MULTI-FAMILY RESIDENTIAL DISTRICTS						
Districts	R2	MF-18	MF-24	MHS	MH / RVP (spaces)	
Minimum Net Site Area	7,200sq.ft.*	10,000, first two units; +2,222 sq.ft. additional units	10,000, first two units; +1,616 sq.ft. additional units	10 acre site; 6,000 sq.ft. lots	10 acre site; 3000sq.ft.	1200sq.ft.
Maximum Density in Du/Ac	10	18	24	5	10	22
Minimum lot Width	72 ft.(100)*	200 ft.	100 ft.	60 ft.	50 ft.	28 ft.
Minimum lot depth	100ft.*	N/A	N/A	100 ft.	60 ft.	40 ft.
Maximum Height	30 ft.	30 ft.	40 ft.	20 ft.	20 ft.	
Accessory building	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	
Maximum Building coverage	40%	50%	50%	N/A	N/ A	
Minimum Setbacks						
Front	20 ft.	30 ft.	30 ft.	20 ft.	10 ft.	
Total Both Sides	20% of width	60 ft.	40 ft.	15 ft.	10 ft.	
Minimum Side yard (Other uses)	5 ft. (35 ft.)	30 ft. (35 ft.)	20 ft. (40 ft.)	5 ft.	10 ft.	5 ft.
Rear yard % of lot depth	20%	20%	20%	25 ft.	10 ft.	5 ft.
Street Side	20 ft.	20 ft.	30 ft.	15 ft.	10 ft. to boundary	
Recreational O/S		400 sq.ft./d.u.	400 sq.ft./d.u.	400 sq.ft./d.u.	400 sq.ft./d.u.	150 sq.ft./d.u.

* 10,000 sq.ft. minimum, with 100 ft. minimum width for two-family dwellings

B. DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL DISTRICTS

1. Applicability

The standards in this section, intended to promote sound design principles and high quality residential environments for residents of multi-**family**, **mobile home** and **recreational vehicle park** projects, shall apply to all uses in all Multi-**Family** and **Manufactured Home/Recreational Vehicle** Zoning **districts** unless otherwise provided.

2. Open Space Requirements

- a. “Recreational open space” is that portion of a project site not divided into individual lots and made available to residents for the purpose of outdoor living space for residents and may include lawn areas, walkways, sitting areas, courtyards, and outdoor recreation facilities. **Buildings, structures**, or other impervious surfaces devoted to recreation or common open space uses shall be considered as open space.
- b. “Private outdoor space” is that portion of the unit or **lot** devoted to outdoor recreational use by the individual resident(s) of the unit or lot.
- c. Outdoor living area in the minimum amount specified in the Multi-**Family** Residential **District** standards chart must be provided on any **lot** occupied by multiple unit dwellings. This space must be easily **accessible** by the occupants. Driveways, parking areas, and required **yard** areas shall not be considered as outdoor living area.
- d. A minimum of thirty (30) percent of the required **common open space** shall be provided along the public **street frontage** in the form of a landscape setback. Such areas shall not be required to exceed seventy-five (75) feet in width nor shall be less than twenty-five (25) feet in width.
- e. No more than fifty (50) percent of the required front **yard landscaped area** or any other **street frontage** area may be used for storm water retention purposes. Side slopes of basins shall not exceed a 6:1 slope. The maximum side slope ratio shall be 4:1 ratio.
- f. Required **yards** and landscaping setback areas fronting onto public **streets** shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within the required setback area, including driveway area.

- g. **Common open space** shall be the central focus of the project. Open space that links recreational facilities with the dwellings and is uninterrupted by vehicular circulation or parking areas is highly encouraged.
 - h. Private outdoor space shall be provided in the form of patios and balconies with a minimum size of sixty (60) square feet per unit and a minimum dimension of six (6) feet.
3. Stipulations for multi-family development as applicable are as follows:
- The following conditions are required for all residential developments:
- a. Compliance with the City's Engineering Design Standards for public works construction and with Maricopa Association of Governments standards for public works construction, except for modifications agreed to by the City.
 - b. Dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to approval of any **Site Plans** or issuance of any construction permits on the rezoned land.
 - c. Compliance with the Flood Plain Management Ordinance or the receipt of a letter of approval from the Maricopa County Flood Control District explaining that the development is not in the floodplain.
 - d. Dust control on temporary **accessways** and roads during construction and maintenance of vacant parcels of the development, as required by the State, City and the County Bureau of Air Pollution.
 - e. The approval by City staff of street lighting systems within the proposed development.
 - f. A current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City deems necessary dependent upon review of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, or other parcels of land dedicated to the public excluding existing dedications.
 - g. The undergrounding of all utilities less than 69kV within and abutting the proposed development prior to issuance of construction permits for the applicable phase of development.

- h. The developer to submit a copy of the legal documents pertaining to the establishment of a “Homeowners Association”, if any, and any applicable rental property rules or regulations and restrictive covenants associated with the proposed development for City staff review and comment prior to Final Plat approval.
- i. Commencing vertical construction in the rezoned area within two (2) years of City Council approval of a rezone request. Failure to commence shall be cause for the City Council to rescind the zoning, unless an extension of time is granted by the City Council.
- j. Separation of any production crops on ground owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty (50) feet from occupied dwelling units, if applicable.

4. Building Separation

- a. Where a **lot** is occupied by a group of two (2) or more related **buildings**, the minimum dimension of a **yard** upon which the principal entrance or exit of a multi-**family building** faces, shall be according to the following schedule:

Building Height	Minimum Yard Dimension
1 story	20 feet
2 story	30 feet

- b. The minimum separation between **buildings** on a multi-**family** site shall be fifteen (15) feet; and between dwellings in **manufactured home subdivisions** or **recreational vehicle parks**, ten (10) feet.

5. Relationship of Project to Surrounding Land Uses.

The relationship between a multi-**family**, **manufactured/mobile home** or **recreational vehicle park** project and **adjacent** land uses shall take into account the type of **adjacent** uses, **building** scale, **density** and **building heights**. Particular sensitivity shall be displayed to the relationship between a multi-**family** project and **adjacent** residential uses of lesser **density** to minimize the impact on those less dense areas.

- a. Multi-**family buildings** two (2) stories in height or greater shall not be placed within seventy-five (75) feet of single-**family** residential area or zoning **district**.

b. Individual design situations may dictate additional conditions or considerations to minimize the impact of a multi-**family**, **manufactured/ mobile home** or **recreational vehicle park** development on **adjacent** residential uses through the imposition of one or more of the following design considerations:

- (1) use of one-story **buildings**;
- (2) additional landscaping to serve as buffer area;
- (3) wider setbacks from property line;
- (4) modify orientation of **buildings**;
- (5) modify the orientation of windows and balconies;
- (6) provide screen **walls**.

c. Common recreation facilities in a project shall be located to minimize the intrusion of noise on **adjacent** residential areas.

d. Pedestrian and visual linkages shall be made between a project and off-site amenities.

e. The project shall be designed to minimize negative traffic impacts on the surrounding uses.

6. Building Design.

The following elements of design shall be considered and encouraged in the architecture of multi-**family buildings** and/or arrangement of **manufactured homes** or **recreational vehicles** (definition a.):

a. The residential scale and character of a project should be emphasized. The mass of the **building** can be reduced by varying setbacks and **building heights** or by angular orientation of **buildings**.

b. In multi-**family** developments:

- (1) The use of balconies, overhangs, covered patios, and trellis' can provide relief and contrast to the **building** and assist in breaking up large **wall** surfaces.
- (2) **Buildings** may be designed in concert with each other by carrying certain details and design elements throughout the project, but at the same time avoiding monotony.

- (3) Roof lines should be varied providing different heights or varying roof orientations. Parapet **walls** should be interrupted by pitched roofs to provide variety to the roof and **building** line.
- (4) Pitched roofs should be composed of mission tile, concrete tile, or similar **grade** material.
- (5) The architectural detailing and treatment of windows and doorways should be strongly considered through the use of clerestory windows, arched shapes, bay windows, recessed windows, raised borders, **awnings**, shutters, and trellises.
- (6) The individuality and privacy of units should be emphasized through the use of private and semi-private entry ways. Long, narrow passageways or corridors lined with entrances are strongly discouraged.
- (7) Entryways and stairwells should be an integral part of the **building** design. Consideration should be given to screening stairwells or using unique architectural treatments so that they blend in with the overall **building** elevation.

c. In all such projects:

- (1) Patio **walls** and fences should be an integral part of **building** design and should match the main **building** design.
- (2) Mechanical equipment should be screened from public view and be located where it may be perceived as an integral part of the **buildings**.
- (3) Exterior perimeter **walls** of a project facing should be constructed of a slump block, brick or masonry with a stucco finish to match the main **building** materials.
- (4) All units or **buildings** housing common facilities on lots **abutting** or within fifty (50) feet from arterial **streets** should be a single **story** high.