

Hillstone Residences at Canyon Trails

FINAL PAD Development Regulations Feb. 1, 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.

Development Standard	Modifications to MF-18 Zoning are noted in bold.
Maximum Density (dwelling units per net acre)	12 du/ac
Maximum Height (Primary and Accessory buildings)	25 ft.
Min. Separation Between Buildings (1-story)	10 ft.
Max. Building Coverage - Overall Site	50%
Min. Recreational Open Space (sq. ft./unit)	400
Min. Building Setbacks (Property Line to Building Wall)	
East (173 rd Avenue)	35 ft.
South (Yuma Road)	35 ft.
North	20 ft.
West	20 ft.
Min. Perimeter Private Landscaped Trail	
East (173 rd Avenue)	20 ft.
South (Yuma Road)	20 ft.
North	20 ft.
West	20 ft.

- (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.