

# **Sparrow Partners – MF-24 with PAD Overlay**

## **Development Regulations**

February 14, 2019

**Permitted Uses:** The permitted uses are those uses allowed in the MF-24 Multifamily Residential Zoning District as set forth in the City of Goodyear Zoning Ordinance.

**Development Standards:** The development standards for MF-24 Multifamily Residential Zoning District shall apply to this Site, except as modified below:

<b>Development Standard</b>	<b>Sparrow PAD</b>
<b>Maximum Building Height</b>	50'
<b>Accessory Building Height</b>	16'
<b>Min. Parking Spaces</b>	243 spaces (1.35/unit)
<b>East and North perimeter setbacks [to garages, carports and uncovered surface parking]</b>	10' to be planted with trees placed 20' on center or in equivalent groupings.

### **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.
2. All uses are subject to Administrative Site Plan review;
3. Design shall be in conformance with the multi-family requirements of Chapter 3 of the City of Goodyear Design Guidelines.
4. Setbacks and buffers along the north and east perimeters of the Site are for non-occupied structures (i.e. garages and covered parking spaces) rather than occupied residential buildings and not visible from the right-of-way. The multifamily residential buildings on the Site are setback substantially from the north and east perimeters of the Site. Thus, no additional setbacks for a non-residential use adjacent to a residential use are required on the adjacent C-2 and/or I-1 properties adjacent to the Site's north and east property lines, respectively. In addition, a 6' tall CMU wall along the east side (adjacent to the I-1 district), and 6'tall view fence along the north and south will be provided.

5. Signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.