



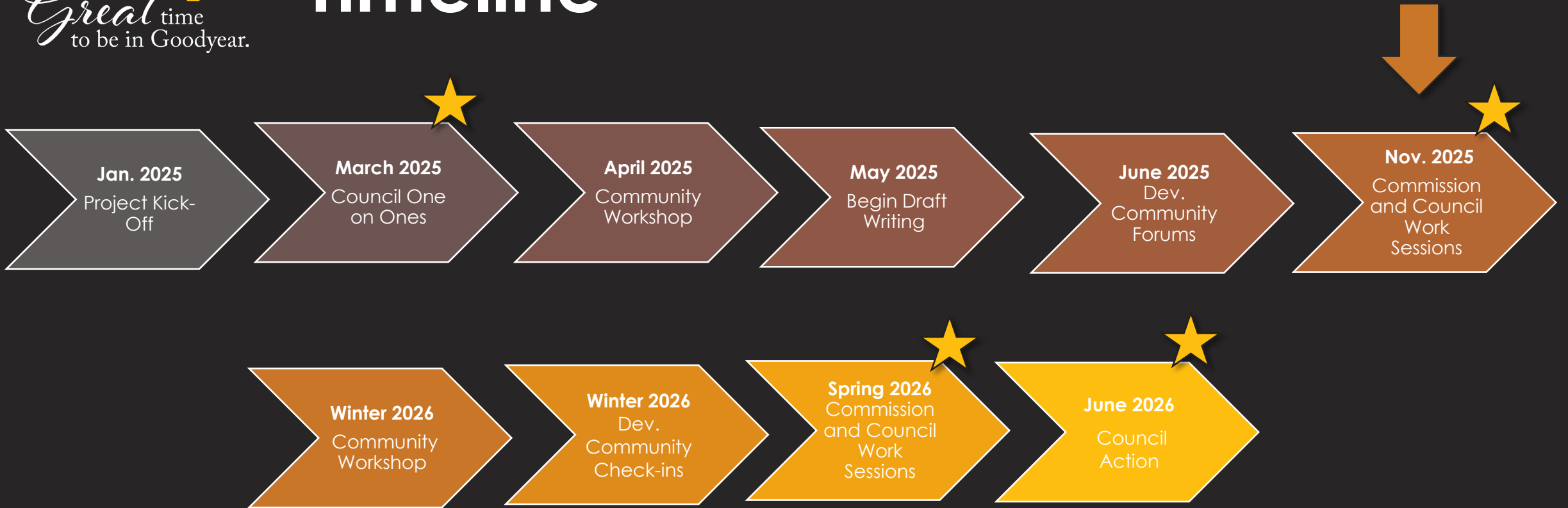
CITY OF GOODYEAR

Zoning Code Update





Timeline





Strategic Plan and Timeline

FY2025-2028

STRATEGIC PLAN

Zoning Ordinance
Rewrite

Review and rewrite the zoning ordinances

DSD

FY26



Agenda

- Temporary Signage in Multi-Family
- Enhancing Noticing Requirements
- Permitted v. Use Permit Uses
- Opportunities for New Housing Types



Temporary Signage in Multi-Family





Multi-Family Growth

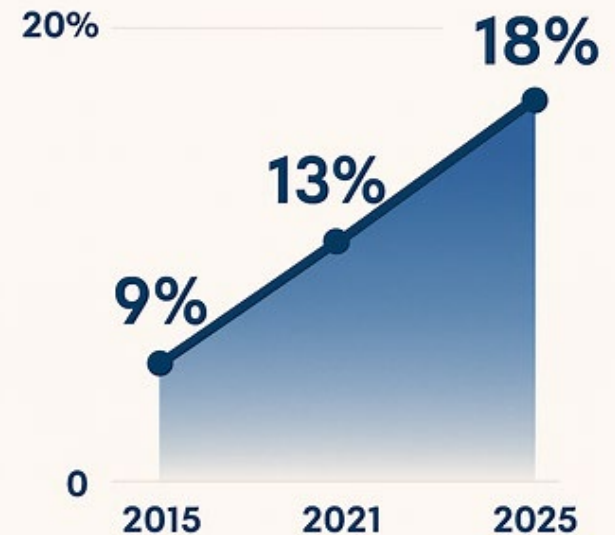


Median Occupancy Rate 95%



GROWTH OF MULTI-FAMILY HOUSING SHARE

2015-2025





Multi-Family Temporary Signage





Goodyear Current Standards

City	Size	Placement	Duration	Permit Requirements
Goodyear	Typically, ≤32 sq ft	Must not interfere with or pose a hazard to either pedestrians or vehicles; not be within specified “sight visibility triangles”	Typically, between 10-30 days	Certain temporary signs require a permit



Comparison with Benchmark Cities

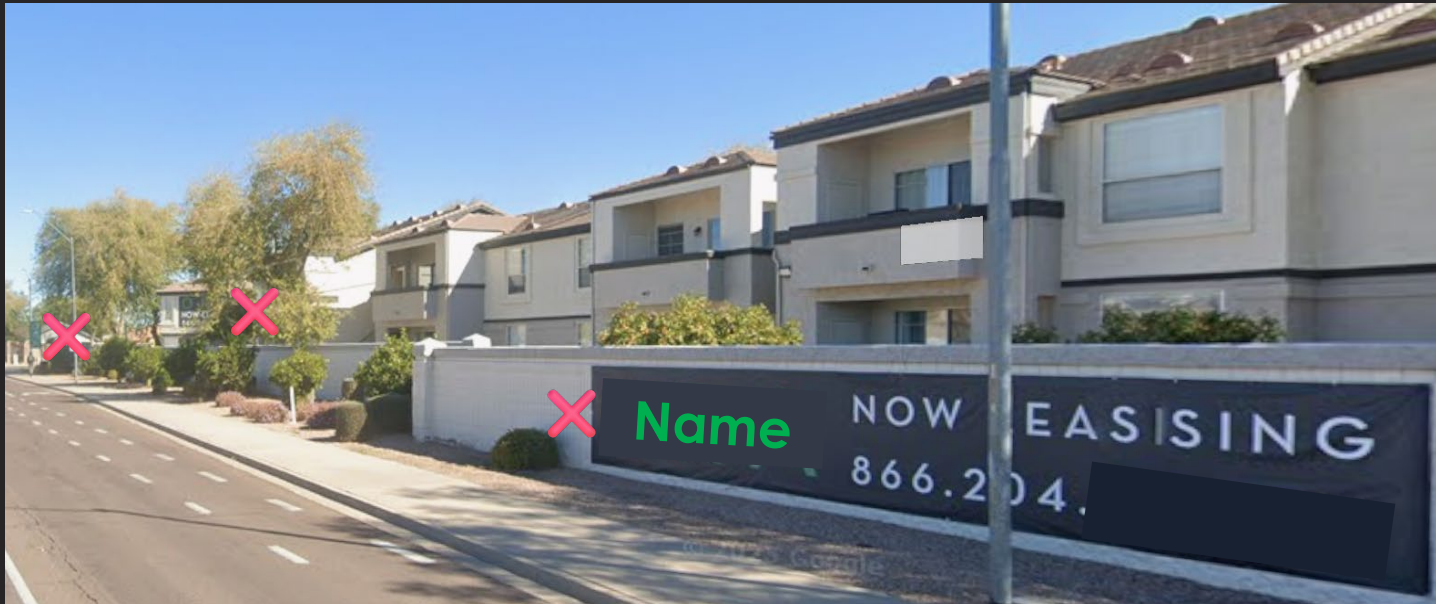
- Size ✓
- Duration ✓
- Placement ✓
- Permitting Process ✓





Recommended Temporary Signage Changes in Multi-Family

- No changes recommended



Several temporary signs in Valley city installed 4+ years ago



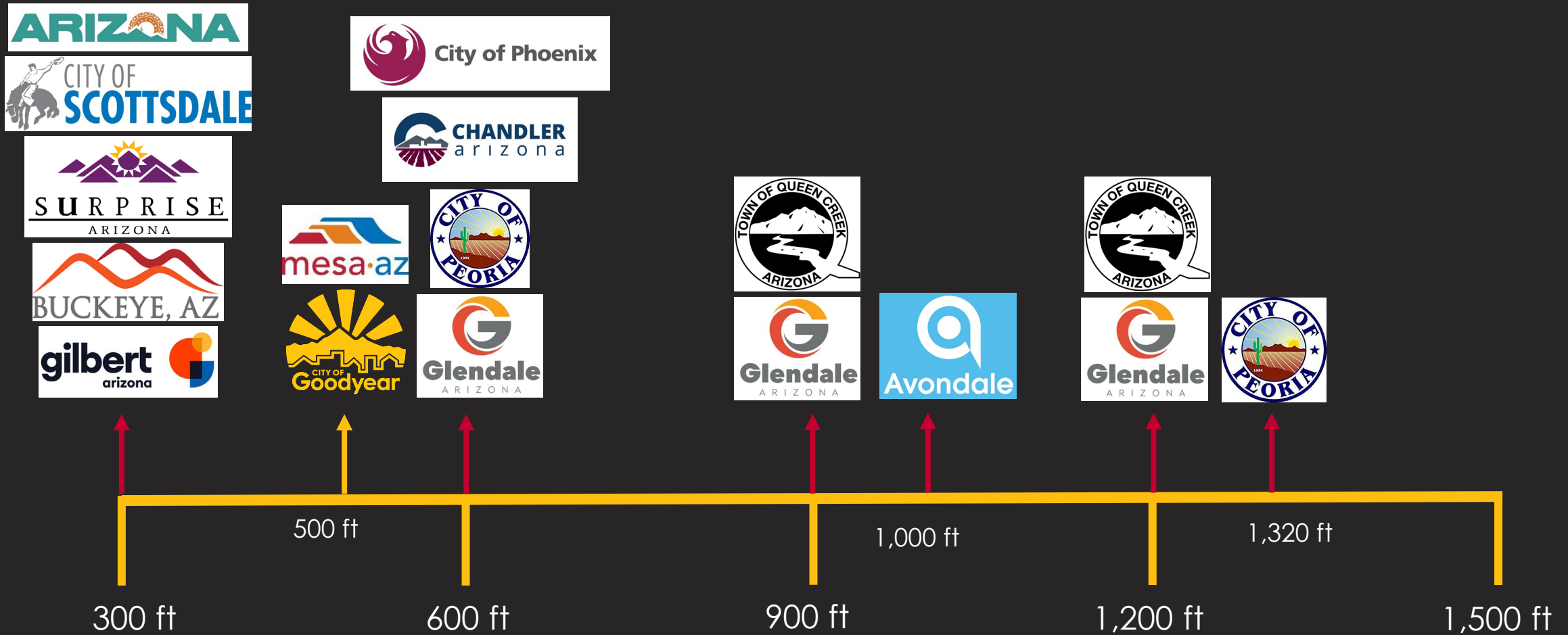
Faded temporary sign in Valley city installed several years ago



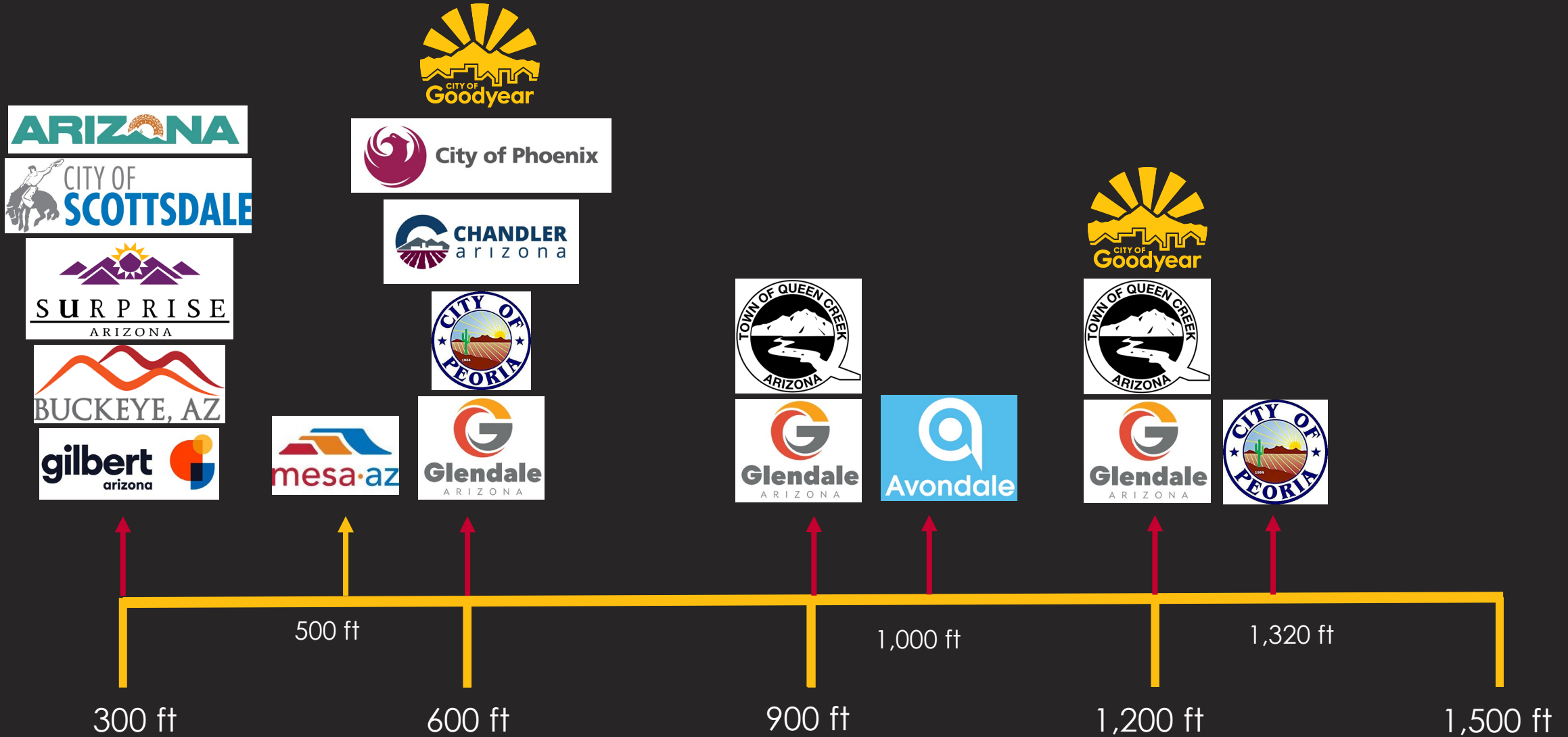
Enhancing Noticing Requirements



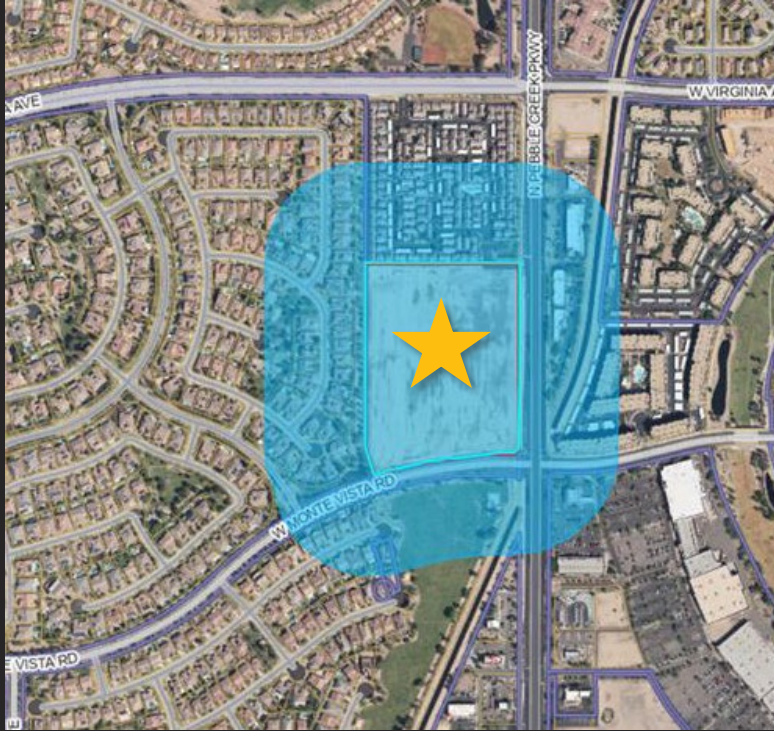
Comparison with Benchmark Cities



Recommendation



Notification Distance Examples



500 feet
Current



600 feet
**Recommended
General**



1,200 feet
**Recommended
Land Use Rezoning**



Permitted v. Use Permit Uses





Current Residential Use Permit Uses

- Guest Ranch & Resort
- Additional SF Dwelling for every 20 acres above 10
- Assisted Living Facility
- Group Home less than ¼ mile from another group home
- Home Day Care 4-10
- Day Care Facility
- Hospital (MF18/24)
- Public Utility Facilities
- Dairies (AG)
- Sales Building or Stand for the direct sale of agricultural products produced on the premises (AG)



Recommended Residential **Permitted** v. Use Permit Uses

- Guest Ranch & Resort
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- **Hospital (MF18/24)**
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- Dairies (AG)
- **Sales Building or Stand for the direct sale of agricultural products produced on the premises (AG)**

Recommended to be permitted if certain conditions are met



Current Commercial Use Permit Uses

- Automobile Service Stations
- Car Wash (hand or automatic)
- Convenience Use
- Hospitals and related uses
- Limited Outdoor Display in conjunction with a primary retail use
- Mobile Home Sales
- Veterinary Hospitals
- Drive-In Restaurants
- Drive-Through Restaurants
- Day Care
- Institutions
- Outdoor Seating
- Studios for the practice and sale of the fine arts
- Public Utility Facilities
- Adult and Juvenile Detention Facilities
- Food Banks
- Maintenance Facilities, excluding those required for building maintenance within the complex
- Vehicle Maintenance Buildings and Facilities



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- Maintenance Facilities, excluding those required for building maintenance within the complex
- Vehicle Maintenance Buildings and Facilities

Recommended to be permitted if certain conditions are met



Current Industrial Use Permit Uses

- Day care (elderly or youth)
- Dwelling for a Watchman or Caretaker Employed on the Premises
- Cement, Lime, Gypsum or Plaster of Paris Manufacture
- Distillation of Bones, Coal, Refuse, Grain or Wood
- Fertilizer Manufacture
- Gas Manufacture and Cylinder Recharging
- Glue or Gelatin Manufacture
- Hazardous Processes or Explosives Storage, including those materials or products such as manganese or fuel oil and similar materials which represent fire hazards, only upon Fire Chief approval
- Rubber Goods Manufacture
- Mineral Extraction, including sand or gravel pits
- Smelting of Tin, Copper, Zinc, or Iron Ores
- Transmitting Stations
- Tannery



Recommended Industrial **Permitted** v. Use Permit Uses

- Day care (elderly or youth)
- **Dwelling for a Watchman or Caretaker Employed on the Premises**
- Cement, Lime, Gypsum or Plaster of Paris Manufacture
- Distillation of Bones, Coal, Refuse, Grain or Wood
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- Rubber Goods Manufacture
- Mineral Extraction, including sand or gravel pits
- Smelting of Tin, Copper, Zinc, or Iron Ores
- Transmitting Stations
- Tannery

New Uses

- **Battery Energy Storage System (BESS)**
- **Data Centers**

Recommended to be permitted if certain conditions are met



Guidance for new Housing Types





Strategic Plan

FY2025-2028

STRATEGIC PLAN

Housing Diversity

Evaluate development incentives for custom homes in targeted areas, affordable homes, owner occupied projects and first-time homebuyers

CMO

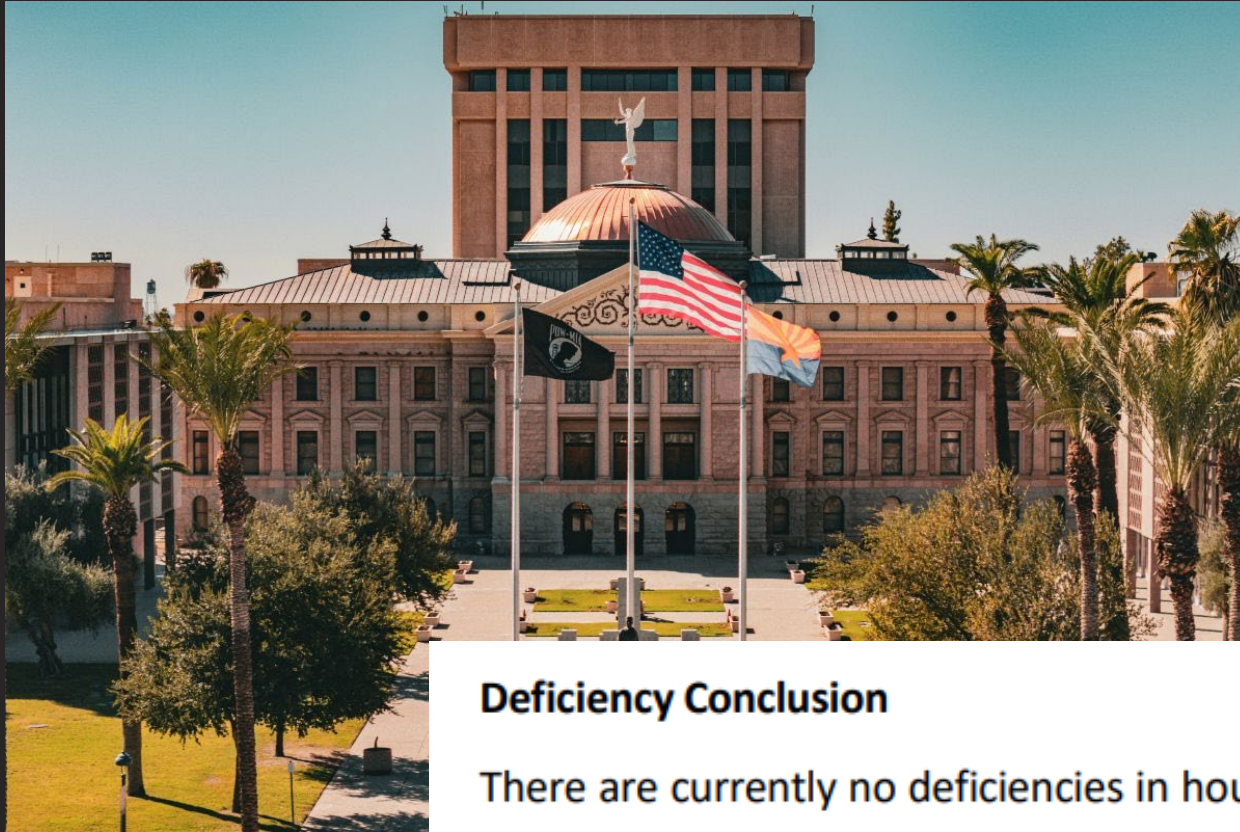
FY27



GUIDING
PRINCIPLE

Employ balanced housing strategies that target a wide variety of options (e.g., types, price ranges, sizes, ownership/rental and styles) through strategic partnerships and enhanced ordinances/policies.

State Required Housing Study



Housing Needs Assessment Research Goodyear, Arizona



Prepared by:

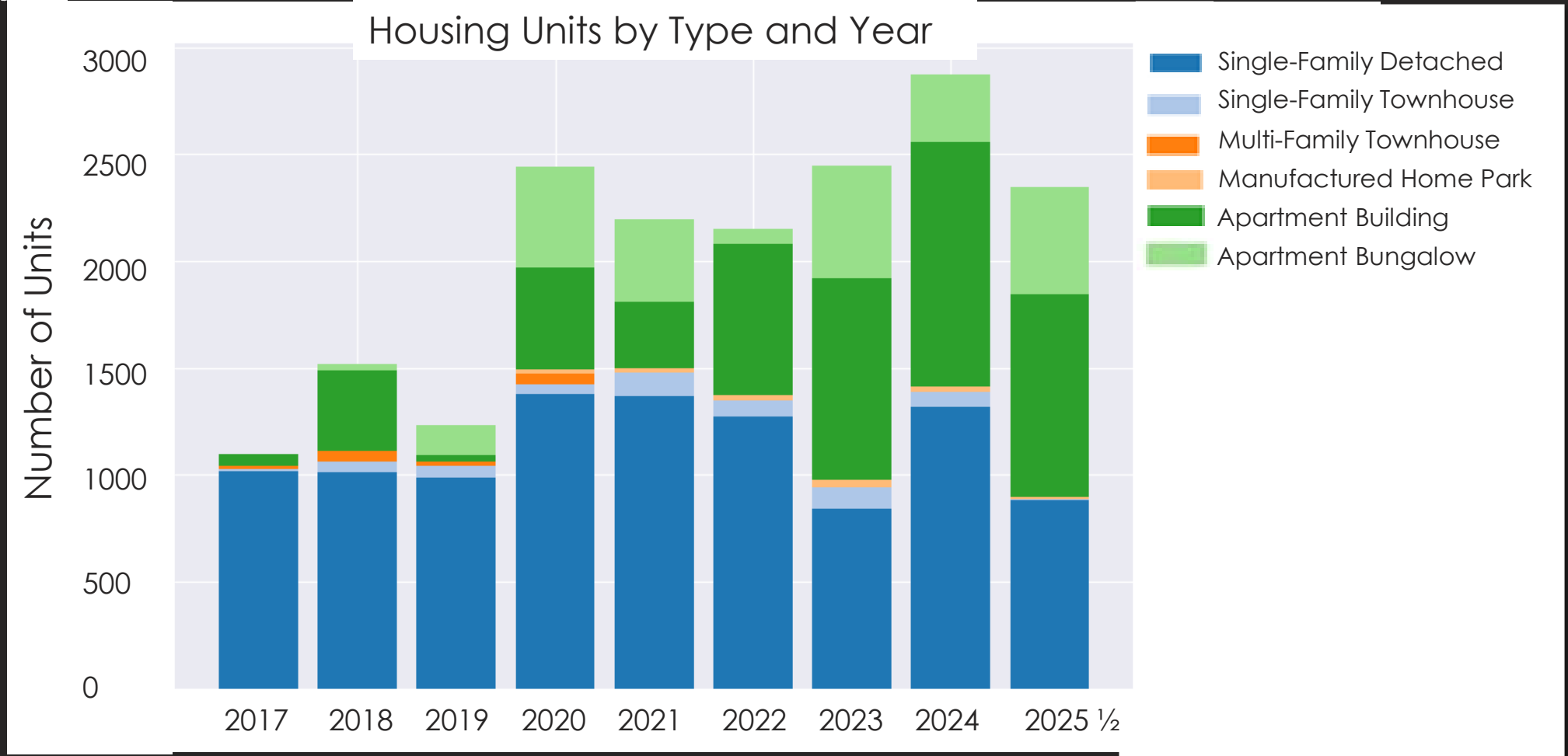


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Scottsdale, Arizona 85250

Deficiency Conclusion

There are currently no deficiencies in housing the existing population and **no deficiencies** in housing the existing workforce with an **excess supply** of 963 units (82 single family units and 881 multifamily units).

Continued Housing Growth





Existing Allowed Residential Types by District

Existing Agriculture & Single-Family Residential Use Classifications								
	AG/AU (A)	R1-10 (SF)	R1-7 (SF)	R1-6 (SF)	R1-4 (SF)	R1-A (Attached)	R1-C (Court)	R2 (2-Fam)
Allowed Residential Use Types								
Single Family – Detached	X	X	X	X	X		X	X
Single Family – Attached						X		
Two-Family – (Duplex)								X
Manufactured Home								
Dwelling, Multiple (More than two family)								



Single Family – Detached



- **Typical ownership status:** Ownership
- **Placement:** On ground
- **Current SF Districts Allowed:** All, except R1-A
- **Recommended SF Districts Allowed:**
No Change



Single Family – Attached



Two-Unit – Peoria



Two-Unit – Vistas at Palm Valley

- **Typical ownership status:** Ownership
- **Placement:** On ground (not stacked)
- **Current SF Districts Allowed:** R1-A
- **Recommended SF Districts Allowed:** R1-A, R1-4/R1-6 & R2



Single Family – Attached



Three-Unit – Vistas at Palm Valley



Four-Unit or more – BB Living at Civic Square

- **Typical ownership status:** Ownership
- **Placement:** On ground (not stacked)
- **Current SF Districts Allowed:** R1-A
- **Recommended SF Districts Allowed:** R1-A & R2



Two Family – (Duplex)



Two-Unit – Phoenix

- **Typical ownership status:** Ownership/condo
- **Placement:** On ground or stacked
- **Current Districts Allowed:** R2
- **Recommended SF Districts Allowed:**
No Change

Two-Unit – Texas



More Than Two Family (Triplex/ Fourplex)

*** Potential New Dwelling Type***



Triplex – Deer Run at Canyon Trails



Fourplex or more – Pyramids at Palm Valley

- **Typical ownership status:** Ownership/Condo
- **Placement:** On ground or stacked
- **Current SF Districts Allowed:** None
- **Recommended SF Districts Allowed:**
No Change

Manufactured Home



Non-Goodyear Example



Non-Goodyear Example

- **Typical ownership status:** Ownership
- **Placement:** On ground (not stacked)
- **Current SF Districts Allowed:** None
- **Recommended SF Districts Allowed:**
AG & AU



Existing Allowed Residential Types by District

Existing Agriculture & Single-Family Residential Use Classifications								
	AG/AU (A)	R1-10 (SF)	R1-7 (SF)	R1-6 (SF)	R1-4 (SF)	R1-A (Attached)	R1-C (Court)	R2 (2-Fam)
Allowed Residential Use Types								
Single Family – Detached	X	X	X	X	X		X	X
Single Family – Attached						X		
Two-Family – (Duplex)								X
Manufactured Home								
Dwelling, Multiple (More than two family)								



Recommended Allowed Residential Types by District

Recommended Agriculture & Single-Family Residential Use Classifications								
	AG/AU (A)	R1-10 (SF)	R1-7 (SF)	R1-6 (SF)	R1-4 (SF)	R1-A (Attached)	R1-C (Court)	R2 (2-Fam)
Allowed Residential Use Types								
One Single Family – Detached	X	X	X	X	X		X	X
One Single Family – Attached						X		
Limited to 2 units attached				X	X	X		X
Limited to 3 units attached						X		X
Limited to 4+ units attached						X		X
Two-Family (Duplex)								X
More than two family (Triplex, Fourplex)*	Best suited for Multiple Family Districts							
Manufactured Home	X							



CITY OF GOODYEAR Zoning Code Update

Thank you!