

Exhibit “C”
VIRTUA CITRUS
PAD OVERLAY
(February 2022)

DEVELOPMENT REGULATIONS

C-2 (GENERAL COMMERCIAL) WITH PAD OVERLAY

PERMITTED USES

All uses in the C-2 (General Commercial) Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance except as follows:

Additional Permitted Uses:

- Indoor storage of contractor material and supplies
- Manufacturing, assembling and processing of previously prepared material
- Mini-storage and RV Storage⁽¹⁾
- Minor vehicle repair, but not including engine and transmission rebuilds or body and paint work
- Outdoor storage as an ancillary use

Additional Prohibited Uses:

- Adult businesses
- Outdoor uses and storage of material as a primary use
- Parking lot or garage as a primary use
- All medical marijuana uses and cannabis sales

(1) Additional regulations apply to this use

DEVELOPMENT STANDARDS

The Development Standards for C-2 (General Commercial) Zoning District shall apply to this Property, except as modified below:

ADDITIONAL REGULATIONS

General

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 permitted uses are subject to Administrative Site Plan review.
3. Approval of a comprehensive sign package for the Property shall be required prior to issuance of any sign permits.

Specific

1. The maximum building height for any structure on the Property shall be 40 feet.
2. The following requirements apply to the development of a Mini-storage and RV Storage Facility:
 - a. Windows or faux windows, if installed, shall not be mirrored in a manner that causes glare or reflection.
 - b. All windows/doors shall be tinted. The interior contents, decorations and interior storage unit doors (or replica unit doors) shall not be visible from the exterior of the building in any direction. The interior of the building should not be visible from any public street with the exception of the public office/customer entrance.
 - c. The hours of operation shall fall between 5:00 a.m. and 10:00 p.m. Monday – Sunday.
 - d. Any sliding gates installed shall be screened in an architecturally designed manner which shields the interior storage from the public view. PVC, vinyl, or similar slats inserted into a gate does not constitute an architecturally designed manner.
 - e. If RV Storage is provided, the RV storage area shall be fully screened from street views and from Canada Village by a six (6) foot wall constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main building on the site
3. All outdoor storage facilities shall be fully screened from street views and from Canada Village by a six (6) foot wall constructed of slump block, brick, or masonry with a stucco or mortar wash finish designed to match the main building on the site
4. Except as expressly provided herein to the contrary, all uses conducted on the Property shall be conducted within completely enclosed buildings
5. A minimum 26-foot wide landscape buffer shall be provided along the western boundary of the Property. The landscape buffer shall include a minimum 20-foot wide landscape buffer along the western boundary of the Property, which is or will be encumbered by a sewer easement, and 6-foot wide landscape buffer along the eastern boundary of the 20-foot wide landscape buffer. The 20-foot wide buffer shall include landscaping as allowed under the City's Engineering Design Standards and Policies over a sewer easement. Within the 6-foot wide landscape buffer, 24-inch box trees shall be planted 20-foot on center immediately adjacent to the eastern boundary of the

20-foot wide buffer and to east of these trees a Green Hopseed Hedge (*Dodonea viscosa*) shall be planted six-foot on center.

6. The Green Hopseed Hedge planted within the 6-foot wide landscape buffer shall be allowed to grow, and then be maintained at, a minimum height of eight feet. Four signs, with a minimum size of two square feet and posted at a height of five feet, shall be evenly placed on the eastern side of the hedge. The signs shall clearly state, in both English and Spanish, that the hedge is to be maintained at a height of eight feet.
7. Loading bays and docks may not face west unless screened by walls and landscaping in addition to the walls and landscaping within the landscape buffer along the western boundary of the Property.

Architecture

1. Building architecture shall comply with the city of Goodyear Design Guidelines Manual except as modified herein:
 - a. Each building shall have four-sided architecture. Exterior walls shall use a combination of materials and colors to create interesting building elevations that continue to enhance the theme of the Project architecture. Materials shall include natural stone, precast concrete, cast-in-place concrete, brick, colored and textured CMU or an exterior insulation finish system (EIFS). If EIFS is used, a wainscot of higher quality material shall be incorporated for aesthetic and durability purposes; wood shall not be used. Building detail should reflect the clean contemporary order of the architecture.