

Cascade Falls at Canyon Trails

MF-24 with PAD Overlay

Development Regulations

September 2020

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:

Development Standard	PAD
Min. Building Setback (Rear Yard – North Perimeter)	Building Height 20 feet or less = 30 feet Building Height 21 feet to 30 feet = 50 feet Building Height Greater than 30 feet = 50 feet plus 5 feet of additional building setback for each foot of building height over 30 feet at the point where such additional building height occurs.
Accessory Building and Carport Setback (North Perimeter).	A minimum building setback of 25' for trash enclosure and minimum building setback of 15' for carports. The trash enclosure shall be located proximate to the northwest corner of the Site. The trash enclosure shall be at least 150' away from residential lots with existing single-family homes.
Min. Building Setback (West Side Yard - Interior Setback)	The West Perimeter Setback shall be 15' minimum.
Landscape Buffer (north perimeter)	A ten (10) foot wide landscape strip, planted with one (1) tree every (20) linear feet, shall be required along the common property line or equivalent grouping on the north side of trash enclosure, extending 150' from the west property line. Trees shall be low water use species, as per the Arizona Department of Water Resources.

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 multifamily requirements of Chapter 3 of the City of Goodyear Design Guidelines, except as follows:
 - i. Residential buildings may have external downspouts when used as a matching design element.
 - ii. Carport roofs may be sloped and will be designed to complement residential structures.
 - iii. Site wall style shall match existing walls in the Canyon Trails area
 - iv. The multi-family development will bear the name of the master plan such as “<Multifamily Project Name> at Canyon Trails.”
 - v. Color schemes should add interest and variation to buildings on the site. At least two (2) base colors and three (3) accent colors/materials shall be used throughout the site. The combination of base colors and accent colors/materials shall be used in a manner which creates a minimum of 4 (four) unique building schemes throughout the site. A variation in roof height is encouraged.
4. Signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.