

EXHIBIT C

CITY OF GOODYEAR PUBLIC FACILITIES CAMPUS FINAL PAD DISTRICT OVERLAY DEVELOPMENT REGULATIONS APRIL 25, 2019

The requirements of Section 3-3-5 (Public Facilities District) and Section 3-3-6 (Commercial District Standards) of the City of Goodyear Zoning Ordinance shall apply to the development of the Property except as otherwise provided herein.

1. Principal Permitted Uses

The Principal Permitted Uses shall be limited to those principal permitted uses for the PFD (Public Facilities District) as set forth in Section 3-3-5(A) of the City of Goodyear Zoning Ordinance, except as modified by this PAD Overlay. The following additional principal permitted uses shall be permitted:

- a. Public Utility Facilities including wastewater treatment plants or water reclamation facilities or water treatment facilities.
- b. Vehicle maintenance buildings and facilities, including automobile and truck service stations and the dispensing of oil and gasoline.

2. Permitted Accessory Uses

The Permitted Accessory Uses shall be limited to those permitted accessory uses for the PFD (Public Facilities District) as set forth in Section 3-3-5(B) of the City of Goodyear Zoning Ordinance, except as modified by this PAD Overlay. The following additional permitted accessory uses shall be permitted:

- a. Stand-alone wireless communication facilities up to and including 60 feet in height. Notwithstanding the foregoing, the maximum height of a proposed wireless communication facility provided for herein that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration (“FAA”) that the proposed height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.
- b. Above ground silos, tanks and other similar structures for water treatment processes including free standing steel or concrete structures.

- c. Outside storage areas for materials, supplies, fixtures, equipment, vehicles, and treatment process bi-products or similar items, provided such storage areas are screened from view along all street frontages.

3. Use Permit Uses

The Use Permit Uses shall be limited to those use permit uses for the PFD (Public Facilities District) as set forth in Section 3-3-5(C) of the City of Goodyear Zoning Ordinance, except as modified by this PAD Overlay. The following additional use permit use shall be allowed:

- a. Stand-alone wireless communication facilities in excess of 60 feet in height.

4. Dimension Requirements

The Dimension Requirements for PFD (Public Facilities District) as set forth in Section 3-3-5(A) of the City of Goodyear Zoning Ordinance shall apply to the development of the Property, except as modified by this PAD Overlay.

- a. The maximum height shall be increased from 40 feet to 50 feet. Notwithstanding the foregoing, any structure that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration (“FAA”) that the proposed height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.
- b. The 30 foot set back from street side shall apply only to public streets.

5. Development Standards for Commercial Districts

Development of the property shall be in conformance with the Development Standards for Commercial Districts as set forth in Section 3-3-6 (B), except as expressly modified by this PAD. The following additional standards shall apply:

- a. Except as provided herein, buildings with metal or steel exteriors shall be architecturally altered through the construction of veneers, facades, or other architectural treatments and installation of landscaping to minimize the extent of metal surfaces visible from the street. Buildings with metal or steel exteriors that are used for process facilities, chemical storage, process equipment, maintenance, or operations functions do not need to be architecturally altered as provided herein.
- b. Chain link fence is permitted, except along public street frontages, unless otherwise approved in writing by the Development Services Director.

- c. Landscaping is required only in areas accessible to the public and not within the secured water or wastewater treatment process areas. The required landscaping shall be calculated based on the area accessible to the public.
- d. Above ground silos, tanks, and other similar structures that are accessory uses to the primary building and are not occupied may be either freestanding or integrated into a building, up to a maximum height of 60 feet, exclusive of mechanical equipment, screening, and architectural embellishments, which shall be limited to five (5) feet above the height of the silo, tank, or structure. Notwithstanding the foregoing, the maximum height of any above ground silo, tank or similar structure provided for herein that will penetrate a slope of 100:1 from the runway centerline or runway end of an operating airport shall only exceed 40 feet upon a determination by the Federal Aviation Administration ("FAA") that the proposed height presents no hazard to air navigation as evidenced by the receipt of a Determination of No Hazard to Air Navigation issued by the FAA.
- e. Any part of a silo, tank, or similar structure visible from the public way shall be painted to match the primary building.
- f. Uses are restricted to closed buildings, except for automobile and truck service stations, utility treatment process units, and outside storage areas for materials, supplies, fixtures, equipment, vehicles, and treatment process bi-products or similar items that are permitted accessory uses, provided storage areas are screened from view along all public street frontages.
- g. The requirement that all four sides of a building receive consistent architectural treatment shall apply only to administrative buildings.

6. Conflicts

In the event any of these development regulations conflict with those in the City of Goodyear Zoning Ordinance, this document will control.