

EXHIBIT A

Innovation Centre – PAD Overlay

The Innovation Centre Planned Area Development overlay is based on the development of three distinct Districts to create a compatible masterplan that accomplishes the objectives of the General Plan. The following development standards shall apply to the Innovation Centre Planned Area Development. Where this section is silent on a standard or requirement, the applicable section of the City of Goodyear Zoning Ordinance shall apply.

A. Development Standards

i. General Development Standards.

- a. Development in District A – Commerce Park District shall comply with Article 3-4-3 of the Zoning Ordinance for the Light Industrial (“I-1”) District, except as modified below.
- b. Development in District B – Commercial/Retail and Entertainment District shall comply with Article 3-3-6 of the Zoning Ordinance for the General Commercial (“C-2”) District, except as modified below.
- c. Development in District C – Office/Employment District shall comply with Article 3-3-6 of the Zoning Ordinance for the General Commercial (“C-2”) District, except as modified below.

Standard	District A	District B	District C
Maximum Height	40/60/70/150 feet ^[1]	56 feet	56 feet
Minimum Lot Area	1 acre	10,000 sf	10,000 sf
Minimum Lot Width	150 feet	150 feet	150 feet
Max. Lot Coverage	50%	50%	50%
Minimum Setbacks			
Street Side	30 feet	30 feet	30 feet
Property Line	30 feet	0 feet	0 feet
South (Canal)	100 feet	N/A	30 feet

[1] Within District A the maximum building height shall be limited to 40 feet within 100 feet of the southern property line, 60 feet within 175 feet of the southern property line, 70 feet within 250 feet of the southern property line, and 150 feet within the area depicted on Exhibit C – Building Height Exhibit.

- ii. Landscaping Standards. Landscaping in all Districts shall comply with Article 5-1 of the Zoning Ordinance, except as modified below.
 - a. Within District A, there shall be a minimum 50-foot landscaping setback along the southern property line, adjacent to the canal.
 - b. Within District A, as shown on page 32 of the design guidelines, a driveway may be located within the total required 30’ front landscaping setback.

- iii. Parking Standards. Off-street parking and loading requirements for each District shall comply with Article 6 of the Zoning Ordinance, except as modified by the additional requirements in the Design Standards section of this PAD.
- iv. Walls and Fence Standards. Walls and fences within each District shall comply with Article 5-2 of the Zoning Ordinance, except as modified by the additional requirements in the Design Standards section of this PAD.
- v. Signage Standards. Signs in all Districts shall comply with Article 7 of the Zoning Ordinance.
- vi. Lighting Standards. Landscaping in all Districts shall comply with Article 5-1 of the Zoning Ordinance, except as modified by the additional requirements in the Design Standards section of this PAD.
- vii. Loading Standards. Loading docks, truck parking, and roll-up doors shall be screened from view by a minimum 8-foot wall.

B. Permitted Land Uses

The permitted land uses within all Districts of the Innovation Centre Planned Area Development are based upon the Commercial Office (“C-O”), Neighborhood Commercial (“C-1”), C-2, CBD, and I-1 zoning districts. Permitted principal, accessory, use permit and temporary land uses are permitted as follows.

P = Permitted as a Principal Use

A = Permitted as an Accessory Use

U = Permitted only upon securing a Use Permit

S = Permitted only upon securing a Special Use Permit

C = Permitted with Conditions

X = Not Permitted

Land Use	District A	District B	District C
Adult Bookstore/Novelty Store/Theatre/Live Entertainment	X	X	X
Ancillary uses intended to serve employees or visitors of the principal use such as, restaurants, snack bars, cafeterias, gift shops, or similar retail uses	P	P	P
Automobile sales, leasing	P	P	X
Automobile service stations	A	P	X
Automotive Repair and Upholstering	X	X	X
Banks and financial institutions	P	P	P
Bar/cocktail lounge	C ^[1]	P	P
Brewpub	P	P	P
Bus terminals	X	X	X

Land Use	District A	District B	District C
Business and professional offices	P	P	P
Car wash and minor automotive repair for vehicles	A	U	X
Carpet and rug cleaning services	X	X	X
Churches	P	P	P
Cleaning and dying plants	X	X	X
Convenience use	U	U	X
Costume rentals	X	X	X
Crematory	X	X	X
Cultural facilities for the arts, such as dance, theater, art, music	P	P	P
Day care (elderly or youth)	X	P	X
Drive-in and drive-through facilities	P	P	X
Dwelling for a watchman or caretaker employee on the premises	U	X	X
Employment agency	P	P	P
Entertainment establishments, general	P	P	P
Equipment rental	P	X	X
Exhibition hall and convention facilities	P	P	P
Express office, including railway	X	X	X
Facilities and storage areas incidental to a construction project	A	A	A
Fine arts studios	P	P	P
Food Bank	X	X	X
Frozen food lockers	X	X	X
Funeral home	X	X	X
Fur cleaning and storage	X	X	X
Governmental offices, libraries, auditoriums, museums, and amphitheaters	P	P	P
Health club	P	P	P
Hospitals and health care facilities which may include assisted living facilities	U	U	U
Hotels and motels	X	P	P
Institutions of a religious, educational or philanthropic nature; private clubs, lodges, or fraternal organizations	U	U	U
Key and lock service	X	X	X
Land Reclamation	X	X	S
Large Retail User	P	P	X
Manufacturing, assembling, and processing	P	X	X
Massage Establishment, Tattoo Studio and Body Piercing Studio	X	X	X

Land Use	District A	District B	District C
Medical laboratories, excluding animal research	P	X	P
Medical Marijuana Cultivation Location	X	X	X
Medical Marijuana Dispensary	X	X	X
Medical offices or clinics	P	P	P
Microbrewery	P	P	X
Mobile Home and RV Sales	X	X	X
Non-Chartered Financial Institution	P	P	P
Offices	P	P	P
Outdoor seating for food and drinking establishments	P	P	P
Outdoor storage	C ^[2]	X	X
Parking lot, structure or garage	P	P	P
Pawn Shop	X	X	X
Personal and household services such as barber, hair stylist, beauty salon, clothing alterations, dry cleaners, furniture and appliance repair, copy shops, self-service laundry, shoe repair shops, without drive-through facilities	P	P	X
Professional services, such as bonding company, brokerage firm, credit bureau, messenger service, public relations consultant, real estate office, title insurance company or travel bureau	P	P	P
Plumbing shop	P	X	X
Portable Storage Containers	A	A	A
Private business, professional and trade schools	P	X	P
Public utility facilities	P	P	P
Restaurants	C ^[1]	P	P
Retail stores	P	P	X
Scientific or research laboratories	P	P	P
Second hand stores	X	X	X
Seed and feed, retail and sales office	X	X	X
Sign painting shop	X	X	X
Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes	P	X	X
Taxidermist	X	X	X
Temporary construction offices	A	A	A
Typewriter and business machine sales and repair	X	X	X
Veterinary Hospitals and animal boarding facilities	C ^[3]	C ^[3]	C ^[3]
Veterinary Offices	P	P	P
Warehouse, wholesale, or distribution facility	P	X	X
Window glass installation shops	P	X	X

Conditions of specific land uses:

[1] Restaurants, bars and cocktail lounges – permitted as a primary use except that live music or entertainment shall only be allowed as an accessory use if the facility is located a minimum of 300' from the property line of any residentially zoned or designated property. All noise generated by live music or entertainment shall be fully contained within the indoor space occupied by the bar or cocktail lounge.

[2] Outdoor storage – permitted as an accessory use provided that it is conducted within an area enclosed or screened from view by a solid masonry wall on all sides and the height of the storage materials does not exceed the height of the wall.

[3] Veterinary hospitals – permitted as a primary use except that activities as such facilities are conducted entirely indoors, except for supervised and controlled outdoor exercise areas; the facilities are constructed to prevent objectionable noises and odors outside the walls of the office; there shall be no outdoor kennels; and there shall be no direct outside exit from any room containing kennels.

Note:

The Zoning Administrator or their designee may determine similar land uses to those listed in this section. In all Districts, accessory uses of land or structures customarily incidental to one of the permitted principal land uses shall be permitted.