

**RESOLUTION NO. 2020-2087**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 3 OF THE 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 a certain document titled "Amending Article 3 of the Goodyear Zoning Ordinance," a copy of which is attached hereto as Exhibit A, 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. 2020-1476.

SECTION 3.     COPIES FILED WITH THE CITY CLERK

Three copies of that certain document titled "Amending Article 3 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

## STATE OF ARIZONA

)

) ss.

County of Maricopa

)

Given under my hand and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

seal

City Clerk

EXHIBIT A

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	MF-12	MF-18/24	MHS	MH/RVP	
Household Living											
Dwelling, one single family detached	P	P	P	P		P	P				
Dwelling, one single family attached					P		P				
Dwelling, two family (duplex)						P	P				
Dwelling, multiple							P	P			

**Table 3-2-2: Residential Districts Use Classifications**

<b>P - Principal Permitted Use;</b> <b>U - Use Permit Use;</b> <b>C - Uses that are permitted if certain conditions are met;</b> <b>AC - Accessory Use that are permitted if certain conditions are met</b>	Single Family						Multi-Family				<b>Additional Use Definitions and Regulations*</b>
	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	
Detached accessory building	AC	AC	AC	AC	AC	AC	<u>AC</u>				<a href="#">8-2</a>
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	<a href="#">3-2-6-A</a>
Recreational vehicle										P	<a href="#">3-2-6-A</a>
<b>Group Living</b>											
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			<a href="#">3-2-4-B</a>
7–10 residents, less than 1/4 mile from another Assisted Living Home with 7–10 residents	U	U	U	U	U	U		U			<a href="#">3-2-4-B</a>
<b>Civic and Institutional</b>											
Day care											
Home day care: 1–3 adults or children	AC	AC	AC	AC	AC	AC	<u>AC</u>	AC	AC	AC	<a href="#">3-2-4-A</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	<a href="#">3-2-4-A</a>

### Table 3-2-2: Residential Districts Use Classifications

<b>P - Principal Permitted Use;</b> <b>U - Use Permit Use;</b> <b>C - Uses that are permitted if certain conditions are met;</b> <b>AC - Accessory Use that are permitted if certain conditions are met</b>	Single Family						Multi-Family				<b>Additional Use Definitions and Regulations*</b>
	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	
Hospital and related uses								U			
Parks, playgrounds and other recreational facilities including accessory eating and drinking establishments which may not be located closer than 100 feet to any adjacent residential use or district.	P	P	P	P	P	P	<u>P</u>	P	P	P	
Public utility facility to serve immediate area, excluding office facilities and maintenance yards	U	U	U	U	U	U	<u>U</u>	U	U	U	
Temporary office, construction sheds, storage, and similar uses incidental to a construction project, which shall be removed upon completion or abandonment of the construction work.	P	P	P	P	P	P	<u>P</u>	P	P	P	
Model Home Complex	P	P	P	P	P	P	<u>P</u>	P	P	P	
Uses of land or structures customarily incidental and subordinate to one of the principal uses	AC	AC	AC	AC	AC	AC	<u>AC</u>	AC	AC	AC	
<b>Agriculture</b>											
Agricultural uses and buildings for commercial	P										
Agricultural uses and buildings for non-commercial gain	P	P									
Animal Keeping	C	C									<a href="#">3-2-4-C</a>
Dairies, egg and poultry farms for commercial gain.	U										<a href="#">3-2-4-D</a>



**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	



TABLE 3-2-5 MULTI-FAMILY RESIDENTIAL DISTRICTS						
Recreational Open Space (sq. ft./d.u.)	400	400	400	400	400	150
Private Outdoor Open Space (sq. ft./d.u.)	<u>200</u>	<u>60</u>	<u>60</u>	<u>N/A</u>	<u>N/A</u>	

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.