

Villages at Pebble Creek – PAD Development Regulations

May 30, 2018

Permitted Uses: Development Standards and Permitted Uses. The permitted uses are those uses allowed in the MF -18/24 Residential Zoning District as set forth in the City of Goodyear Zoning Ordinance. The development standards for Multi-Family Residential Zoning District MF-18 set forth in the City of Goodyear Zoning Ordinance shall apply to this property except as expressly modified below.

Standard	Multi-family Standards
Minimum Net Site Area	10,000 SF first two units; +2,222 SF additional units.
Maximum Density in Du/Ac	13
Minimum Lot Width	200'
Minimum Lot Depth	N/A
Maximum Building Height	22'-0" (1 story)
Maximum Building Coverage	40%
Minimum Building Setbacks from Property Line	Northern: 25' Eastern: 20' Western: 20' Southern: 20'
Minimum Recreational Outdoor Space	1,000 SF / Du
Minimum Private Outdoor Space (Private Yards)	200 SF / Du
Minimum Landscape Setbacks	Northern: 25' Eastern: 20' Western: 0' Southern: 20'
Building Separation	Minimum IRC Building: 6' Minimum IBC Building: 10' Min. Principal Entry: 10'

Additional Regulations:

1. Unless expressly modified in this document, all development within the property shall comply with the requirements of the City of Goodyear Zoning Ordinance, adopted May 1999, as amended;

2. All uses are subject to Site Plan review;
3. Private outdoor space is that portion of the unit of lot devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor space shall be provided in the form of private yards. Private yards shall be a minimum of 200 square feet.
4. Trees will be planted at a rate of (1) tree per yard for each home, including private yards in the rear of a unit that are adjacent to Property boundaries.
5. Design shall be in conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as modified by the following guidelines:
 - i. Additional landscaping shall be provided at the Harvard entrance to buffer headlight intrusion and the appearance of the block perimeter wall around the units.
 - ii. In order to avoid excessive clustering or crowding, buildings shall be broken up by adjacent landscaped walking paths, courtyards, amenity areas, and open space areas where possible.

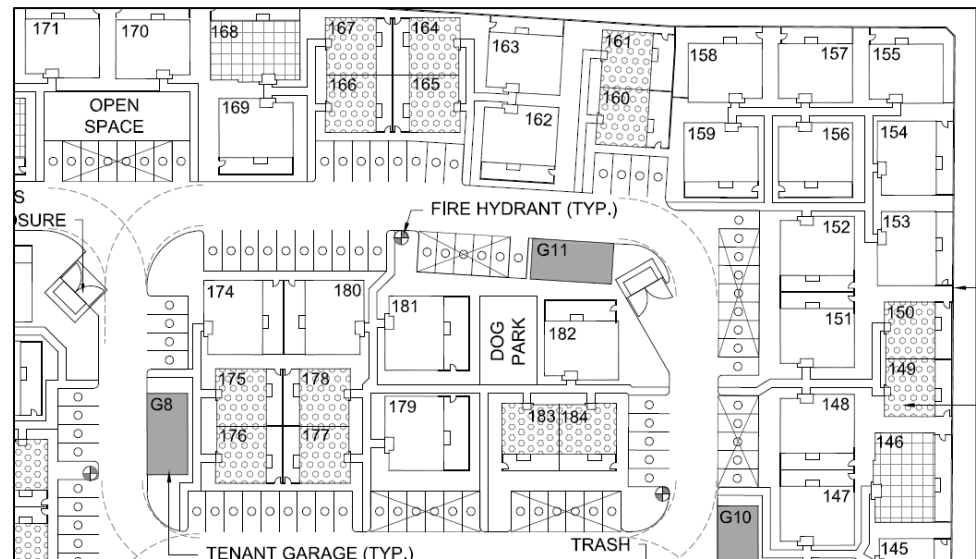


Fig. 1