

**Lakin Park Bungalows
PAD Overlay Book
August 2021**

OVERVIEW

Lakin Park Bungalows is an approximate 20.2 gross acre Property providing for multi-family development.

PERMITTED USES

Multi-Family Zone -- Permitted Uses

The permitted uses for Multi-Family Residential MF-24 zoning district as set forth in the Zoning Ordinance shall apply to the Property except as modified below:

The following use is added as a principal permitted use:

Single-family for rent apartments

DEVELOPMENT STANDARDS

Multi-Family Zone -- Development Standards

The development standards for the Multi-Family Residential MF-24 zoning district as set forth in the City of Zoning Ordinance shall apply to the development of the Property except as the minimum rear yard setback which will be 20' per this PAD overlay. All required setbacks 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.

Application of Zoning Ordinance

All applicable standards and requirements set forth in the Zoning Ordinance, including, but not limited to, property improvement standards, City of Goodyear Design Guidelines, parking requirements, sign regulations and lighting requirement shall apply to the development of the Property except as modified with this PAD Overlay.

Multi-family (MF-24)

If the multifamily parcel develops with a single family for rent product, the following additional design guidelines shall apply:

- Three different exterior paint color schemes shall be provided.
- Three different roof colors shall be provided.