

Exhibit C

Ascent at Canyon Trails

Development Regulations

R1-A with PAD Overlay

January 2023

Permitted Uses: The permitted uses are those uses allowed in the R1-A Single Family Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

Development Standards: The development standards for R1-A Single Family Zoning District shall apply to this Site, except as modified below:

Development Standards	Ascent at Canyon Trails
Lot Standards	
Minimum Lot Area (sq ft)	1,500
Minimum Lot Width (ft)	20
Minimum Lot Depth (ft)	75
Building Form and Location	
Maximum Height (ft)	30
Maximum Building Coverage	75%
Minimum Setbacks	
Front ⁽¹⁾	8
Front Facing Garage	20
Side	0 ⁽²⁾
Total Both Sides	0 ⁽²⁾
Street Side ⁽³⁾	10
Rear	15
Development Standards	
Open Space % (of net area)	15

1. Front setback shall be measured to patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access is allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 10 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.

2. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

3. Where a minimum 10-foot-wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

Additional Regulations:

General

1. Except as expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance, including but not limited to, the requirements applicable to development in the R1-A Zoning District set forth in Chapter 2 (Single-Family Residential) of the City of Goodyear Design Guidelines.
2. All permitted uses are subject to Administrative Design Review/Site Plan review.
3. The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Canyon Trails community.
4. The residential community shall bear the name of the master plan such as "<Development Project Name> at Canyon Trails".
5. There shall be no modifications to or replacement of any of the Amenities and Connectivity Elements, Streetscape Elements, Architecture and Development Design or improvements described below, unless the Development Services Director or designee has determined that such modifications or replacements are consistent with the requirements set forth in this Ordinance or provide an equal or greater level of quality and functionality as the amenities, improvements, design elements, landscaping or improvements being modified or replace has approved such modifications.

Amenities and Connectivity

6. The following Amenity Elements and Connectivity Element shall be provided:
 - a. A pool and spa accessible to and available for use by residents shall be constructed.
 - b. A clubhouse and fitness center accessible to and available for use by residents shall be constructed.
 - c. At least one additional community gathering space, separate from the core amenity space, which is the portion of the property where the pool and spa and the site where the clubhouse and fitness center are located, shall be provided. The additional community gathering space required herein shall include a picnic space, at least one BBQ grill, a bike rack and a covered tot lot.
 - d. Integrated Commercial - A gate and access path at the southeast corner of the Property shall be constructed. Owner/developer shall work in good faith to obtain permission from the adjacent commercial property owner(s), and if granted, shall construct

- improvements within the adjacent commercial property to provide pedestrian access from the Property to development with the adjacent commercial property.
- e. Infill Development - The Property is in an area that provides easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.
 - f. Smaller blocks - Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks shall be broken up with some homes facing the side street and/or some being staggered.

Streetscape

7. The following Streetscape Elements shall be provided:
- a. Alley Loaded Garages. All residential units on the Property shall be developed with residential units that have alley loaded garages.
 - b. Open Space Facing Homes. The Property shall be developed to include residential units that do not have a traditional front yard but face onto shared open space or courtyard or face onto a public street (or private street built to public street standards) and are alley loaded.
 - c. Enhanced Street Facing Elements. Residential units which side to an internal street shall contain front doors with covered porches facing the street side.

Parking

8. There shall be a total parking ratio of no less than 2.5, including 0.5 guest parking spaces, per platted lot subject to the following:
- Guest parking spaces may be provided by on-street parking or in a guest parking space located in HOA owned and maintained alleys or parking lots so long as guest spaces are located no more than 225 feet away from any individually platted lot.
 - The following applies if guest parking is provided for within HOA owned and maintained alleys or parking lots:
 - A Parking Plan addressing parking management shall be submitted and approved with the Site Plan or Preliminary Plat. All parking shall adhere to the approved Parking Plan. The failure to comply with an approved Parking Plan shall constitute a zoning violation. CC&Rs shall address provisions to enforce the Parking Plan; and
 - The guest parking spaces shall be labeled or numbered; and
 - Guest parking spaces shall be reserved for the use of a 3rd vehicle owned by the residents of an individual dwelling unit in the development or by the use of guests visiting the development; and
 - All vehicles which utilize a guest parking space shall have a pass which indicates to a management company which unit the vehicle belongs or which unit the vehicle is a guest of; and
 - Guest spaces shall not be utilized by the 1st or 2nd vehicle owned by residents of a dwelling unit. If a resident uses a guest space for vehicles owned by the resident, the resident shall obtain a pass as provided above.

Architecture and Development Design

9. Subject to satisfaction of all requirements of the City of Goodyear Engineering Design Standards and policies, the following shall be required for a Terminating Street, which is defined herein as a street that terminates at a landscape strip or street side setback that is at least 10-feet but less than 15-feet wide as measured from right-of-way or a wall with a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-of-way. The following shall be installed within such landscape strip of a Terminating Street: (i) a combination of two (2) vine trellis for every lot adjacent to the landscape strip of the Terminating Street AND (ii) within 250 feet of Terminating Street white cross rail fencing and vine trellis shall be installed (collectively, the “Additional Terminating Streetscape Enhancements”). If the Terminating Street connects to street(s) that terminate at walls with landscape strips of at least 15-feet in width or at landscape strips of at least 15-feet in width, Additional Terminating Streetscape Enhancements shall be installed within each such landscape strip. Notwithstanding foregoing, the City of Goodyear Zoning Administrator, may accept alternatives to the Additional Terminating Streetscape Enhancements that are to be installed pursuant to the foregoing upon his/her determination, in his/her sole discretion, that the proposed alternative landscaping collectively be of an equal or greater quality to those described above.
10. Notwithstanding the foregoing, a street shall be allowed to terminate at a blank wall along the perimeter of the Property that has a landscape strip of no less than 3.5 feet if the wall includes a vine trellis or comparable enhancements, or if at the street turns into an alley.
11. No lots shall be platted in a manner that would cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alleys in order to reach a public street (or private street built to public street standards) subject to the following:
 - An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of R1-A lots.
 - The entry drive to into an alley, measured at 200 feet or less from the edge corner of the street, that intersects with an alley at a T-intersection or continues as an L shaped alley AND serves as an access point to an alley from the street, is not a separate alley.
 - Alleys serving multiple rear garages shall not exceed 450’ unless either (1) the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR (2) lots adjacent to the alley’s entrance provide street frontage to a public street (or private street built to public street standards) that intersects the alley. Any portion of the alley adjacent to common area open space tracts shall not count towards the maximum 450’ alley length.
12. As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall

that exceed 3' in height (adjacent homes within the required lot setbacks are not included within this regulation).

13. Gates allowing access to fire access roads within the Property shall be wrought iron gates or be of a similar material and style and shall be consistent with other such gates found within Canyon Trails. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.
14. Pedestrian access points from the Property to the sidewalk along Roosevelt Street and 158th Avenue shall be provided. At least one (1) pedestrian access point from the Property to each sidewalk along any adjacent public street shall be provided; these connections shall be separate from the pedestrian connection(s) associated with a vehicle entrance.
15. Trash enclosures are discouraged. If trash enclosures are utilized, they shall be located a minimum of 20 feet away from all single-story residential buildings and 25 feet away from multi-story residential buildings unless the trash enclosure is fully enclosed within a building. Landscaping shall be installed between the buildings and trash enclosures unless the trash enclosure is fully enclosed within a building. Trash enclosures shall not be located any closer than 30 feet to any single-family detached residential lots.
16. The residential structures within the Property shall have at least two (2) distinct building types. At least two (2) base colors and three (3) accent colors/materials shall be used on each building type. The combination of base colors and accent colors/materials shall be used in a manner that creates four (4) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property.
 - Townhouse style units shall appear cohesive in design while the design of the individual units should give the appearance of individual townhouses being adjacent to one another; this may be done through a combination of varied roof heights and styles, building massing and undulation, and base and accent color articulation.
17. A minimum 10-foot wide landscape buffer shall be installed adjacent to any detached single-family residential lot. No buildings, carports, parking spaces or drive aisles/ driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot.
 - The landscape buffer may include sidewalks, parks/open space, and private yards.
18. No carports, shall be located within 30 feet of a single-family detached residential lot; and
19. No portion of a second story of a residential building shall be located within 15-feet of any single-family detached residential lot.