

Goodyear Municipal Complex PAD (September 2023)

Development Regulations

PERMITTED USES

All permitted uses in the Public Facilities District (PFD) in accordance with Article 3-3-5 of the City of Goodyear Zoning Ordinance except as follows:

Additional Permitted Uses:

- Community centers.
- Offices for professional, administrative, clerical and sales services.
- Medical offices or clinics.
- Private colleges and universities.

PERMITTED ACCESSORY USES

All permitted accessory uses in the Public Facilities District (PFD), in accordance with Article 3-3-5 of the City of Goodyear Zoning Ordinance except as follows:

Additional Permitted Use:

- Signs, on site, as permitted in Article 7 of this Ordinance and the Comprehensive Sign Package for the Goodyear Municipal Complex PAD.

USE PERMIT USES

All use permit uses in the Public Facilities District (PFD) in accordance with Article 3-3-5 of the City of Goodyear Zoning Ordinance.

DEVELOPMENT REGULATIONS

The Development Standards for the PFD (Public Facilities District) 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. Any permitted uses involving the construction of new buildings or the expansion of existing buildings will be 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 following requirements apply to the development of a Community Center:
 - a. Adequate soundproofing shall be provided along all interior common walls affecting neighboring tenants, to the satisfaction of the Zoning Administrator.
 - b. No instruction, performance, or exhibition activities utilizing speakers or amplification shall be conducted outdoors without prior approval of a special event permit or temporary use zoning permit.

Architecture:

1. Building architecture shall comply with the City of Goodyear Design Guidelines Manual. New construction shall be designed to coordinate with existing buildings for a unified appearance.