

RESOLUTION NO. 2020-2066

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING A PUBLIC RECORD THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 1 OF THE ZONING ORDINANCE"; "AMENDING ARTICLE 3 OF THE ZONING ORDINANCE"; AND "AMENDING ARTICLE 6 OF THE GOODYEAR ZONING ORDINANCE".

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DECLARATION OF PUBLIC RECORD

That certain document titled "Amending Article 1 of the Zoning Ordinance," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That a certain document titled "Amending Article 3 of the Goodyear Zoning Ordinance," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That a certain document titled "Amending Article 6 of the Goodyear Zoning Ordinance," a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of rezoning Ordinance No 2020-1470.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Three copies of that certain document titled "Amending Article 1 of the Zoning Ordinance," and that certain document titled "Amending Article 3 of the Goodyear Zoning Ordinance" and that certain document titled "Amending Article 6 of the Goodyear Zoning Ordinance" are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

Georgia Lord, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA

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) ss.

County of Maricopa

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I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2020-2066 is a true, correct and accurate copy of Resolution No. 2020-2066, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____, 20____, at which a quorum was present and, by a _____ vote, _____ voted in favor of said resolution.

Given under my hand and sealed this _____ day of _____, 20____.

seal

City Clerk

EXHIBIT A

AMENDING ARTICLE 1 OF THE GOODYEAR ZONING ORDINANCE

(Attached)

AMENDING ARTICLE 1 OF THE GOODYEAR ZONING ORDINANCE

Section 1-3-1 Amendments Paragraph D Review Process for Amendments to Zoning Map Subparagraph 4(c) is amended to read as follows:

c. If the owners of twenty percent or more of the property by area and number of lots, tracts and condominium units within the zoning area of the affected property file a protest in writing against a proposed amendment, the change shall not become effective except by the favorable vote of three-fourths of all members of the Council. If any members of the Council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the Council, provided that such required number of votes shall not be less than a majority of the full membership of the Council. For the purposes of this subsection, the vote shall be rounded to the nearest whole number. A protest filed pursuant to this subsection shall be signed by the property owners opposing the proposed amendment and filed in the office of the City Clerk not later than 12:00 noon one business day before the date on which the Council will vote on the proposed amendment.

Section 1-3-1 Amendments Paragraph D Review Process for Amendments to Zoning Map Subparagraph 4 is amended to add subparagraph 4(d) as follows:

d. For the purposes of section 1-3-1(D)(4)(c) above, “zoning area” means both of the following:

1. The area within one-hundred fifty (150) feet, including all rights-of-way, of the affected property subject to the proposed amendment or change.
2. The area of the proposed amendment or change.

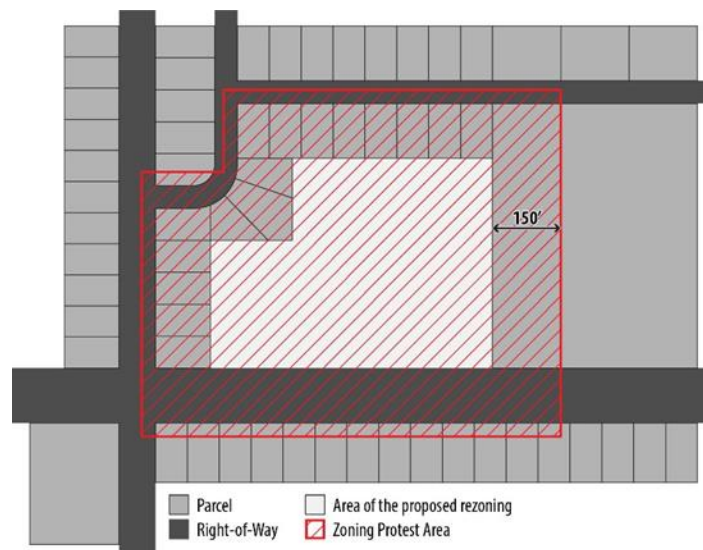


EXHIBIT B

AMENDING ARTICLE 3 OF THE GOODYEAR ZONING ORDINANCE

(Attached)

AMENDING ARTICLE 3 OF THE GOODYEAR ZONING ORDINANCE

Section 3-2-1 PURPOSE Paragraph B Specific Purposes of Residential Districts Subparagraph 4 Multi-Family Residential is amended to read as follows

4. **Multi-Family Residential.** To provide areas for a variety of multiple residence housing types, manufactured home parks and subdivisions, and recreational vehicle parks. These districts also allow for other uses under certain circumstances and allows for other uses when compatible with a multifamily residential environment subject to a Use Permit.

The Multi-Family Residential Districts include:

- MF-12
- MF-18
- MF-24
- MHS -- Manufactured Home Subdivision
- MH/RVP – Manufactured Home or Recreational Vehicle Park

Section 3-2-2 PERMITTED USES, Table 3-2-2: Residential Districts Use Classifications is hereby deleted and replaced with the following:

Table 3-2-2: Residential Districts Use Classifications											
P - Principal Permitted Use; U - Use Permit Use; C - Uses that are permitted if certain conditions are met; AC - Accessory Use that are permitted if certain conditions are met	Single Family						Multi-Family				Additional Use Definitions and Regulations*
	AG	AU	R1-10, R1-7, R1-6	R1-4, R1-C	R1-A	R2	<u>MF-12</u>	MF-18/24	MHS	MH/RVP	
Household Living											
Dwelling, one single family detached	P	P	P	P		P	<u>P</u>				
Dwelling, one single family attached					P		P				
Dwelling, two family (duplex)						P	<u>P</u>				
Dwelling, multiple							<u>P</u>	P			
Detached accessory building	AC	AC	AC	AC	AC	AC	<u>AC</u>				8-2

Table 3-2-2: Residential Districts Use Classifications

P - Principal Permitted Use; U - Use Permit Use; C - Uses that are permitted if certain conditions are met; AC - Accessory Use that are permitted if certain conditions are met	Single Family						Multi-Family				Additional Use Definitions and Regulations*
	AG	AU	R1-10, R1-7, R1-6	R1-4, R1-C	R1-A	R2	MF-12	MF-18/24	MHS	MH/RVP	
Guest ranch and resort	U	U									
An additional single family dwelling for every 20 acres of lot area above the first ten acres	U										
Manufactured home									P	P	3-2-6-A
Recreational vehicle										P	3-2-6-A
Group Living											
Assisted Living Facility						U		U			
Assisted Living Home											
1–6 residents	P	P	P	P	P	P		P	P	P	
7–10 residents, more than 1/4 mile from another Assisted Living Home with 7–10 residents	C	C	C	C	C	C		U			3-2-4-B
7–10 residents, less than 1/4 mile from another Assisted Living Home with 7–10 residents	U	U	U	U	U	U		U			3-2-4-B
Civic and Institutional											
Day care											
Home day care: 1–3 adults or children	AC	AC	AC	AC	AC	AC	<u>AC</u>	AC	AC	AC	3-2-4-A
Home day care: 4–10 adults or children	U	U	U	U	U	U	<u>U</u>	U	U	U	
Day care facility	U	U	U	U	U	U	<u>U</u>	U	U	U	
Home business, other than home day care	AC	AC	AC	AC	AC	AC	<u>AC</u>	AC	AC	AC	3-2-4-A
Hospital and related uses								U			
Parks, playgrounds and other recreational facilities including accessory eating and drinking establishments which many not be located closer than 100 feet to	P	P	P	P	P	P	<u>P</u>	P	P	P	

Table 3-2-2: Residential Districts Use Classifications

[illegible]

Section 3-2-5 DEVELOPMENT STANDARDS FOR THE MULTI-FAMILY DISTRICT is hereby deleted and replaced with the following:

SECTION 3-2-5 DEVELOPMENT STANDARDS FOR THE MULTI-FAMILY DISTRICT

Table 3-2-5 prescribes the development standards for all Multi-Family Residential Districts. Additional development standards for multi-family residential districts follow this table.

TABLE 3-2-5 MULTI-FAMILY RESIDENTIAL DISTRICTS						
Districts	MF-12	MF-18	MF-24	MHS	MH / RVP (spaces)	
Maximum Density in Du/Ac	12	18	24	5	10	22
Minimum lot Width	200	200 ft.	100 ft.	60 ft.	50 ft.	28 ft.
Minimum lot depth	N/A	N/A	N/A	100 ft.	60 ft.	40 ft.
Maximum Height (ft.)	25	30	40	20	20	
Accessory building (ft.)	12	12	12	12	12	
Maximum Building coverage	50%	50%	50%	N/A	N/A	
Minimum Setbacks						
Front (ft.)	30	30	30	20	10	
Street Side (ft.)	20	30	30	15	10	
Side except for street side (ft.)	20	30	20	5	10	5
Total Both Sides (ft.)	40	60	40	10	20	10
Rear (ft.)	30	30	30	25 ft.	10 ft.	5 ft.
Minimum setback from single- family residential zoning						
Building Height 20 feet or less (ft.)	30	30	30	30	30	
Building Height Between 20 and 30 feet (ft.)	50	50	50	N/A	N/A	
Building Height greater than 30 feet (ft.)	N/A	50 feet + 5 feet for every foot over 30'	50 feet + 5 feet for every foot over 30'	N/A	N/A	
Recreational Open Space (sq. ft./d.u.)	400	400	400	400	400	150
Private Outdoor Open Space (sq. ft./d.u.)	200	60	60	N/A	N/A	

The following development standards apply to all Multi-Family Residential Districts,

A. All uses, are subject to Site Plan review.

B. Open Space requirements:

- a. Recreational open space is that portion of a project site not divided into individual lots and made available to residents for the purpose of outdoor living space for residents and may include lawn areas, walkways, sitting areas, courtyards, pools, and outdoor recreation facilities. Buildings, structures, or other impervious surfaces devoted to recreation or common open space uses shall be considered as open space. This space shall be the central focus of the project and must be easily accessible by the occupants. Driveways, parking areas, and required yard areas shall not be considered as outdoor living area.
- b. Private outdoor open space is that portion of the unit devoted to outdoor recreational use by the individual resident(s) of the unit or lot. This area is provided in addition to the recreational open space. Private outdoor space shall be provided in the form of private yards, patios, or balconies. The minimum length and the minimum width of patios and balconies shall be six (6) feet.
- c. Required yards and landscaping setback areas fronting onto public streets shall be entirely landscaped except for necessary driveways and walkways. Parking is not permitted within the required setback area, including driveway area.
- d. No more than fifty (50) percent of the required front yard landscaped area or any other street frontage area may be used for storm water retention purposes. Side slopes of basins shall not exceed a 6:1 slope. The maximum side slope ratio shall be 4:1 ratio.

C. Relationship of Project to Surrounding Land Uses:

The relationship between a multi-family, manufactured/mobile home or recreational vehicle park project and adjacent land uses shall take into account the type of adjacent uses, building scale, density, and building heights. Particular sensitivity shall be displayed to the relationship between a multi-family project and adjacent residential uses of lesser density to minimize the impact on those less dense areas.

- a. Individual design situations may dictate additional conditions or considerations to minimize the impact of a multi-family, manufactured/ mobile home or recreational vehicle park development on adjacent residential uses through the imposition of one or more of the following design considerations:
 - (1) use of one-story buildings;
 - (2) additional landscaping to serve as buffer area;
 - (3) wider setbacks from property line;

- (4) modify orientation of buildings;
 - (5) modify the orientation of windows and balconies;
 - (6) provide screen walls
- b. Common recreation facilities in a project shall be located to minimize the intrusion of noise on adjacent residential areas.
- c. Pedestrian and visual linkages shall be made between a project and off-site amenities.
- d. The project shall be designed to minimize negative traffic impacts on the surrounding uses.

EXHIBIT C

AMENDING ARTICLE 6 OF THE GOODYEAR ZONING ORDINANCE

(Attached)

AMENDING ARTICLE 6 OF THE GOODYEAR ZONING ORDINANCE

Section 6-2-2 Residential Vehicular Access Paragraph A DRIVEWAYS is hereby deleted in its entirety and replaced with the following:

A. *DRIVEWAYS.*

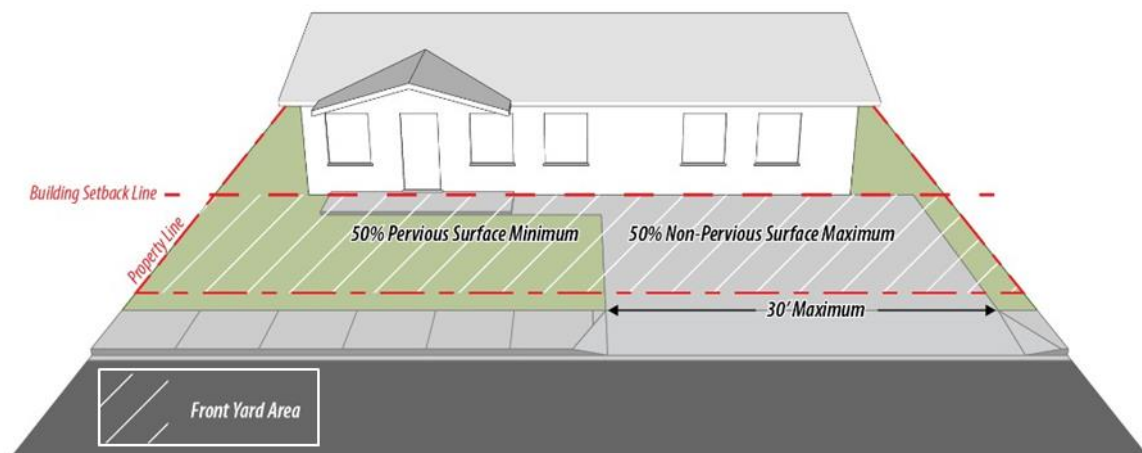
1. An improved residential driveway shall be provided between a public or private street or alley and a garage, carport or other parking space. The driveway shall be **paved**, except as provided in Subsections 10 and 11 below, and shall not be less than twenty (20) feet in length, as measured from the back of sidewalk, or right-of-way line if no sidewalk is provided, to the front face of a garage or carport.
2. Driveways which provide access from a garage to an alley may be less than twenty (20) feet in length, provided that the total width of the alley and the total length of the driveway combine to provide a minimum length of twenty-three (23) feet for the maneuvering area.
3. Driveways shall connect to a public or private street, or may connect to a public or private street by an alley.
4. RESERVED.
5. When a shared driveway is utilized, the driveway shall be constructed so as to deflect drainage away from contiguous private lots or parcels.
6. The maximum or total defined driveway width may be expanded to accommodate floor plans that offer a combination of both front and side loading garages.
7. The total or maximum width of the driveway within the front yard for lots that are one hundred (100) feet wide or less shall be thirty (30) feet or fifty (50) percent of the lot width, whichever is less. **Paved** areas contiguous to a driveway and in excess of one hundred (100) square feet in size shall be considered part of the driveway for the purposes of this provision.
8. For lots that exceed one hundred (100) feet in width, the total or maximum driveway width shall be forty (40) feet. In no case shall the front yard exceed a total of forty-five (45) percent of improved **paved** surface **Paved** areas attached contiguous to the a driveway and in excess of one hundred (100) square feet in size shall be considered part of the driveway for the purposes of this provision.

9. Lots that exceed one hundred (100) feet in width may incorporate a front yard circular drive provided the maximum driveway width is forty (40) feet. In no case shall the front yard exceed a total of forty-five (45) percent of **paved** surface (concrete, asphalt or masonry). **Paved** areas contiguous to a driveway and in excess of one hundred (100) square feet in size shall be considered part of the driveway for the purposes of this provision.

10. Residential lots in the Agricultural (AG) District accessed from a **paved** street shall include a **paved** apron that extends from the street a minimum of twenty (20) feet or to the edge of the public right-of-way, whichever is greater. The driveway may be **paved** or may contain a stabilized surface of two (2) inches of aggregate over four (4) inches of compacted soil properly treated to prevent dust, and shall extend from the apron to the **paved** parking spaces as prescribed in Section [6-3-2-C](#).

11. Driveways on residential lots in the Agricultural Urban (AU) and Agricultural (AG) Districts accessed from an unpaved street may be **paved** or may contain a stabilized surface of two (2) inches of aggregate over four (4) inches of compacted soil properly treated to prevent dust, and shall extend from the roadway to the **paved** parking spaces as prescribed in Section [6-3-2](#).

12. **Paved**, or other non-pervious surfaces shall not comprise more than fifty (50%) of the required front yard setback area for any residentially zoned lot. The balance of the required front yard setback area shall be pervious surfaces such as grass, soil, or gravel or rock that effectively absorbs or infiltrates water across the entire surface. No motor vehicle shall be parked in a front yard, except on a **paved** driveway.



Article 6-3 PARKING DESIGN STANDARDS is hereby amended to add Section 6-3-4 Parking Structures as follows:

6-3-4 Parking Structures

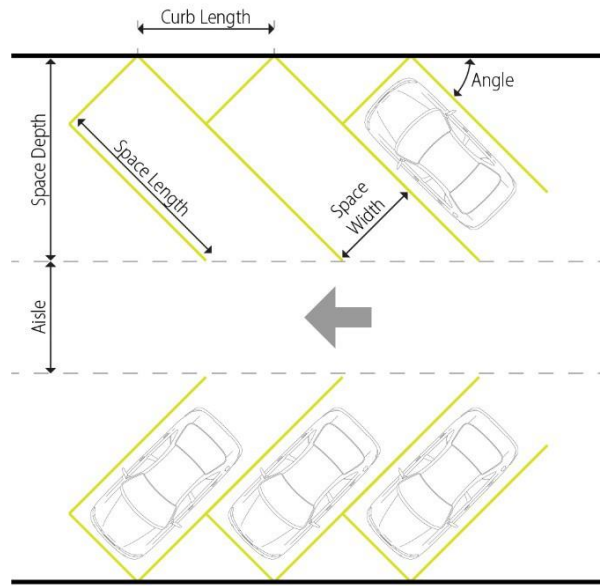
A. *LOCATION*. **Parking structures** may be located in all Multi-family, Commercial, Industrial and in areas within P.A.D. zoning districts that are not designated for single-family residential development.

B. *DEVELOPMENT STANDARDS*. **Parking structures** shall conform to all principal building development standards, including setbacks, building heights, and lot coverage applicable to the zoning district in which **parking structures** are located.

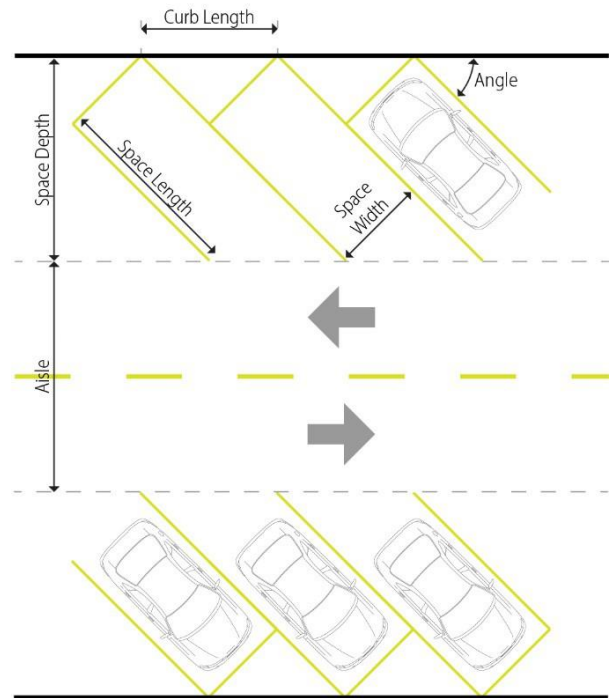
C. *DIMENSIONS*. Dimensions for parking spaces and maneuvering aisles shall meet the following minimum dimensions:

PARKING STRUCTURES - SPACE AND AISLE DIMENSIONS				
PARKING ANGLE	SPACE WIDTH	SPACE DEPTH	ONE-WAY AISLE WIDTH	TWO-WAY AISLE WIDTH
Parallel or 0°	9' 0"	9' 0"	12'	20'
30°	9' 0"	17' 6"	11'	20'
40°	9' 0"	19' 0"	12'	22'
45°	9' 0"	20' 0"	13'	24'
50°	9' 0"	20' 6"	15'	24'
60°	9' 0"	21' 0"	18'	24'
70°	9' 0"	21' 0"	19'	24'
90°	9' 0"	18' 0"	24'	24'

One Way



Two Way



D. *ADDITIONAL STANDARDS*: All **parking structures** shall be designed to meet the following additional development and design standards:

1. **Parking structures** shall be designed to complement adjacent or integrated primary buildings by incorporating architectural details, colors and materials of the building(s) served, with specific focus on street level facades and circulation elements exposed to and utilized by pedestrians. The level of design enhancements required below shall be determined based on the location of the **parking structure**, its exposure to the view of the general public, the context of the site and other relevant project criteria;
2. On facades that face rights-of-way or other public areas, **parking structures** shall incorporate artistic elements, decorative panels, art screens, or other methods to deemphasize the appearance, massing, and scale of the **parking structure**;
3. Decorative panels for elevated levels of **parking structures** shall be solid and a minimum height of 42 inches above the parking surface to screen parked vehicles from adjacent streets and buildings;

4. Vehicles on the ground level shall be screened from adjacent public street frontages by a minimum 36-inch wall which should include variations in color, texture, and/or materials, or landscaping that, upon maturity, establishes similar levels of opaqueness in screening; and
5. Decorative panels and architectural elements shall use durable materials to prevent wear including, but not limited to, formed concrete, textured masonry, iron, steel, copper, aluminum, glass block, and brick.