

Estrella Parcel 12.36 PAD Amendment  
Regulatory Standards Book  
April 2019

**Location:**

Parcel 12.36 is located at the northeast corner of Estrella Parkway and San Miguel in the City of Goodyear (see Figure 1).

**Figure 1**



**Permitted Uses:** The permitted uses are those uses allowed in the R1-4 Residential Zoning District as set forth in the City of Goodyear Zoning Ordinance. The development standards for Single Family Residential Zoning District R1-4 set forth in the City of Goodyear Zoning Ordinance shall apply to this property except as expressly modified below.

Standard	Estrella Parcel 12.36 Standards (PAD – Patio Home)
Minimum Lot Width	50'
Front Yard Setback (Front Facing Garages)	18'
Front Yard Setback (Livable Space)	10'
Side Yard Setback	5'
Rear Yard Setback	15'
Lot Coverage	75%
Maximum Height	30' (2 stories)
Parking	2 spaces off street

These standards are carried over from the Estrella Phase One PAD (Ordinance 87-217).

**Notes:**

1. Unless expressly modified in this document, all development within the property shall comply with the City of Goodyear Zoning Ordinance, adopted May 1999, as amended;
2. Design shall be in conformance with the Estrella Phase One PAD and the Single-Family Requirements of Chapter 2 of the City of Goodyear Design Guidelines.
3. Streetscape Elements: At least **ONE** of the following items will be incorporated into the parcel, as described in the Zoning Ordinance Section 3-2-3:
  - a. Decorative paver driveways
  - b. Porches and Courtyards
  - c. Detached Sidewalks
  - d. Additional design features similar in scope as determined by the Zoning Administrator