

Parking Requirements

The Parking Requirements under the GSQ PAD have been substantially reduced. A comparison between what would be required under the Goodyear Zoning Ordinance and what the reduced requirements allow in the GSQ PAD is set forth below.

Land Use	Existing Minimum City Parking Requirements: The requirements set forth in Article 6 of the Zoning Ordinance	PAD Requested Minimum Parking Requirements: The requirements set forth in Article 6 of the Zoning Ordinance shall apply to the development of the PAD Property except as follows. The following parking ratios shall apply unless modified by an approved Mixed-Use Shared Parking Program in which case the provisions in the Mixed-Use Shared Parking Program shall apply as applicable.
Limited-Service Hotel with no dining or bar facilities	1 space per room or suite of rooms 1 10 x 75-foot space for each 25 rooms for truck trailers and recreational vehicles Meeting rooms, restaurant and drinking establishments open to the public calculated separately	0.80 space/1 room
Hotel	1 space per room or suite of rooms 1 10 x 75-foot space for each 25 rooms for truck trailers and recreational vehicles	1.0 space/1 room

	Meeting rooms, restaurant and drinking establishments open to the public calculated separately	
Residential, Multi-family and Mixed-Use	Efficiencies, studios: 1 space per dwelling unit One bedroom: 1.5 spaces per dwelling unit Two or more bedrooms: 2 spaces per dwelling unit Townhomes: 2 spaces per dwelling unit Single family: 2 enclosed* spaces per dwelling unit, side-by-side or tandem (*6-3-2-C) Two family: 2 enclosed spaces per dwelling unit, side-by-side or tandem	Parking of Multi-family Residential within the Mixed-Use categories shall be in accordance with the below parking standards. Notwithstanding the foregoing, further-reduced per dwelling unit parking standards may be adopted subject to modifications required by city staff if such reduced standards are supported by an independent 3rd party parking consultant's data-based study, a letter of recommendation for such lower parking/dwelling unit ratios and parking related design standards as approved by the Zoning Administrator or his/her designee. In addition to the aforementioned items, the following parking standards shall apply: 1) Covered parking may be located within an enclosed garage, carport, tuck under, canopy, or a combination thereof.

		2) Garaged parking may be configured as side-by-side or as tandem spaces. .90 space/efficiency and 1-bedroom unit 1.4 spaces/2-bedroom unit 1.9 spaces/3-bedroom unit .10 guest space per every unit Tandem parking, to satisfy required parking, shall require a Parking Plan; tandem spaces in excess of required parking are permitted without a Parking Plan.
Restaurant	1 space per 50 sq. ft. indoor dining/seating floor area 1 space per 150 sq. ft. kitchen and employee service areas 1 space per 150 sq. ft. of outdoor serving (patio) area	An isolated sit-down restaurant that is not adjacent to non-restaurant uses shall provide parking in accordance with Section 6-4-2 of the Zoning Ordinance (except the ratio for outdoor serving (patio) areas shall be 1 space per 250 sq. ft.) until such restaurant becomes adjacent to non-restaurant uses whereupon it shall provide parking in accordance with the following: 1 space/50 sq. ft. of indoor seating area only and 1 space/250

		sq. ft. for outdoor servicing (patio) areas. An isolated fast casual (counter order) in-line restaurant and/or fast food restaurant that is not adjacent to non-restaurant uses shall provide parking in accordance with Section 6-4-2 of the Zoning Ordinance (except the ratio for outdoor serving (patio) areas shall be 1 space/65 sq. ft. of indoor seating area only and 1 space/250 sq. ft. for outdoor serving (patio) areas. Note: Seating areas within or adjacent to any common area open spaces shall not be required to provide additional parking above what is required for indoor dining areas.
General and Professional Office	1 space per 300 sq. ft. floor area	3.2 spaces/1,000 sq. ft. Tenant Leasable Building Area
Retail	1 space per 300 sq. ft. floor area	3.33 spaces/1,000 sq. ft.
Dog Park	N/A	0 spaces
Health Club	1 space per 150 sq. ft. indoor floor area, excluding courts, which require 2 spaces per court	1 Space/100 sq. ft. of indoor floor area
Medical related and ancillary uses (storage, assembly, etc. as	Assisted living facility: 0.75 spaces per unit	In accordance with Section 6-4-2.E for manufacturing,

described in the above Permitted Uses Table)	Hospitals: 1 space per 400 sq. ft. indoor floor area Medical or dental offices and out-patient: 1 space per 150 sq. ft. indoor floor area Nursing home: 1 space per 400 sq. ft. indoor floor area	assembly processing
Family Activity Center	1 space per 150 sq. ft. gross floor area used for recreational activities plus ancillary use requirements	4.5 spaces/1,000 sq. ft. of indoor floor area
Theater	1 space for every 3 patron seats	1 space/3.5 seats
Automotive Sales and Rental	1 space per 375 sq. ft. indoor floor area of sales and service building, but not less than 4 spaces per use. Outdoor displayed vehicles shall not occupy any required parking spaces for the use or site	1 space/375 sq. ft. indoor floor area of sales and service building
Automotive Repair and Service	1 space per 300 sq. ft. floor area, including service bays, wash tunnels and retail areas	1 space/300 sq. ft. floor area, including service bays, wash tunnels and retail areas
Veterinary Office and Veterinary Hospital	1 space per 150 sq. ft. indoor floor area	1 space/150 sq. ft.
Loading Spaces	N/A	0 required except commercial buildings with more than 100,000 sq. ft. of Gross Leasable Area and multi-family developments more than 100 D/Us shall each have a minimum of one back of house service or loading dock. Hotels in excess of 75 keys shall provide one 10 ft. x 75 ft. space for

		each 75 rooms for truck trailers and RVs. Loading spaces may be located on and/or adjacent to residentially zoned lots.
Parking Space Dimensions (Parking Garages, Surface Parking)		Regular – 8.5 ft. x 18 ft. Compact – 8 ft. x 16 ft. (maximum of 10% of the parking spaces may be Compact) Parallel – 9 ft. x 22 ft. Diagonal – 9 ft. x 18 ft. *The above stall depths may be reduced by 2 ft. of vehicle overhang that is allowed on Regular and Compact parking spaces abutting curbs and landscape planters. **Encroachments of up to 1-ft. on one side or up to 1-ft. aggregate for two sides for structural columns are permitted into parking stalls located within parking garages.
Drive Aisle Width	Angle: Parallel or 0° • Space Width: 9' • Space Depth: 9' • One Way Aisle Width: 12' • Two – Way Aisle width: 20' Angle: 30° • Space Width: 9' • Space Depth: 17'6" • One Way Aisle	Minimum One-way – 12 ft. Minimum Two-way – 22 ft. Note: If the One-Way drive aisle is a required fire lane the minimum width shall be 20 ft. (or 26 ft. if next to building over

	Width: 11' - Two – Way Aisle width: 20' Angle: 40° - Space Width: 9' - Space Depth: 19' - One Way Aisle Width: 12' - Two – Way Aisle width: 22' Angle: 45° - Space Width: 9' - Space Depth: 20' - One Way Aisle Width: 13' - Two – Way Aisle width: 24' Angle: 50° - Space Width: 9' - Space Depth: 20'6" - One Way Aisle Width: 15' - Two – Way Aisle width: 24' Angle: 60° - Space Width: 9' - Space Depth: 20'6" - One Way Aisle Width: 15' - Two – Way Aisle width: 24' Angle: 70° - Space Width: 9' - Space Depth: 21' - One Way Aisle Width: 18' - Two – Way Aisle width: 24'	30 ft. in height). If the one-way drive aisle is in a parking field, and is not a required fire lane, 12-ft. wide drive aisles is acceptable. The two-way drive aisle shall be 26 ft. wide if next to a building over 30 ft..
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	Angle: 90° • Space Width: 9' • Space Depth: 18' • One Way Aisle Width: 24' • Two – Way Aisle width: 24	
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