

An aerial photograph of a city, likely San Diego, showing a mix of urban development, green spaces, and water bodies. The image is overlaid with a semi-transparent blue filter. Two dark blue rectangular boxes are placed over the image to contain text.

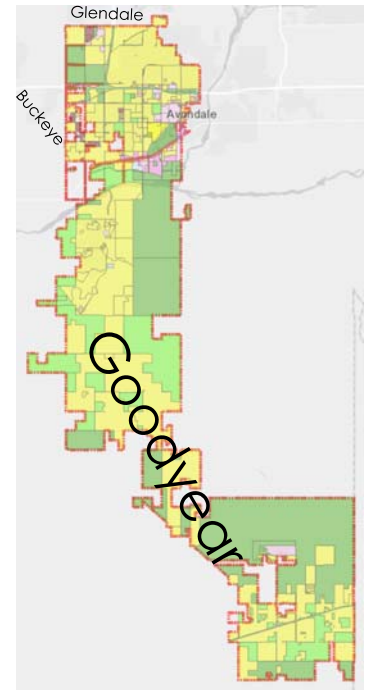
# Commercial Districts Standards - Setbacks Zoning Ordinance Text Amendment

City Council Meeting  
April 27, 2020

# Location



- All of the city of Goodyear
  - Neighborhood Commercial (C-1)
  - General Commercial (C-2)



# Building Setback



- Front Building Setback, from Lot Front:
  - Distance from front property line










\*Images for illustrative purposes only

# Other Municipalities vs. Goodyear



## Commercial Standards (Neighborhood Commercial (C-1) and General Commercial (C-2))

Front Setback From Lot	Front Setback from Right-of-Way (Arterial)
 None  15'  30'	<div>  50'                      50' exception w/i master site plan                 </div> <div>  20'                      Proposed 30' exception w/i unified shopping                 </div>

- Other cities' /town - C-1 and C-2 may have slight differences

# Practical Example

= Shopping  
Center



Commercial (C-1 or C-2) Land Owner



# Practical Example

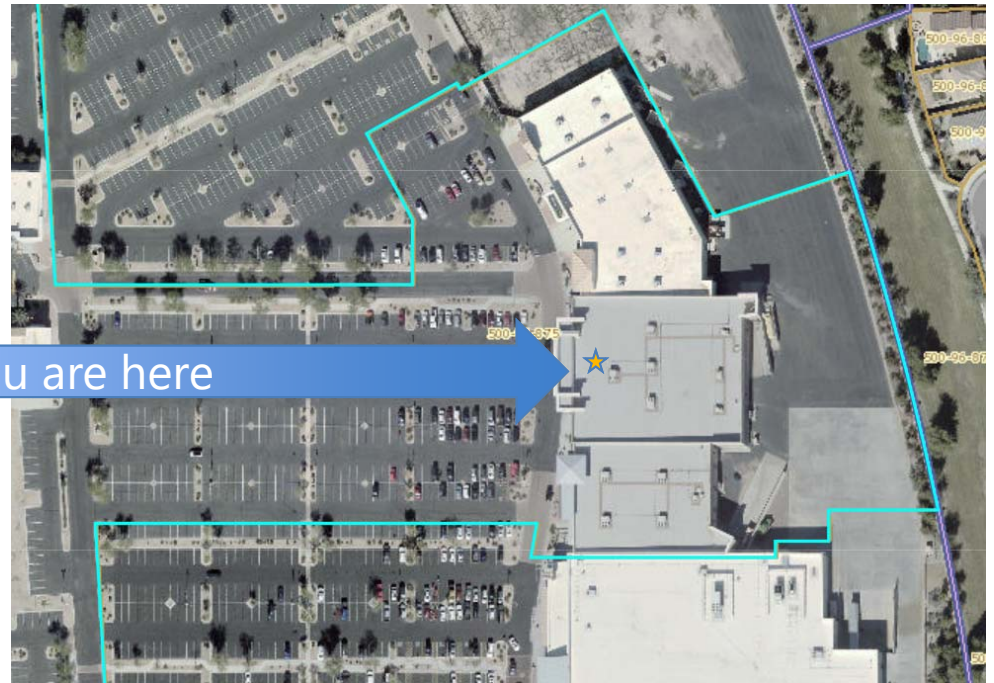
— = Lot Lines



Commercial (C-1 or C-2) Land Owner



You are here



# Practical Example



— = Lot Lines



Commercial (C-1 or C-2) Land Owner



# Practical Example

 = Lot Lines  
 = Proposed Lots



Commercial (C-1 or C-2) Land Owner



# Practical Example

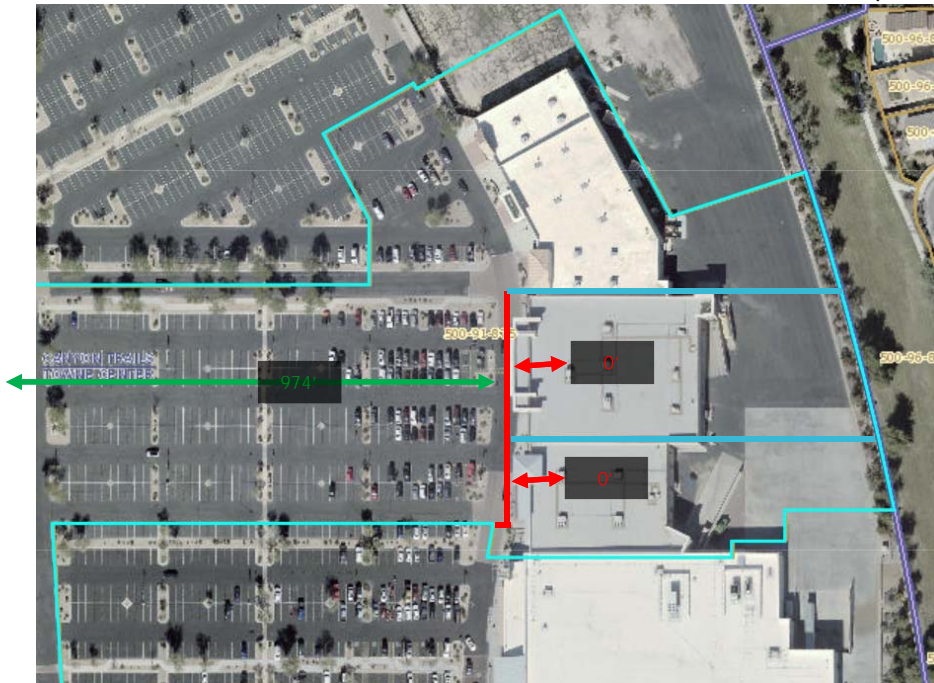
— = Lot Lines



Current

Commercial (C-1 or C-2) Land Owner

Proposed



# Recommendation



- Amend:
  - Zoning Districts (Article 3)
  - Commercial Districts Standards (3-3-6)
  - Dimension Requirements (A)
  - For Neighborhood and General Commercial (C-1) (C-2)
    - No minimum front setback if conditions are met



Thank You!