

# Christopher Todd Communities at Canyon Trails PAD

FINAL PAD Development Regulations - March 5, 2019

Unless otherwise modified below, development on the property shall comply with the applicable standards contained with the City of Goodyear Zoning Ordinance for Multi-Family, specifically MF-18.

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

<b>Development Standard</b>	<b>CTC at Canyon Trails Development Regulations</b> (Modifications to MF-18 Zoning are noted in <b>bold</b> )
Maximum Density (dwelling units per net acre)	<b>14 du/ac</b>
Maximum Height (Primary and Accessory buildings)	<b>20 ft./1 story for residential primary buildings</b> <b>20 ft./1 story for residential accessory buildings (office, fitness center, etc.)</b> <sup>(1)</sup>
Minimum Building Setbacks (Perimeter)	
Front (173 <sup>rd</sup> Avenue)	30 ft.
Street Side (Van Buren)	20 ft.
Side (south)	<b>20 ft.</b>
Rear (Loop 303/ MCFCD)	20 ft.
Min. Separation Between Buildings (1-story)	<b>10 ft.</b>
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173 <sup>rd</sup> Avenue)	<b>15 ft.</b> <sup>(2)</sup>
Street Side (Van Buren)	<b>10 ft.</b> <sup>(3)</sup>
Side (south)	<b>0 ft.</b> <sup>(4)</sup>
Rear (Loop 303/ MCFCD)	<b>0 ft.</b> <sup>(4)</sup>

- (1) If a vehicular entry portico is provided, a sufficient height of 30 feet shall be allowed for emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.
- (2) Adjacent to the required 15' landscape tract outside of the perimeter wall along 173<sup>rd</sup> Avenue, a minimum 15' private yard shall be provided with one tree for additional separation and landscape buffering.
- (3) Adjacent to the required 10' landscape tract outside of the perimeter wall along Van Buren Road, a minimum 14' private yard shall be provided with one tree for additional separation and landscape buffering.
- (4) In lieu of a separate landscape buffer, minimum 20' private yards shall be provided adjacent to the property line with one tree in each yard to serve as the separation and landscape buffering.