



City Council Work Session
City Hall - Canyon Trails Room 1 & 2
1900 N. Civic Square
Goodyear, AZ 85395
November 3, 2025
5:00 PM

Mayor
Joe Pizzillo

Vice Mayor
Wally Campbell

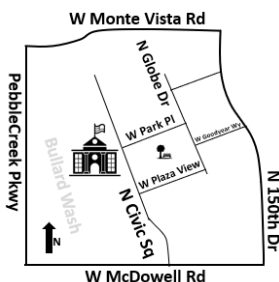
Councilmember
Brannon Hampton

Councilmember
Laura Kaino

Councilwoman
Vicki Gillis

Councilmember
Benita Beckles

Councilmember
Trey Terry



PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2025-2441.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER

ROLL CALL

AGENDA ITEMS FOR DISCUSSION

ALL ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

1. ZONING ORDINANCE COMPREHENSIVE UPDATE

Summary

Council will receive an update on the Zoning Ordinance Comprehensive review and seek guidance on proposed enhancements to the public noticing process, temporary signage standards for multi-family developments, Use Permit and Special Use Permit uses, and the expansion of permitted housing types. (Katie Wilken, Development Services Director; Christian M. Williams, Planning Manager; Guadalupe Ortiz Cortez, Principal Planner)

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

November 17, 2025

Council Meeting

5:00 p.m.

ADJOURNMENT

POSTING VERIFICATION

This agenda was posted on 10/29/2025 at 4:26 p.m. by AG here.

ITEM #: 1.
DATE: 11/03/2025
AI #:2919



CITY COUNCIL ACTION REPORT

SUBJECT: ZONING ORDINANCE COMPREHENSIVE UPDATE

STAFF PRESENTER(S): Katie Wilken, Development Services Director;
Christian M. Williams, Planning Manager; Guadalupe
Ortiz Cortez, Principal Planner

OTHER PRESENTER(S):

Matthew Klyszeiko, Michael Baker International (Zoning Ordinance Update Consultant)

Summary

Council will receive an update on the Zoning Ordinance Comprehensive review and seek guidance on proposed enhancements to the public noticing process, temporary signage standards for multi-family developments, Use Permit and Special Use Permit uses, and the expansion of permitted housing types. (Katie Wilken, Development Services Director; Christian M. Williams, Planning Manager; Guadalupe Ortiz Cortez, Principal Planner)

FISCAL IMPACT

There is no direct budget impact associated with the comprehensive update. Funding for tasks associated with the Zoning Ordinance update has been approved for this fiscal year.

BACKGROUND AND PREVIOUS ACTIONS

Arizona state law provides municipalities with the ability to enact zoning regulations for the development of the municipalities and to conserve and promote public health, safety, and general welfare (ARS 9-462.01). The city's last comprehensive Zoning Ordinance update occurred in 1999. Since then, text amendments have been completed to modify portions of the Ordinance to respond to changes in development and to comply with new state legislation.

The comprehensive update process kicked-off January 2025. The consultant, Michael Baker International, created a Zoning Ordinance Analysis and prepared an annotated outline of new Ordinance (Attachment A). Staff and the consultant met with the development community through roundtables on various topics including housing, industrial, and commercial development. Staff also met with internal stakeholders including department and division leaders. The feedback received is being considered for the update.

A community workshop was held on April 23, 2025, at the Goodyear Recreation Center. The consultant provided a presentation explaining what the Zoning Ordinance is, what the Ordinance does and does not regulate, spoke about the update process and received feedback from the ten (10) residents in attendance; the attendees engaged with the

consultants and city staff throughout the presentation. Additional community meetings are planned for the future as the update process progresses.

Additionally, staff is working with consultant group Matrix through a Housing Opportunities in Mentorship and Education (HOME) Technical Assistance grant obtained from Maricopa Association of Governments (MAG). The grant focuses on identifying opportunities in the Zoning Ordinance to promote affordable housing. The Matrix team completed a Zoning Assessment to identify these opportunities, see Attachment B. The Matrix team will be working on a model ordinance for housing affordability next, which will be incorporated into the broader comprehensive update, and will guide other communities in the valley as well.

STAFF ANALYSIS

During this work session staff and consultant will be seeking input on:

- Enhancements to the public noticing process
 - Increasing noticing distance from 500 feet to 600 feet for all public hearing proposals.
 - Increasing noticing distance to 1,200 feet for zoning proposals requesting a land use change.
- Use Permit and Special Use Permit uses, see Attachment C for a comprehensive list of all uses
 - Discuss uses to consider removal of Use Permit requirement with additional standard and conditions as necessary
 - Additional single-family dwelling for every 20 acres of lot area (Residential)
 - Veterinary Offices and Hospitals (Commercial)
 - Day Cares (Commercial)
 - Fine Art Studios (Commercial)
 - Limited Outdoor Displays (Commercial)
 - Outdoor seating for food and drinking establishments (Commercial)
 - Accessory caretaker dwelling (Industrial)
- New possible housing types in residential districts, see Attachment D for additional details on Housing Types
 - Two family dwelling, duplex
 - One single family attached dwelling, townhome or auto-court
 - More than two family dwelling, triplex or quadplex
 - Manufactured Home
- Temporary Signage for Multifamily, see Attachment E for comparison with other cities
 - Additional signage based on Certificate of Occupancy Issuance and Change of Ownership (Business License)

CONCLUSION

The comprehensive Zoning Ordinance update aims to protect our residents' health, safety, and welfare by establishing land use classifications, dividing the city into districts, and imposing regulations on land use, building dimensions, and open space among other regulations.

With the City Council feedback received, staff will continue to draft the Zoning Ordinance. The update will come before the City Council for an additional Work Session in the Spring, prior to adoption which will be scheduled for prior to July 2026.

Attachments

Attachment A - Zoning Ordinance Analysis and Annotated Outline

Attachment B - MAG HOME TA Zoning Assessment

Attachment C - Use Permit and Special Use Permit Uses Handout

Attachment D - Residential Housing Types Handout

Attachment E - Temporary Signage for Multifamily Handout

Staff Presentation



Zoning Ordinance Update

Analysis & Annotated Outline

Prepared for:



City of Goodyear
1900 North Civic Square
Goodyear, AZ 85395

Prepared By:

Michael Baker
INTERNATIONAL

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Introduction and Background

The city of Goodyear is updating its Zoning Ordinance, which was last comprehensively updated in 1999. Since then, portions of it have been amended to respond to the changing needs of our growing city and address specific impacts of development.

This report summarizes the findings of a technical review of the Goodyear Zoning Ordinance as performed by the City's professional land use and zoning consultant, Michael Baker International. This report presents the consultant's formal analysis of the text and structure of the existing ordinance and introduces recommendations for principal changes that set the direction for the physical drafting of updates to the City's current zoning provisions.

Analysis Overview

The intent of this phase of the Zoning Ordinance update process is to review public and user input collected to date against consultant observations and identified best practices to obtain consensus on the direction of the proposed revisions and clarify any remaining issues that may have not been addressed. Establishing this road map early in the process is important because major changes in direction during the drafting process can be detrimental to the project schedule and the product. Early and clear policy direction will enable the process to occur efficiently and result in a better finished product.

It is important to stress that this report is more general in nature, meaning many of the specific details of individual regulations that may need to be addressed will be more thoroughly vetted in the subsequent drafting process of the individual Chapters/Articles of the updated Zoning Ordinance. Furthermore, as additional conversations take place with elected officials, staff, and community leaders in the coming months, it is likely that several of the concepts presented below will continue to evolve as the Code is drafted.

Key Goals

Drawing upon the initial feedback received from City elected officials, staff, and stakeholders, the following overarching goals were developed to help guide the Ordinance Rewrite process:

- Ensure it's compatible with the Goodyear General Plan;
- Ensure it's user-friendly and easy to understand;
- Ensure it supports new development and businesses;
- Ensure it protects existing development, including residential neighborhoods;
- Ensure it preserves and enhances the existing aesthetic and natural environment of the city.

What We Heard

The Zoning Ordinance has a profound impact on the daily lives of Goodyear residents and its development community. To create a document that appropriately regulates the City's built environment, the Zoning Ordinance rewrite process must seek input from the residents, business owners, and public officials it serves.

As part of initial exploration efforts, the project team immersed themselves in the community by conducting a series of project kick-off meetings, one-on-one interviews with elected officials, and topical meetings with the development community to identify key issues and challenges associated with the current zoning

ordinance. A wide variety of views and opinions were expressed during these conversations. This report summarizes the feedback received thus far.

Elected Officials

Overall, the council members' responses highlight a desire for a zoning code that is clear, efficient, and adaptable while maintaining community standards and ensuring public involvement. Below is a summary of the desires the council members have for the ordinance update.

- A desire for a zoning code that is simplified, visually appealing, logically organized, and efficient, maintaining local control and public input, and adaptable to new uses and technologies.
- Conducting a review of parking requirements, development standards, buffers between industrial and residential areas, and specific needs like electric car charging spaces and digital sign regulations.
- Review the development process to ensure there is clear communication between the city, residents, and developers along with a balance of public input and efficiency and identify processes that have the potential to be made more administrative to reduce review timelines.
- A desire to ensure there is zoning that allows for all types of housing including custom homes and the missing middle housing typology

Staff

Staff utilizes the zoning ordinance to guide development and land use decisions, ensuring consistency and predictability in the planning process. Their familiarity with the ordinance allows them to identify areas for improvement, streamline administrative procedures, and adapt to evolving development trends and community needs. Below is a list of items, by article, that staff has identified for further evaluation during the zoning ordinance update process:

- **Administration and Procedures:** Compare the current variance and PAD processes and explore the role of Zoning Hearing Officers in other municipalities.
- **Definitions:** There is a need for clarity of certain definitions, as well as insurance that defined uses exist within the uses permitted uses table.
- **Zoning Districts:** Add uses such as event venues and data centers to industrial districts, explore increasing height limits for industrial zones, clarify public facilities districts, compare PAD zoning with other municipalities and explore standards for carports in rear yards.
- **Regulation of Particular Uses:** Review criteria for special uses/use permits for the various uses and explore standards for newer uses like solar energy farms and BESS facilities.
- **Property Improvement Standards:** Streamline and clarify the standards within this article including chain link fence regulations and height requirements for walls, and explore the consolidation of landscaping provisions and review and update the water conservation measures.
- **Off-Street Parking Regulations:** Review parking standards, driveway requirements, and truck parking for various use types seeking alignment with other municipalities and best practices.
- **Sign Regulations:** Review sign regulations, including window signs and wall signage for apartments, seeking alignment with other municipalities and best practices.
- **General Provisions:** Ensure food trucks comply with state regulations, provide guidelines for garden centers versus outdoor equipment display and clarify setbacks for detached accessory buildings, placement of guest houses, and guidance on accessory structures not requiring



building permits. Additionally, consider creating a comparative table for ADU, Casita, and Guesthouses.

Development Community

As part of the information gathering and issue identification portion of the process, staff and the Michael Baker team hosted a series of roundtables which brought together stakeholders from various sectors to discuss improvements to zoning ordinance. Below are highlights of what the development community brought forth during the discussions.

- Focus on making regulations more objective, predictable, and flexible
- Participants emphasized the need for clearer standards, reduced ambiguity, streamlined administrative processes, and flexibility in the ordinance, such as allowing density or sustainability bonuses. Suggestions included allowing site plan reviews to run parallel with zoning processes and enabling administrative approvals for minor amendments to PADs and site plans.
- Importance of enabling more housing by right to avoid delays and legal challenges, and highlighted the need for affordable housing options, especially for first-time homebuyers and middle-income residents.
- Participants discussed looking to modern trends like mobile pick-up lanes replacing traditional drive-throughs, and the need for updated parking requirements.
- There is a need to update definitions to reflect evolving uses, such as data centers and EV charging stations, and to ensure these changes do not negatively impact existing entitlements.

Zoning Code Analysis by Article/Chapter

The following section of this report discusses the individual Chapters and Articles of the existing City of Goodyear Zoning Ordinance. This Article-by-Article analysis includes additional observations, best practice comparisons, and recommendations regarding the status and provisions of the existing Code.

Again, this section is intended to highlight the primary issues and subsequent recommendations impacting the Code today based on the consultant team's technical analysis. The work of identifying specific, detailed solutions to individual regulations and/or observations will occur during the subsequent drafting process of the individual Articles and Sections of the new Zoning Code.

General Comments

General Plan Comparison

The City of Goodyear General Plan 2035 sets the policy direction for future growth and development throughout the City. The plan addresses sixteen state-mandated elements in six themed chapters: Livable & Connected, Inclusive & Diverse, Healthy & Sustained, Resilient & Safe, Prosperous & Innovative, Responsible & Accessible. Each of these themed chapters contains a broad spectrum of goals and policies that are used to steer development and municipal decision making toward the City's desired vision of the future. Equally important, each chapter provides appropriate details that help define the City's vision and expectations for future development.

While zoning impacts various elements of the General Plan it is most closely linked to the goals, policies and actions for Land Use and Growth which tend to directly rely on the Zoning Ordinance for



implementation, while other goals and policies have a more indirect yet still relevant connection to the Code for implementation. Some of these include:

Goal LC-1: A compatible mix of land uses that foster a high quality of life in a distinctive way that is unique to the city.

Policy LC-1.2: Determine transition zones, between rural and more urban areas, between developed areas and sensitive open space or conservation areas, between commercial and residential areas, and establish regulations that support appropriate transitions in character of development and neighborhood compatibility in these areas.

Policy LC-1.3: Ensure the mix of land uses and zoning that allow for a diversified employment base and stable revenue stream now and in the future or at other times when growth may be limited.

Policy LC-1.11: Promote creativity and maintain flexibility in the development process while still protecting existing residents and businesses from incompatible land uses and preserving and enhancing Goodyear's existing character.

Action LC-A1: Prepare a comprehensive update to the city's Zoning Ordinance and other supporting city codes and ordinances to reflect the goals and policies of the General Plan and to promote best practices. Specific areas of focus should include:

- Maintaining consistency between relevant and/or supporting city codes and ordinances.
- Promotion of concepts that ensure the development of "complete neighborhoods."
- Neighborhood design regulations that promote a unique sense of place that is in concert with their surrounding area or the city's overall character.
- Effective development standards that correspond with changing housing and market trends as well as accommodates desired employment clusters and small businesses while still protecting surrounding residences.
- Inclusionary zoning practices or incentives that require or encourage the construction of workforce housing.
- Opportunities to allow residents to make healthy choices like permitting food trucks that serve healthy food, community gardens, and similar endeavors.
- Management and encouragement of electric vehicles, which may include consideration of charging station placement and/or reduced parking standards.
- Consideration of the development review process to ensure it is serving the needs of the business community.

It is understood that General Plans are routinely amended and are required to be re-adopted and ratified every ten years. As such, it is acknowledged through these processes some (or many) of these current policy directions may change. As this zoning rewrite process proceeds, it will be necessary to evaluate the degree in which the new Code implements these existing General Plan policy directions and how adaptable the new Code will be as new General Plan goals and policies evolve.

Document Organization

Most individuals who reference the Zoning Ordinance, particularly those who do not use the Ordinance on a regular basis, desire to quickly find information to answer specific questions they may have. With the current format of the Ordinance that references primary headings as "Articles" which are followed by



associated "Sections" which are identified with a corresponding three-digit number that begins with the Article number, this outcome is generally feasible, however it could be improved.

The objective of the revised document should be to prioritize frequently used information by placing it earlier in the document for easy reference, while positioning more technical and infrequently used information later in the Ordinance for reference as needed. This approach involves organizing the Ordinance in a logical sequence that mirrors the land development process. For instance, it should address questions such as "What is allowed in my zoning district?", "What can I build?", "How do I build?", and "I want to make a change?" by placing all language related to zoning districts, permitted uses, and development standards ahead of sections on administration, zoning procedures, enforcement, and nonconformities.

Document Format

The predominant tiered hierarchy of the Ordinance is fairly standard. However, as mentioned in this report, the addition of tables of contents, figures, and tables/matrices will make the Ordinance easier to understand and navigate. Key concepts, particularly with regard to land development, building form, and signage will be better communicated through graphics such as photos and renderings.

It is anticipated that the document will adhere to the following format:

- Article 1 Topic#1 Heading
 - Article Table of Contents
 - Section 1.1 Sub-Topic 1 Heading
 - Table 1.1 Data Table
 - Figure 1.1 Illustration
 - Section 1.2 Sub-Topic 2 Heading
 - Table 1.2 Data Table
 - Figure 1.2 Illustration

Recent Legislation

Each year, state and federal legislatures enact new laws that can impact the zoning codes of cities and towns. To address this, a thorough review of recently enacted laws, a couple of which are described below, was conducted to ensure that the Ordinance update reflects the latest legal requirements and best practices. (Note: This is not an exhaustive list of all laws passed that effect the Zoning Ordinance and some may have already been addressed.)

- **HB2720 accessory dwelling units; requirements**

Requires municipalities with a population of 75,000 or more to adopt regulations allowing accessory dwellings units (ADUs) on any lot or parcel where a single-family dwelling is allowed. Outlines minimum allowances and prohibits municipalities from establishing various restrictions. If a municipality fails to adopt these development regulations by January 1, 2025, ADUs will be allowed on all lots or parcels zoned for residential use without limits. Permits a municipality to regulate vacation or short-term rentals by requiring the property owner to reside on the property if an ADU is constructed on the property after the effective date of the legislation.

- **HB2721 municipal zoning; middle housing**

Requires municipalities with a population of 75,000 or more to authorize and incorporate the development of multi-plex homes and townhomes as a permitted use on single-family residential

lots within a mile of their central business district and on at least 20% of any new development of ten acres or more with an exception for any land within the territory in the vicinity of a military airport, as defined in Section 28-8461. Prohibits municipalities from establishing various restrictions. If a municipality fails to adopt these regulations by January 1, 2026, middle housing shall be allowed without limitations on all lots zoned for single-family residential use.

- **HB2447 Self-certification program; administrative review**

Requires-rather than allows- a city or town by ordinance to authorize administrative personnel to review and approve certain development documents.

- **HB2297(2024)/HB2110(2025) commercial buildings; adaptive reuse**

Requires by January 1, 2025, municipalities with 150,000 or more persons to develop objective standards to allow multifamily residential development or adaptive reuse development of any commercial, office or mixed-use building on at least 10% of existing commercial, office or mixed-use buildings without requiring a conditional use permit, a planned unit development application, a rezoning application or other discretionary municipal review. Allows a municipality to designate areas excluded from this requirement and limits modification of these designations to once every 10 years. Prohibits parking space requirements that exceed standard multifamily residential or adaptive reuse requirements. Prohibits withholding of a demolition permit under listed circumstances and exempts certain land areas.

Article 1 – Administration and Procedures

Summary:

This Article outlines the framework for zoning and planning authority in the City of Goodyear, Arizona. It establishes the duties and responsibilities necessary to promote the health, safety, and welfare of residents through regulations on land use, building heights, lot occupancy, and more, ensuring orderly growth and development.

Additionally, the article establishes all of the City’s zoning districts, although it does not include development standards; a detailed set of rules and guidelines/interpretations for how a zoning district and its boundary are determined geographically; hearing bodies, procedures and public notice requirements for applications including interpretations, amending zoning regulations and district boundaries, obtaining use permits, and granting variances and special use permits. Last, the article provides for the establishment and purpose of the Design Guidelines Manual.

Analysis & Critique:

General - The overall intent of this section is fairly standard and should be retained, as it contains common language that sets out the purpose of the ordinance for the city. We find that the existing language is routine and consistent with the purpose of a modern-day zoning ordinance.

Additionally, this Article addresses all procedural requirements for the various application types mentioned above. Within each of these requirements, several pieces of information, such as flow diagrams, should be included to increase clarity and encourage more consistent implementation.

Beyond organization, this section does not clearly establish or define the roles of each individual/group that is assigned decision-making authority within the Code. To avoid confusion when administering the Code and to provide proper guidance to each individual/body as to their regulatory authority, the Code should expand on the specific powers and duties of all decision-making bodies currently listed in the Code. This includes expounding on the powers and duties of the City Council and the Planning and Zoning Commission.



Although the power of these bodies is established in the City Code, further clarification as to how their position directly interacts with the unique requirements of the Zoning Ordinance is necessary.

Citizen Review Process – The citizen review process, as required by Arizona Revised Statutes, gives opportunities for community members to provide input as part of the development process. As outlined in the Zoning Ordinance, residents in the vicinity of proposed projects are notified, per Table 1 below, and encouraged to participate in public meetings and provide feedback to ensure the proposed projects align with the General Plan and community values.

Table 1: Citizen Review Process and Notification Requirements

Zoning Process	Citizen Review Process Required	Public Hearing Required	Notification Requirements
Text Amendments to Zoning Ordinance	No	Yes	Publish notice in a newspaper of general circulation at least 15 days before the hearing.
Rezoning (including Preliminary & Final PAD)	Yes	Yes	Post notice on property, publish in newspaper, and mail to property owners within 500 feet at least 15 days prior.
Use Permits	Yes	Yes	Post notice on property, publish in newspaper, and mail to property owners within 500 feet at least 15 days prior.
Variance	Yes	Yes	Post notice on property, publish in newspaper, and mail to property owners within 500 feet at least 15 days prior.
Special Use Permits	Yes	Yes	Post notice on property, publish in newspaper, and mail to property owners within 500 feet at least 15 days prior.
Site Plan	No	Varies	Public hearing required only if stipulated by zoning amendment or Council.
Zoning Permits	No	No	Reviewed administratively; no public notification or hearing required

While the notification distances shown above are greater than the minimum requirements specified in statute, the consultant will examine the best local practices and procedures from peer municipalities to determine any additional requirements necessary to ensure residents are afforded the greatest opportunity to participate in the review process.

Article 2 – Definitions

Summary:

This Article provides an extensive list of definitions for terms that appear throughout the Zoning Ordinance. Additionally, it clarifies the intent behind commonly used terms and phrases which could have alternate meanings in different contexts.

Analysis & Critique:

The definitions contained within this Article appear to be comprehensive and well thought out; however, definitions should be reviewed for consistency and potential modernization, and additional definitions should be added where needed. Lastly the application of an “Applicability” provision that clarifies that definitions contained within this Article are intended to apply only to the content found within the *Zoning Ordinance*, unless otherwise stated.

As the new *Zoning Ordinance* takes shape, it is recommended that the Definitions be placed at or near the end of the document, not unlike a glossary in a textbook. Also, it is recommended that in the aforementioned “Applicability Section” a statement should be made that in the event that a term is not defined in the Definitions Article, then the City is authorized to use the most current Webster-Merriam definition(s) for a given term when common usage or understanding is proving to be insufficient.

Article 3 – Zoning Districts

Summary:

This Article contains the purpose, permitted, conditional, and accessory uses for each zoning district identified in *Section 1-1-3 – Establishment of Districts*. Also within this Article are the development standards (e.g., building height, setbacks, lot coverage, etc.) for each zoning district.

Analysis & Critique:

Due to the nature of this Article, it is likely one of the most frequently used by staff and the development community. As such, it is imperative that its content is accessible, orderly, and provided in a clear manner. That said, the following analysis will bring attention to a variety of items that should be considered for revision. Additionally, this Article is quite substantial in terms of overall volume, so while this analysis will provide commentary on certain items such as uses and development standards, it would be impractical to conduct a line-by-line analysis, with associated recommendations, at this stage in the project.

Organization & Appearance – This Article provides all uses and development standards for residential and non-residential zoning districts. It also, then, references other development regulations such as landscaping and parking standards, and directs the user to the appropriate article to locate more information. It is recommended that in the updated Zoning Ordinance, the residential and non-residential uses and all development regulations should be addressed in separate, appropriately titled Articles.

Additionally, as zoning ordinances are inherently complex, relying on lengthy sections of uninterrupted text makes them difficult to comprehend and apply, at least with the reliability that the user(s) desire. To help remedy this, the update will include additional tables, illustrations, and figures to supplement the text.

When used properly, tables and graphics can communicate information without eliminating the regulatory details needed to support desirable development outcomes and answer day-to-day questions that arise in the enforcement of the ordinance. Graphics should only be used, however, to provide clarity and illustrate specific regulatory intent. Images used just for the sake of making the ordinance more attractive often do more harm than good.

Use Listing(s) – Within Article 3-2 Residential Districts the presentation of the permitted, use permit, and accessory uses is presented in an easy to utilize table format; however, this format is not utilized within any of the other zoning district articles. Currently, the remaining articles identify a zoning district, then provides sub-sections for Principal Permitted Uses, Permitted Accessory Uses, and Use Permit Uses. This format is replicated for each of the remaining zoning districts, resulting in considerable repetition and inefficiency. We recommend converting the presentation of the permitted, use permit, and accessory uses into an easy to utilize table format within all the zoning district articles as this will simplify the articles and improve the user experience.

Last, while it is not generally feasible or advisable to attempt to list every possible use that exists today or could possibly exist in the future, best practices have shown that the provision of clear regulations that establish authority to interpret uses that are not specifically listed and the inclusion of overarching guidelines within this Article to describe a process for reviewing unspecified uses is necessary.

Terminology –As the update evolves, it is anticipated that the list of uses will become more comprehensive and will respond to current development trends and expectations from the community. Additionally, the current uses in the Ordinance will be reviewed to determine those in need of clarification, modernization and/or removal.

Article 4 – Regulation of Particular Uses

Summary: This Article outlines special land use activities in the City of Goodyear that require consideration due to their unique nature, potential impacts, or pre-existing legal status along with the conditions for their location and operation. Additionally, this article covers other special uses which may be allowed due to their unusual characteristics or service they provide to the public and legally nonconforming uses or structures established prior to the current regulations in this ordinance.

Analysis & Critique:

This Section is one of several within the Ordinance that recognize the unique impacts specific land uses may have on adjacent properties or on the community as a whole and thus provides additional evaluation and/or performance standards to help mitigate those unique impacts. Certainly, the intent and need for this section is relevant and should be retained within the Ordinance; however, all the existing land use standards found within this section should be evaluated for clarity and for consistency with other portions of the Ordinance and/or any other adopted City, State or Federal regulations.

Article 5 – Property Improvement Standards

Summary:

This Article establishes landscape standards for new and expanded developments within the city. It aims to promote community welfare, enhance property values, create attractive streetscapes, and conserve water by using native plants. The article outlines requirements for landscape installation, maintenance, and design, including specific provisions for different zoning districts, buffer zones, and parking areas. It also



includes guidelines for irrigation systems, inorganic ground cover, and the maintenance of existing landscaping during construction.

Analysis & Critique:

Landscape Standards

Comprehensive landscape and open space requirements are a common piece of every Ordinance. As is typical, the standards in the ordinance include landscape requirements for parking lots and buffers between dissimilar land uses, along with maintenance and enforcement standards. Although not identified as a significant issue within the community, the Ordinance would benefit from a review based on best practices.

Walls, Fences

This section establishes minimum wall and fence requirements for individual zoning districts, providing guidance on design and maintenance standards to support these regulations. Although not identified as a significant issue within the community, the Ordinance would benefit from a review of the design guidelines and maintenance provisions. This review would evaluate the language currently provided in the Ordinance for clarity and flexibility, explore updated wall and fencing regulations based on best practices, and assess the need for additional criteria to further improve the visual quality of the built environment within the community.

Last, it is recommended that all standards regarding landscape, walls & fences, screening, and open space be placed in the same Article of the Ordinance and be supplemented with illustrations that support key standards. In doing so, the user will be supplied with clear and concise standards for both residential and non-residential uses in one convenient location.

Article 6 – Off-Street Parking and Loading

Summary:

This Article aims to ensure safe, efficient, and functional off-street parking and loading areas by setting standards for the number of spaces, maneuvering areas, and driveways. It also emphasizes that these provisions are established to ensure visually attractive screening, pedestrian-friendly routes, accessibility for the disabled, flexible parking standards, and adequate bicycle parking facilities.

Analysis & Critique:

This Article is an important part of any ordinance and should be kept under the similarly titled Article within the updated Ordinance. Most of this article should remain in place, with changes focused on updating current parking ratios to reflect modern transportation trends and land uses, driveway requirements in residential areas, and the inclusion of other innovative concepts and best practices as necessary. Additionally, to enhance the effectiveness of the article, it is recommended to consider including additional diagrams and simplify the language for broader accessibility.

Article 7 – Sign Regulations

Summary:

This Article sets forth the regulations for all types of signs in Goodyear to ensure public welfare and safety, promote effective messaging, and enhance the city's visual environment. It sets standards for identifying and advertising goods and services, balancing commercial and non-commercial messages, and maintaining high-quality signage. The regulations are designed to be constitutional, content-neutral, and to allow for the substitution of non-commercial messages without additional approval.

Analysis & Critique:

Typical sign regulations address the type, number, and height of off-site or on-site signs, consideration of permanent and temporary signs, as well as the size, lighting, and design of most signs. While this article of the code does address the topics mentioned above, we recommend updating the Sign Regulations article with some of the following suggestions in order to better align with current best practices and land use law:

- Incorporate tables to more clearly identify permitted sign types and standards within the various zoning districts.
- Review graphics to ensure they are clear and effective in what they are trying to communicate.
- Review the size, number, and approval process for the various sign types.
- Review the standards for digital/electronic signs.
- Ensure sign regulations will reflect case law guidance from the Reed v. Town of Gilbert Supreme Court decision regulating the content of signage.
- Consider moving sign definitions to the Definitions section

Article 8 – General Provisions

Summary:

Article 8 of the Goodyear Zoning Ordinance sets general provisions for the city, including design standards for residential and non-residential buildings to ensure visually appealing and functional designs. It regulates detached accessory buildings, guest houses, and portable storage containers, specifying their location, use, and height restrictions. The Article also outlines hazardous materials storage regulations and miscellaneous provisions such as yard sales and parking of recreational vehicles.

Analysis & Critique:

The content found within this article would benefit from targeted updates to improve clarity, enforceability, and alignment with modern development practices. Addressing minor issues, clarifications and providing tables – particularly around food trucks, mobile vendors and businesses, outdoor displays, accessory structures, and guest houses – will enhance the ordinance’s effectiveness and usability for both staff and the public. Additionally, it would be our recommendation that the content within this article be relocated to other articles throughout the Zoning Ordinance as part of the update.

Article 9 – Special Districts

Summary:

This article outlines the regulations and approval processes that apply to all properties within the boundaries of special districts, regardless of the underlying zoning of individual parcels. These special districts, which are tailored to specific geographic areas, ensure orderly development and protect public health, safety, and welfare within unique areas of Goodyear.

Analysis & Critique:

The current format of this article is organized in a generally understandable manner and addresses alternative development standards within the single overlay district within the article, along with the procedural requirements staff uses to implement the district. As the overall article is reserved for providing alternative standards within specific areas of Goodyear, it would be our suggestion that the content in this article remain with the potential addition of an overlay for the Downtown area to satisfy the recently passed house bill regarding missing middle housing. Lastly, we would recommend the entirety of the article be relocated as a section under Article 2 – Zoning Districts.

Article 10 – Outdoor Lighting Standards

Summary:

This article establishes comprehensive outdoor lighting standards for Goodyear, balancing safety and aesthetics while ensuring adequate nighttime illumination and minimizing negative impacts on surrounding neighborhoods and the night sky. The standards address proper exterior lighting design, fixture height and placement, illuminance levels, and lighting for specific uses.

Analysis & Critique:

Article 10 of the Goodyear Zoning Ordinance is a robust framework for managing outdoor lighting. While it reflects a strong commitment to sustainability and community well-being, its complexity and reliance on discretionary judgment in some areas suggest a need for simplification, clearer visuals, and updates to accommodate evolving lighting technologies.

To enhance accessibility and comprehension, the ordinance would benefit from updated visual aids, which would help both professionals and laypersons better understand and comply with the standards. Additionally, the ordinance should be updated to reflect advancements in lighting technology and to ensure that lighting standards—particularly for commercial and industrial sites—are current, effective, and aligned with best practices.

Summary

This analysis of the City’s zoning and land use regulations has provided clarity on the steps needed to update and create an innovative and user-friendly zoning ordinance. With continued input from City staff, key stakeholders, and the community, the Michael Baker International team will have a complete set of tools to complete this update.

The following is an annotated outline intended to illustrate the organization and general content of the updated *Goodyear Zoning Ordinance*.

ANNOTATED OUTLINE

This annotated outline establishes the proposed structure and approach for the revised City of Goodyear's Zoning Ordinance.

Article 1 – Authority & Purpose

1.1. Title and Authority

Title of Ordinance and Statutory (A.R.S.) basis for ordinance

1.2. Purpose

Outlines purpose and intent of ordinance...public health, safety, welfare, etc.

1.3. Consistency with the General Plan

Identifies how the ordinance is developed to comply with and implement the provisions of the General Plan

1.4. Applicability

Clarifies who and/or what land is subject to the code

1.5. Conflicting Provisions

Clarifies what provisions stand when a conflict with other regulating documents are identified

1.6. Rules for Interpretation

Provides guidance in understanding how to determine development rights of plans approved and/or submitted under current code

1.7. Severability

Specifies that if parts of the ordinance are held to be illegal, the remainder of the ordinance shall still apply

Article 2 – Zoning Districts

2.1. Zoning Districts and Map

This Section will establish the specific zoning districts within the code and provide reference to the official zoning map.

2.2. Zoning Districts Established

This Section will list and define / describe the City's existing, modified, and new zoning districts as well as define the physical limits of a zoned property (i.e. parcel line, centerline of adjacent road, etc.)

Note, the following format outlined for each grouping of common Zoning Districts effectively organizes permitted uses, development standards, and design guidelines together as sub-sections under each grouping (e.g. residential districts would be combined with residential permitted uses, residential development standards, and residential design guidelines; commercial districts would be combined with their commercial permitted uses, development standards, and design guidelines and so on). This allows a user the continued convenience of navigating to one Article of the Code to quickly identify the permitted uses and development standards for all zoning types.

2.3. Residential Districts

This Section will provide a purpose statement for each residential zoning district as well as present the residential permitted uses, development standards, and references to other relevant Articles and Sections in a succinct, easy to follow format.

2.3.1. Residential Permitted Uses

All residential permitted uses will be placed here in a unified table.

2.3.2. Residential Development Standards

Similar to the permitted uses, this Section will continue to utilize tables to make this frequently referenced content accessible.

2.3.3. Residential Design Considerations

Appropriate and effective design considerations suitable for each zoning district will be provided in this Section. These considerations establish foundational criteria for quality building and site design.

2.4. Commercial Districts

This Section will provide a purpose statement for each mixed-use and commercial zoning district as well as present their permitted uses, development standards, and references to other relevant Articles and Sections in a succinct, easy to follow format.

2.4.1. Commercial Permitted Uses

All commercial and mixed-use permitted uses will be placed here in a unified table.

2.4.2. Commercial Development Standards

Similar to the permitted uses, this Section will utilize tables to make this frequently referenced content accessible.

2.4.3. Commercial Design Considerations

Appropriate and effective design considerations suitable for each zoning district will be provided in this Section. These considerations will establish foundational criteria for quality building and site design.

2.5. Industrial Districts

This Section will provide a purpose statement for each industrial zoning district as well as present their permitted uses, development standards, and references to other relevant Articles and Sections in a succinct, easy to follow format.

2.5.1. Industrial Permitted Uses

All industrial permitted uses will be placed here in a unified table.

2.5.2. Industrial Development Standards

Similar to the permitted uses, this Section will utilize tables to make this frequently referenced content accessible.

2.5.3. Industrial Design Considerations

Appropriate and effective design considerations suitable for each zoning district will be provided in this Section. These considerations will establish foundational criteria for quality building and site design.



2.6. Planned Area Development District

This Section will provide a purpose statement for each the PAD zoning district as well as present the permitted uses, development standards, and references to other relevant Articles and Sections in a succinct, easy to follow format.

2.6.1. PAD Permitted Uses

2.6.2. PAD Development Standards

2.6.3. Amenity Expectations

2.7. Special Districts

The Special Districts provided within the existing Code were created to address specific development conditions within the City. As a result, it is expected these overlay zoning district will be carried forward or increased in quantity based on input from the City, the community, and the engaged stakeholders. Items marked with (*) are new / proposed

2.7.1. Freeway Development Overlay District

2.7.2. Downtown Overlay*

Article 3 – Supplemental Use Standards

This Article replaces provides supplementary regulations and/or development standards for land uses that are allowed in individual or multiple zoning districts, and for activities that require special standards to mitigate their potential impacts.

3.1. Additional Use Specific Regulations

3.1.1. Purpose

3.1.2. Adult Businesses.

3.1.3. Convenience Uses.

3.1.4. Service Stations, Automotive.

3.1.5. Wireless Communications Facilities (Commercial).

3.1.6. Restaurants, Bars/cocktail Lounges, Breweries, Brewpubs and Microbreweries subject to Special Use Permit for Live Music or Entertainment Activities.

3.1.7. Teen Entertainment Centers.

3.1.8. Large Retail Users.

3.1.9. Non-Chartered Financial Institutions.

3.1.10. Freeway Pylon Signs.

3.1.11. Massage Establishments, Tattoo Studios, and Body Piercing Studios.

3.1.12. Medical Marijuana Dispensary.

3.1.13. Medical Marijuana Cultivation Location.

3.1.14. Medical Marijuana Designated Caregiver Cultivation and Medical Marijuana Qualifying Patient Cultivation.

3.1.15. Brewery.

3.1.16. Brewpub.

3.1.17. Microbrewery.

3.1.18. Marijuana Dual Facility.

3.1.19. Drive-Through Restaurants.

3.1.20. Churches.

3.1.21. Self-Service Storage Facilities Regulations.

3.2. Accessory Buildings, Uses and Structures



- 3.2.1. Purpose**
- 3.2.2. Detached Accessory Buildings**
- 3.2.3. Guest House**
- 3.2.4. Ventilation Courts**
- 3.2.5. Portable Storage Containers**
- 3.3. Temporary Uses**
 - 3.3.1. Purpose**
 - 3.3.2. General Regulations and Applicability.**
 - 3.3.3. Application Process.**
 - 3.3.4. Permitted Temporary Uses.**
 - 3.3.5. Temporary Uses Not Requiring a Permit.**
 - 3.3.6. Development Standards.**
- 3.4. Nonconformities**
 - 3.4.1. Purpose**
 - 3.4.2. Common Procedures**
 - 3.4.3. Review Authority**
 - 3.4.4. Documentation of Legal Nonconformity**

Article 4 – General Development Regulations

The Article establishes the standards for residential and non-residential development and design regulations. Elements such as landscaping, lighting, signage, and parking will build upon the zoning district specific design guidelines outlined in Article 2.

- 4.1. Landscaping, Walls, and Screening**
- 4.2. Pools and Spas**
- 4.3. Off-Street Parking and Loading**
- 4.4. Outdoor Lighting**
- 4.5. Signage**
- 4.6. Hillside Development**

Article 5 – Administration

This Article simply clarifies who enforces the zoning code and what their responsibilities are.

- 5.1. Purpose**
- 5.2. Zoning Administrator**
- 5.3. Planning and Zoning Commission**
- 5.4. Development Review Committee**
- 5.5. Board of Adjustment**

Article 6 – Applications & Procedures

This Article will update and relocate the procedures from Article 1 to provide better guidance to the public and the development community as to the specific steps necessary to facilitate each unique zoning and/or development application. This Article will describe each application and procedure and then identify an individual flow chart for each type.

- 6.1. Purpose**



- 6.2. Amendments**
- 6.3. Use Permits**
- 6.4. Variances**
- 6.5. Special Use Permits**
- 6.6. Site Plan Requirement and Review Process**
- 6.7. Building Permits and Certificates of Occupancy**
- 6.8. Zoning Permits**
- 6.9. Citizen Review Process**
- 6.10. Public Hearings**
- 6.11. Applications and Fees**

Article 7 – Enforcement

This Article simply clarifies options for enforcement of the zoning code and establishes penalties for noncompliance.

- 7.1. Purpose**
- 7.2. Common Procedures**
- 7.3. Violations and Penalties**
- 7.4. Review Authority**

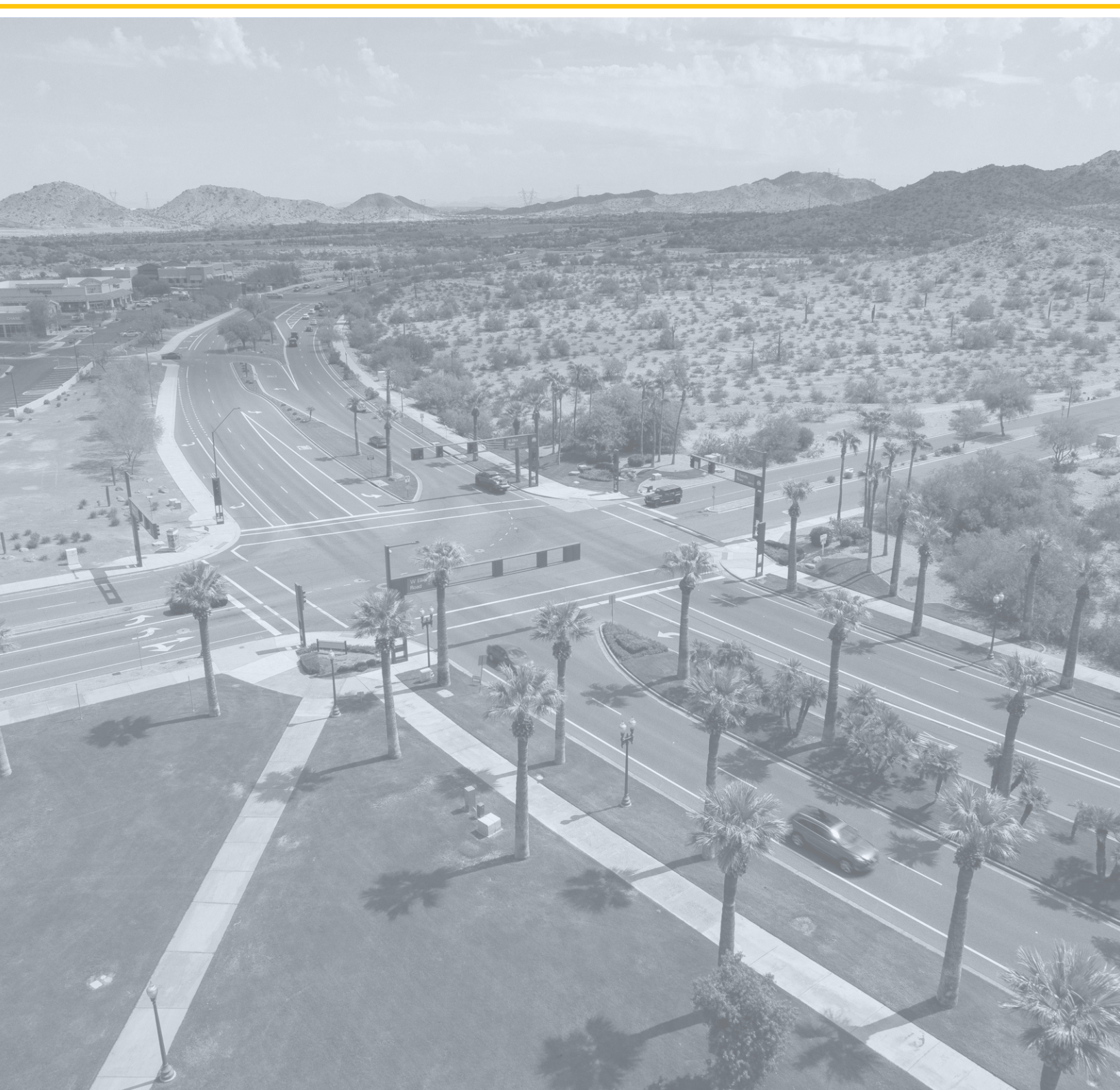
Article 8 - Definitions

This Article will contain a comprehensive arrangement of definitions and key terms relevant to the Unified Development Code. New definitions will be added, and obsolete definitions will be removed or modified as necessary.

- 8.1. Purpose**
- 8.2. Interpretations**
- 8.3. Review Authority**



City of Goodyear Zoning Ordinance Assessment



City of Goodyear Zoning Ordinance Assessment

Prepared for:



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Acknowledgement

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We extend our sincere gratitude to these funders for their dedication to fostering sustainable, affordable, and inclusive housing opportunities in Goodyear and beyond.

JPMorganChase



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Introduction and Existing Conditions

Regional Housing Market

The City of Goodyear (population 116,694 as of July 2024) is a suburban community located on the western edge of the Phoenix metropolitan area, positioned along the I-10 corridor between Loop 101, Loop 303, and the White Tank Mountains. This strategic location offers advantages both for commuters traveling to Phoenix for employment and for the logistics and transportation industries supporting regional businesses and local job centers. In the past decade, the city's population has increased by more than 45%, making Goodyear one of the fastest-growing cities in Arizona. However, rising housing costs, driven by rapid and sustained population growth, increasing construction costs, and supply-side imbalances have impacted affordability both in Goodyear, and across the metro area.

According to data from the National Association of Home Builders' Cost of Housing Index, the median home price in the Valley reached \$469,500 in the third quarter of 2024—approximately \$70,000 higher than the national median for new homes. The Phoenix metro region now ranks among the 50 least affordable metropolitan areas out of 176 analyzed, with a cost-of-housing index of 38% and a low-income index of 76%. These figures indicate that a typical household earning the median area income of \$100,000 would need to allocate 38% of its gross income to afford a median-priced home. For low-income households earning 50% or less of the area median income, that percentage rises to an estimated 76%. Though Goodyear residents have a higher median household income than Maricopa County residents more broadly (roughly \$102,000 and \$85,500 respectively according to 2023 ASC estimates) median home prices are slightly higher in Goodyear (reaching \$481,000 as of April 2025), demonstrating affordability concerns that persist across the county.

With a population of 1.65 million, the City of Phoenix is roughly 15 times the size of Goodyear (see Figure 1-1), making its housing trends a useful barometer of regional market conditions, housing product availability, and affordability challenges. Currently, approximately 57% of all subsidized housing units in Maricopa County are located in Phoenix. Despite this concentration, extremely low- and very low-income renter households continue to face limited housing options due to a shortage of affordable units. There is an estimated shortfall of 59,000 affordable and available units for households earning 50% or less of the area median income. Furthermore, 52% of rental households are considered cost-burdened, spending more than 30% of their gross income on housing-related expenses, including rent and utilities. This leaves households with significantly less expendable income for other necessities including healthcare, food, and transportation.



Phoenix's Response to Affordability Challenges

The City of Phoenix has implemented several measures to address housing affordability. It regularly assesses housing needs and supports affordable housing through development incentives, financing options, and public-private partnerships. The city imposes time-limited affordability requirements on publicly funded projects and launched a Redevelopment Initiative and Rezoning Policy in September 2023, allowing accessory dwelling units (ADUs) while initially banning, then permitting, their use as short-term rentals. As of 2024, 233 ADU permits had been issued.

In January 2024, Phoenix amended its zoning code to reduce parking requirements for multifamily housing—standardizing them to 1.5 spaces per unit and allowing further reductions for transit-oriented areas and special needs populations, recognizing the lower rates of car ownership amongst those groups. In Walkable Urban and Infill Development Districts, only 0.75 spaces per unit are required.

Throughout this zoning assessment, best practices from various municipalities both within and outside of the Valley were examined to develop a comprehensive overview of zoning, regulatory, and administrative strategies to improve housing accessibility and affordability within Goodyear. The recommended policies and strategies to improve housing affordability and diversity include the following:

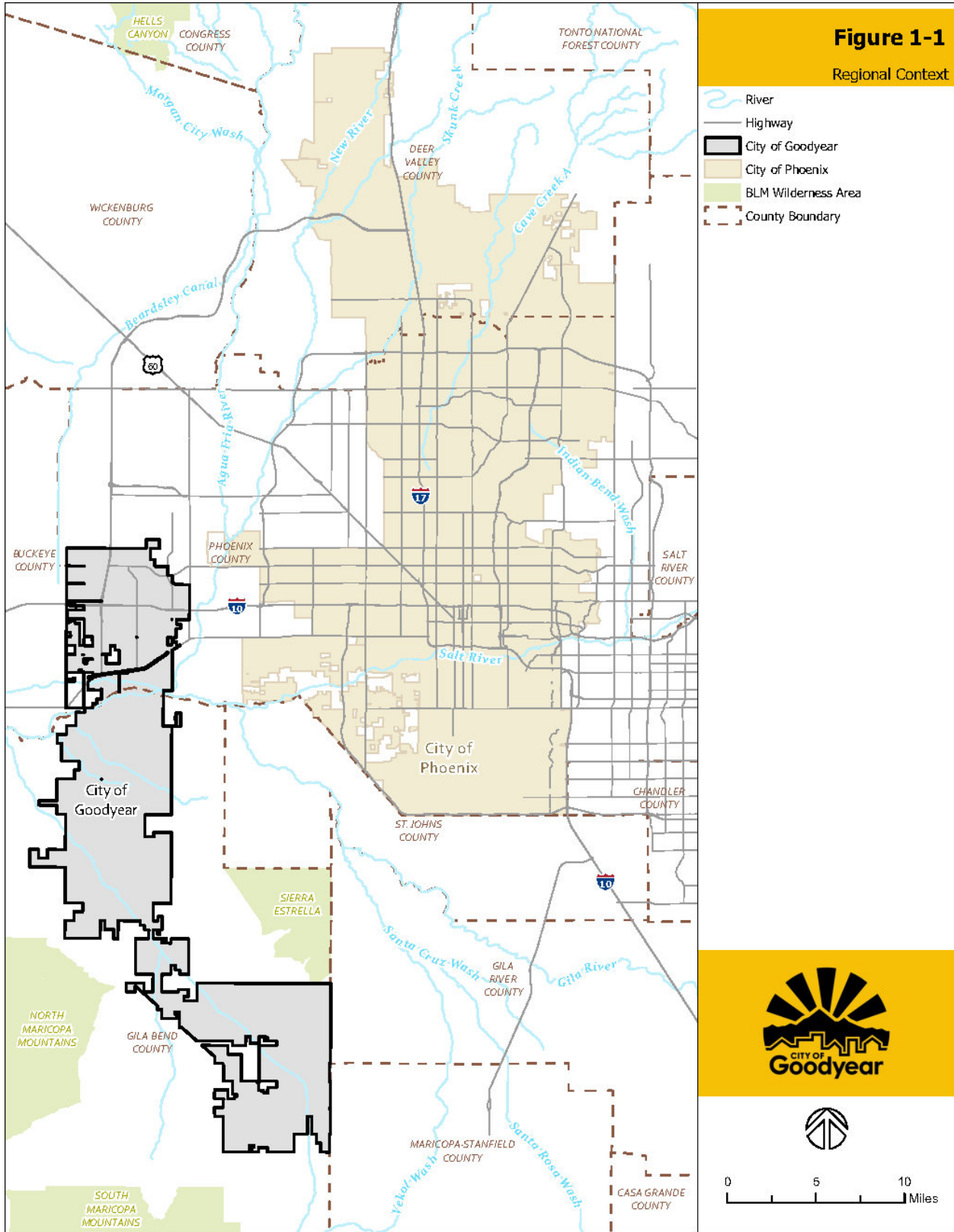
- **Facilitate More “Missing Middle” Housing and ADUs** by proactively adjusting development and design standards, expanding where these housing types are allowed by-right, expanding the use of pre-approved building plans, and offering incentives for their production.
- **Continue to Promote Sustained Mixed-Use Development**, particularly in commercial centers, to create vibrant and walkable nodes throughout the city.
- **Support Affordable Housing Development** by offering administrative, financial, and regulatory incentives that lower development costs and increase project viability.
- **Support Future Development** by publishing opportunities for infill development and adaptive re-use, facilitating public private partnerships, and expanding efforts to educate the public and developers about zoning changes and goals.
- **Update The Existing Zoning Code** to focus more on building form, rather than type, and to simplify and consolidate design standards to improve development feasibility.

Goodyear Housing Assessment and Future Needs

Goodyear's December 2024 Housing Assessment indicates **no current shortfall in either traditional single-family homes (SFDs) or multifamily developments (MFDs), with an existing surplus of 963 units (82 SFDs and 881 MFDs)**. However, to accommodate projected population growth, **an additional 354 single-family units will be needed over the next five years**, requiring an estimated 101 acres of additional single-family residential development. Furthermore, **the city's future multifamily housing needs are expected to be met by the units currently in the development pipeline**, which are sufficient to address demand over the same period.



Recent developments have significantly bolstered Goodyear's housing stock, including Suncrest Vista at Canyon Trails, part of a larger development with affordable, family, and senior housing.



Affordability Standard

Housing affordability is essential to the health and sustainability of a local economy, making it critical to understand key affordability metrics. Traditionally, the “affordability standard” is defined as housing costs—including rent or mortgage payments, utilities, and related expenses—not exceeding 30% of a household’s gross income. More recent interpretations also factor in transportation costs, particularly in relation to a home’s location and proximity to essential services and employment opportunities. For the purposes of this report, this affordability standard will be utilized throughout.

According to Goodyear’s December 2024 Housing Assessment, **households earning at or above 80% of the Area Median Income (AMI) can generally access market-rate housing**, both for rental and ownership, without requiring financial assistance. This income bracket represents 74% of the city’s projected five-year housing need, or 9,125 units. However, households earning below 80% AMI are more likely to require housing assistance. To address this gap, two Low-Income Housing Tax Credit (LIHTC) apartment communities, totaling 658 units for families and seniors at 60% AMI, are currently under construction in Goodyear (Estrella Springs at Canyon Trails & Suncrest Vista at Canyon Trails). These units are expected to meet 42% of the five-year demand for housing at 50% to 80% AMI. Furthermore, as of January 2024, Goodyear’s median property value was \$481,202, while the city’s median household income was \$101,814, indicating that roughly 21% of a typical family’s income is needed to afford a median-priced home, well within the National Association of Home Builders (NAHB) affordability standard of 28% of gross income. **However, it is imperative for the city to continue to work with developers to construct housing that serves residents making below 80% AMI**, to meet the rest of this anticipated need.



Summary of Recent Housing-Related Legislative Changes

In 2024, several legislative changes were enacted in Arizona to address housing supply and affordability:

- **SB 1162 (2024):** Effective January 1, 2025, cities must publish a Housing Needs Assessment that outlines growth projections in population, jobs, and housing. In December 2024, Goodyear released its needs analysis, which revealed no current housing deficiency for single-family or multi-family units but indicated that one-fourth of future housing demand will require affordable housing products or housing assistance.
- **HB 2720 (2024):** This bill mandates that cities with populations over 75,000 permit accessory dwelling units (ADUs) or casitas on single-family lots without additional parking requirements. Furthermore, the bill mandates that a municipality may not require an ADU match the exterior design, roof pitch, or finishing materials of the primary dwelling, and prohibits more restrictive height, setback, lot size coverage, or building frontage requirements than those for single-family dwellings in the same zoning area. Goodyear has since completed a text amendment allowing one attached and one detached ADU on single-family lots, as well as one additional detached ADU on lots of one acre or larger, if it is a restricted-affordable unit.
- **HB 2721 (2024):** Known as "The Middle Housing Bill," this mandate requires municipalities with populations over 75,000 to adopt ordinances permitting duplexes, triplexes, fourplexes, and townhomes on any single-family zoned property within one mile of a Central Business District (downtown) and in all new developments of 10 or more contiguous acres. Additionally, 20% of new single-family developments of 10 acres or more may include these "middle housing" types. Local jurisdictions must implement related processes or development standards by January 1, 2026, or these housing types will be allowed by default. Municipalities can impose special design standards and enforce higher levels of code compliance. Notably, many of Goodyear's northern residential areas are impacted by military vicinity and airport regulations that restrict nearby residential density.

Definitions

Accessory Dwelling Unit (ADU) is defined as an ancillary or secondary living unit that has a separate kitchen with a cooking stove, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit. These uses are sometimes referred to as "garage apartments," "mother-in-law apartments," and/or "carriage houses."

Affordable means that monthly rents or monthly mortgage payments, including taxes and insurance, do not exceed 30% of the median annual gross income level for households at that income level.

Area Median Income (AMI) is defined as the midpoint of the county's income, in which half of the families in the county earn more than the median and half earn less than the median. AMI is based on annual estimates from the Department of Housing and Urban Development (HUD) of the median family incomes for the Phoenix-Mesa-Chandler Metropolitan Statistical Area (MSA).

Low income is defined as greater than 50% and up to 80% of the AMI.

Market rate units are defined as housing that is based on existing area market values and demand rather than a reduced or subsidized price.

Middle income housing generally refers to housing that is affordable to households earning approximately 60% to 120% of the AMI.

Missing middle housing refers to a range of multi-unit or clustered housing types, ranging in size and density between a larger single-family detached home and a mid-rise (usually 5+ stories) apartment building. Such housing types typically include duplexes, triplexes, quadplexes, courtyard apartments, bungalow courts, townhouses, multiplexes, and live-work units.

Moderate income is defined as greater than 80% and up to 120% of the AMI.

Very low income is defined as 50% or less of the AMI.



Community Survey Summary Results

At the time this assessment was conducted, the City was pursuing a comprehensive update to its zoning code. Recognizing the critical intersection between zoning regulations and housing policy, the survey distributed to the community was designed to inform both initiatives. The Zoning & Housing Needs Questionnaire was available to the residents, business owners, and housing developers of Goodyear from April 2025 to July 2025. The project was promoted through multiple channels, including social media, and hard copies were distributed at the recreation center, city-led events, and community meetings. In total, 205 responses were collected, providing meaningful input on housing needs, challenges, and preferences.

The survey was an opt-in effort, meaning participants were not randomly selected but chose to respond voluntarily. While most surveys rely on some level of voluntary participation, statistically representative efforts, like the U.S. Census Bureau's American Community Survey, use random sampling and apply weighting to better reflect the broader population. This survey, by contrast, was open to any interested residents and may reflect some degree of self-selection bias, with certain groups overrepresented; for instance, over 92% of respondents were homeowners, so perspectives from Goodyear renters are underrepresented.

Key Findings

- Survey Participation & Demographics
 - Of the 205 respondents, 38 residents (18.6%) noted they had *experience with the current Zoning Ordinance*.
 - Of those who have, most found it average/easy enough to understand after review, though 17.1% found it *extremely difficult*.
- Development Concerns
 - Highest concern with *Multi-family Residential Development* (Weighted Avg: 3.92/5) and *Industrial/Warehouse Development* (3.86).
 - Moderate concern regarding and *Commercial Development* (3.09).
 - Lowest concern with *Single-family Residential* (2.46).
- Planning & Regulation Priorities
 - Top community concerns include *guidelines for nuisances (noise, odors, etc.)* and *guidelines for specific uses like home occupations and ADUs* (weighted 3.51 and 3.50, respectively).
 - Issues of *parking supply in commercial and multi-family areas* were a lesser concern overall.

- Housing Situation & Preferences
 - Respondents were generally happy with their current housing situations, with 82% feeling *satisfied or very satisfied*.
 - Top reasons for living in Goodyear included *safe neighborhoods* (54%), *quality of housing* (36%), and *for retirement/to retire* (30%).
- Housing Supply & Affordability
 - Affordability views are mixed: 49% are *satisfied/very satisfied*, and 25% are *dissatisfied or very dissatisfied*.
 - Over 70% think it is at least *somewhat important* to have a mix of housing types.
 - While *single-family homes* remain the most desired housing type (74%), *senior housing* (26%), *executive/custom homes* (30%), and *townhomes* (25%) showed notable demand.
 - Respondents expressed low demand for *apartments/condominiums* (5%), *triplexes/quadplexes* (5%) and *tiny homes* (6%).
 - The most prevalent perceived housing issues were *rising utility costs* (37%), *the cost to buy a home* (36%), *rent affordability* (28%), *short-term rentals* (22%), and *the supply of single-family homes* (22%).
- Zoning Reform Support
 - 66% of respondents supported updates to allow *small neighborhood businesses in residential areas*.
 - 68% supported *Accessory Dwelling Units (ADUs)* in some or all cases.
 - *Missing middle housing* was divisive, with 39% supporting such housing types in some form, and 54% opposed.
- Developer Incentives
 - The top preferred incentives for affordable housing development were *expedited review & permitting* (39%), *technical assistance* (35%), and *financial assistance* (24%).
 - *Density bonuses* and *parking reductions* were much less popular.



- Strategies to Improve Affordability
 - The most supported actions included *converting vacant buildings to housing* (36%), *streamlining zoning/approvals* (31%), *encouraging mixed-use developments* (29%), *increasing funding for housing assistance* (28%), *partnering with nonprofits/private organizations to create affordable housing* (31%), and *offering incentives for affordable development* (31%).
 - *Increasing density* and *decreasing parking requirements* were much less popular.
- Protecting Naturally Occurring Affordable Housing (NOAH)
 - 41% say Goodyear *should not take additional action to protect NOAH*, while 19% support additional actions and 40% are unsure.
- Concerns About Increasing Density
 - Respondents noted concerns about *increased traffic congestion* and *impacts to neighborhood character* as a result of potential increases in housing density.


Overall, the community values single-family housing, safe neighborhoods, and housing quality. Support exists for moderate zoning updates (especially for ADUs, select Missing Middle housing types, and neighborhood businesses), but resistance remains toward high-density housing. There's openness to policy tools for affordability, but preference leans toward procedural improvements and partnerships.

Recommendations to Improve Housing Diversity and Affordability

Several factors affect Goodyear’s ability to provide a more diverse and affordable housing supply. Though many challenges are tied to broader market dynamics, local policies and zoning regulations can be further improved to increase housing affordability and attainability. This section discusses key recommendations to improving Goodyear’s housing landscape, including ways to facilitate increased “missing middle” housing and accessory dwelling unit (ADU) opportunities, strategies to promote sustained mixed-use development, approaches to increase the supply of affordable housing, and approaches to overcoming infrastructure and land shortages.

Housing Market Composition and “Missing” Middle

The City has made significant strides in diversifying its housing market, driven in part by the Goodyear 2025 General Plan, which allowed for a wide range of densities in the Neighborhood Category, from low-density single-family homes up to high-density multifamily housing. The Plan also permits high-density multifamily residential as a buffer between single-family areas and commercial centers and promotes a wide range of housing in mixed-use and growth areas, such as within and near Civic Square, Loop 303 corridor, transit nodes, and Village Centers, helping to create vibrant, walkable nodes in parts of the city. Furthermore, the Plan encourages the use of flexible standards and regulatory incentives, such as density bonuses, adaptive reuse, and infill credits to promote diverse housing options. In addition, new zoning regulations have enabled guest homes, casitas, and ADUs citywide with the exception of Luke Air Force Base and Airport vicinity.



As of September 2025, Goodyear has an estimated 6,732 built multifamily apartments, which includes around 653 senior apartments, with another estimated 8,073 future units expected. Future apartment units include units under construction, preliminary plat approved units, units approved through site plans, and units entitled for additional apartment development. “Missing middle” housing types, which refer to a range of multi-unit or clustered housing types, ranging in size and density between a single-family detached home and a mid-rise (typically 5+ stories) apartment building, accounts for an estimated 4,987 current units established within Goodyear. For the purposes of this count, missing middle housing includes platted predominantly owner-occupied missing middle housing such as townhouses, courtyard homes or condominiums, as well as several bungalow and cluster style single-family rental occupied and multi-family communities. Another estimated 4,270 future missing middle units are in the development process. The following table illustrates the current estimate of built multifamily apartments and “missing middle” housing, as well as expected future units, which includes units under construction, preliminary plat approved, site plan approved (including expired site plan approved), and rezone approved.

Missing Middle Housing

“Missing Middle Housing” refers to a range of middle-density housing types that are often underrepresented in communities, particularly in areas with zoning regulations that prioritize single-family homes and mid- to high-rise apartment buildings. Missing middle housing encompasses a range of single-family attached housing types such as duplexes, triplexes, townhomes, and small apartment buildings, as well as cluster and courtyard style housing, like bungalow courts, and cottage courts.

By bridging the gap between single-family detached housing and high-density apartments, these housing types can foster vibrant, diverse neighborhoods with a wider variety of housing options, catering to various lifestyles and income levels. In promoting increased missing middle housing in Goodyear, it is important to consider the following:

- **Match future supply with market demand.** Understand local demand for various housing typologies.
- **Prioritize form over density.** Focus on impacts and architectural design rather than solely on unit density.
- **Reduce regulatory barriers**, including stringent parking requirements, building height restrictions, and limiting development standards such as setbacks, lot sizes, and lot coverage.

Table 1 Estimated Current and Future Missing Middle and Multifamily Housing Stock

Note: Missing Middle includes duplexes, triplexes, fourplexes, townhomes, and courtyard, cluster, and bungalow-style housing.

Type of Housing	Current (as of 9/2025)	Future	Total
Multifamily Apartments	6,732	8,073	14,805
Missing Middle*	4,987	4,270	9,257
Total Units	11,719	12,343	24,062

The current 11,719 multifamily and missing middle units and 12,343 planned units are sufficient to cover the city’s current and future need for multifamily and missing middle housing. The city’s success in promoting housing diversity can also be seen by examining the housing composition of the Canyon Trails neighborhood; in 1999, the neighborhood was predominantly made up of single-family housing, which comprised an estimated 64% of the neighborhood’s estimated 6,502 housing units. As of 2023, only an estimated 49% of the 8,728 housing units in the neighborhood are single-family homes, with an estimated 29% of all units designated as missing middle housing, and another 21% encompassing higher density multi-family housing types. In addition to diversifying the neighborhood’s housing options, this shift from predominately single-family detached housing resulted in an estimated increase of 2,226 housing units, helping to alleviate the city’s growing housing demand.

Although the city has greatly diversified their housing stock beyond just single-family detached housing to include large numbers of apartment housing, missing middle housing remains relatively sparse, partly due to developer preferences for either traditional single-family detached housing, or higher density multifamily apartments. Goodyear has taken several steps to encourage missing middle housing, including recent zoning updates establishing smaller lot areas, widths, and depths, which can support smaller unit sizes typical of missing middle typologies. In addition, Goodyear’s Design Review standards allow exceptions to certain requirements for qualifying projects. However, additional incentives may be needed to enhance the financial feasibility of such developments, including expedited permitting and review, reduced or waived impact, permitting, and review fees, and modified development standards as illustrated in the table on the following page. Fee reductions and waivers could be particularly effective in encouraging development in the southern part of the city, where higher impact fees present a challenge, but notably must be offset by local government funds.

Table 2 Missing Middle Best Practices

Best Practices for Missing Middle Development Standards	Implementation of Best Practices for Missing Middle Development Standards
Adjusting Lot and Setback Requirements	HB 2721 mandates that a municipality cannot set zoning or development standards that are more restrictive than those applicable to single-family dwellings within the same zoning category. Goodyear could proactively reduce lot size, setback, or frontage requirements near Village Centers to further facilitate missing middle housing, which is not specifically mandated or preempted by the state, nor limited to one Central Business District (CBD).
Pre-Approved Building Plans	This could expedite approvals, reduce costs, and ensure design compatibility. Tempe is looking to implement similar policies for ADUs and Flagstaff has already implemented a similar program. Given Goodyear’s amount of developable land this would be a good proactive approach for missing middle housing types.
Unbundled/Flexible Parking	This aligns with innovative parking solutions and cost reductions for developers. This would be implemented in developments tailored to those who typically would drive less such as deed-restricted affordable, age-restricted senior, and special needs communities.
Objective Design Standards	Although Goodyear already has flexible design standards, expanding on that flexibility could provide even more predictability and neighborhood compatibility for new missing middle housing. Tucson is looking to implement objective design standards as part of its middle housing initiative.

Notably, on-site parking requirements should not be increased despite moderate increases in density, to lower development costs and increase project viability. Instead, parking requirements should remain the same, as increased parking needs can be accommodated by street parking and shared parking arrangements. Lastly, Goodyear can **explore a range of other financial incentives** to make missing middle housing developments much more attractive and financially viable to developers, such as low-interest loans and tax abatement for such desired housing types, to lower the financial barrier of development and increase project feasibility.

Flagstaff’s Model ADU Plans Program

The City of Flagstaff’s Community Development Division launched the Model ADU Plans Program in 2024 to expand affordable housing options by offering pre-approved ADU designs. Through an open call to local architects and designers, the city created a publicly accessible library of construction-ready ADU plans, reviewed for code compliance and adaptable to a range of lot types. Selected designs are eligible for stipends and are featured online for homeowners to reuse at reduced permitting costs. This initiative aims to streamline the building process, lower design expenses, and encourage creative, community-driven housing solutions to support Flagstaff’s goals for affordability, sustainability, and increased housing diversity. The adoption of these ADU models is expected to be available to the public in 2025.

In addition to further modifying existing development standards and offering an array of regulatory, administrative, and financial incentives, the City should update their current residential zoning to **allow missing middle housing by-right in more zones and should offer a range of pre-approved construction plans for such housing types.**

In doing so, Goodyear can facilitate the production of missing middle housing in more areas throughout the city, promoting increases in housing supply and diversity that remain compatible with neighborhood character.

Goodyear should explore allowing a range of **lower-density missing middle housing typologies (including duplexes, triplexes, and cottage court developments) by-right in all current Single Family Detached zones (R1-10, R1-7, R1-6, R1-4, and R1-C).**

In addition, Goodyear should modify their zoning regulations to allow for higher density missing middle options, including townhomes

and stacked flats, in the current Single Family Attached zone (R1-A), as well as the current Two Family Residential zone (R2). However, this would be dependent on proximity to the airport and Luke Air Force Base and the availability to connect to existing water and sewer infrastructure.

This modest upzoning would enable gentle increases in development potential in these existing neighborhoods, increasing residents' housing choices while promoting efficient land use.

Pre-approved design templates of various missing middle housing typologies can further streamline development by offering developers a range of designs that are compliant with all applicable codes and compatible with existing neighborhoods, lowering design costs and speeding up permitting and review processes.

By-right middle housing could work alongside ADU allowances, letting properties combine missing middle units with accessory dwellings where lot size and standards allow. This creates more housing flexibility without lengthy approvals. **The Luke AFB graduated density overlay will shape where these allowances apply**, meaning higher densities would be limited in areas closest to the base, with more flexibility farther away.

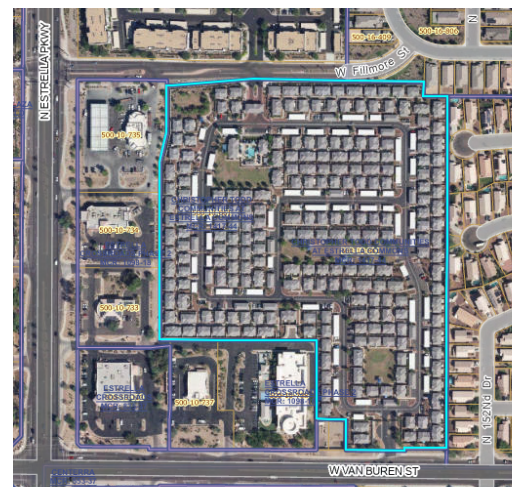
Tucson's Missing Middle Design Standards

To meet Arizona HB2721 requirements and boost housing diversity, Tucson launched its Middle Housing Initiative to create clear, objective design standards for "missing middle" housing, including duplexes, triplexes, fourplexes, and townhomes near central business districts. The city's approach sets measurable criteria for height, setbacks, lot size, and parking to ensure projects fit neighborhood character while broadening housing choice. Public feedback shaped policy drafts throughout 2025, with adoption targeted for January 2026. Tucson's standards aim for predictable, equitable development that supports affordability and community stability through transparent zoning and streamlined approvals.

In addition to providing an array of housing choices for Goodyear residents, such as missing middle housing types, which typically involve smaller unit sizes than traditional single family detached housing, offer housing that is suitable for young professionals, seniors looking to downsize, and low- and moderate-income families seeking naturally affordable starter homes that can help build equity over time. **By updating Goodyear's zoning to allow low-density missing middle housing in all residential zones, offering pre-approved design templates, and offering regulatory and administrative incentives to facilitate flexible missing middle development,** Goodyear can greatly promote the development of more diverse and attainable housing.



This Goodyear neighborhood seamlessly blends detached single-family housing with attached townhomes, increasing housing choice and neighborhood diversity.



These bungalow-court style houses in Goodyear's Estrella Commons neighborhood offer smaller detached homes with shared amenities and community spaces.

Encouraging Accessory Dwelling Units

In addition to traditional missing middle housing typologies, Goodyear can incentivize and support the construction of secondary, smaller dwelling units on single-family lots to add gentle increases in density, expand the availability of more affordable and diverse housing options, and support multi-generational housing and aging in place. The city can facilitate the construction of ADUs by offering an **array of pre-approved ADU design templates**, with standardized architectural designs that have already undergone complete plan review, structural engineering analysis, and code compliance verification. This ensures that homeowners can build fully vetted designs, eliminating months of back-and-forth plan review, costly design revisions, and uncertainty about approval outcomes. Such streamlined approvals ultimately save homeowners time and money and reduce the barriers to construction for Goodyear residents and small developers. Such designs should include a range of ADUs, with varying numbers of bedrooms, unit sizes, and building footprints.

In addition to offering pre-approved plans to streamline the permitting and review process, Goodyear should explore offering **incentives for the development of ADUs, such as low-interest loans, tax abatements, and waived permitting fees**. Low- or zero-interest loans can be provided by the city for local residents and developers to finance ADU projects, further lowering the barrier to entry for homeowners seeking to build ADUs to provide multi-generational living opportunities or to generate rental revenue.. Similarly, tax abatements can reduce property tax increases associated with ADU construction. One method involves ensuring that building an ADU doesn't trigger a full property reassessment but rather a blended assessment, where the ADU's value is added to the previously assessed value of the existing home. Goodyear can also explore waiving permitting fees for ADUs if they are under a certain size (such as 750 square feet) or if the unit is deed restricted as an affordable unit for a set time period.



Pre-approved ADU designs greatly lower development costs and timelines.

The Need for Continued Mixed-use Development

In recent years, Goodyear has experienced significant increases in mixed-use development, with major projects contributing to the city's transformation from a suburban community into a more urbanized center. The largest and most prominent mixed-use development in Goodyear is the **Goodyear Civic Square (GSQ)**, a 150-acre venture set to create a cultural hub with retail, office, hotel, residential, and entertainment offerings.



The Goodyear Civic Square aims to build a vibrant, walkable, mixed-use hub surrounding Goodyear's City Hall.

Another significant mixed-use project is the **Canyon Trails Towne Center**, a 90-acre mixed-use shopping center located at Cotton Lane and Yuma Road that includes 284 multifamily units, as well as the **proposed Goodyear Celebration Plaza**, which would encompass approximately 70 acres between 143rd Avenue and Litchfield Road. The proposed **Celebration Plaza development** envisions a vibrant, mixed-use community that blends residential, commercial, and recreational elements. Plans include approximately 120 attached townhomes and up to 226 additional mixed residential units, offering a range of housing options. A separate multifamily component is also proposed, with a projected density of 30 units per acre and the potential to deliver up to 646 multifamily residences. In addition to the residential offerings, the development will feature a hotel, retail space, office and medical facilities, as well as a dedicated park and community gathering area.

While these recent and planned developments reflect broader urbanization trends, creating vibrant, walkable nodes throughout the city, **continued population growth will maintain a strong demand for mixed-use developments** that provide live-work-play environments. Goodyear should increase efforts to spur mixed-use development by promoting the use of available financial incentives for development, such as the use of **Community Facilities Districts (CFDs)** and the use of Goodyear's two **existing Opportunity Zones** (Tracts 610.24 and 613). Using Community Facilities Districts can make missing middle housing projects more feasible for developers by reducing the upfront costs of infrastructure. This approach helps ensure essentials like utilities, streets, and public spaces are in place to support smaller-scale, higher-density housing that fits a range of incomes and household types. By funding neighborhood amenities such as parks, streetscapes, and gathering areas, CFDs also contribute to the long-term success and livability of these communities. These tools can also help the city to target development toward areas of desired growth, ensuring existing and planned infrastructure will be adequate to accommodate new projects.

CFDs offer significant financial incentives for developers, property owners, and the broader community by offering tax-exempt bond financing, infrastructure cost recovery mechanisms, and flexible funding applications. These districts enable the development of public infrastructure while directing the costs toward those who directly benefit from the improvements; as mixed-use developments require substantial upfront infrastructure investments to create the interconnected, pedestrian-friendly environments that make them successful, they can be a valuable tool for developers undertaking such projects. Similarly, opportunity zones offer developers compelling financial incentives, such as capital gains tax deferrals, and the potential for completely tax-free gains after a 10-year hold period, as well as increased flexibility in development. Both of these structures save developers throughout the construction and early occupancy phases, ultimately increasing project viability.



Solace at Ballpark Village is a recently constructed 211-unit luxury multifamily development located in one of Goodyear's opportunity zones.

In addition, Goodyear should offer an **array of development incentives specifically for mixed-use development that includes a set-aside of affordable units**. The city can explore offering increased levels of parking reductions, expedited permitting and reviews, and local financial incentives such as low-interest loans and tax abatement that help to offset the cost of including affordable housing units and increase the attractiveness of such a project. Notably, Parking reductions and financial incentives should be structured on a tiered basis, so that developments providing a higher percentage of affordable units, especially those reserved for lower-income households, receive greater incentives.

Strategies to Increase the Supply of Affordable Housing

Zoning and regulatory modifications can play a pivotal role in promoting housing diversity and affordability. While the City cannot directly require units to be rented or sold at affordable rates, Goodyear can offer an array of development incentives for projects that commit to providing a certain proportion of affordable units through deed restrictions. For example, as part of rezoning efforts, jurisdictions can implement requirements that tie increased density to the inclusion of affordable units within new market-rate developments. Such a density bonus should be provided on a sliding scale, so that developments with a larger share of affordable units with units affordable to lower-income residents receive larger bonuses. Additional strategies may include allowing modifications in development standards (such as setbacks, lot sizes, and lot coverages), as well as reducing parking requirements by up to 25% to lower construction costs. Reducing parking requirements is especially useful, given the lower rates of car ownership by lower income populations.¹

Lastly, designated affordable developments may be offered permitting, review, and impact fee waivers. Notably, Arizona state law mandates that impact fee waivers are proportionately offset by a municipality, necessitating integration with local, state, and federal funding sources. Such fee waivers should only apply to developments with an affordable housing set-aside, as well as developments that meet other city-identified development goals, potentially including mixed-use or missing middle housing.

In addition, such projects should receive expedited permitting and review processes to further remove barriers to development and bring units to market faster. Goodyear currently has flexible design guidelines and reviews projects on a case-by-case basis, allowing for adaptability to certain proposals. While design guidelines should remain flexible, the city could enhance this approach by setting clear requirements for eligible

Fort Collins' Predictable Flexibility

The City of Fort Collins' Housing Strategic Plan integrates flexibility through a structured two-year implementation cycle that involves regular progress reviews, re-evaluation of priorities, and collaborative design summits. This cyclical process allows the city to remain responsive to changing housing conditions and new information, enabling timely adjustments to policies while maintaining overall strategic direction. At the same time, the plan establishes predictability by grounding decision-making in clear guiding principles that emphasize transparency, accountability, and measurable impact. These principles provide a consistent framework that helps stakeholders understand the reasoning behind policy shifts, ensuring that flexibility does not undermine clarity or trust.

¹ Litman, Todd, 2022. Parking requirement impacts on housing affordability. Victoria Transport Policy Institute. <https://www.vtpi.org/park-hou.pdf>

projects to access density bonuses, parking reductions, and other development incentives. By allowing flexibility in design guidelines, yet making information regarding standardized incentives available during the pre-development process, Goodyear can help foster a regulatory framework that supports the development of diverse and affordable housing options.

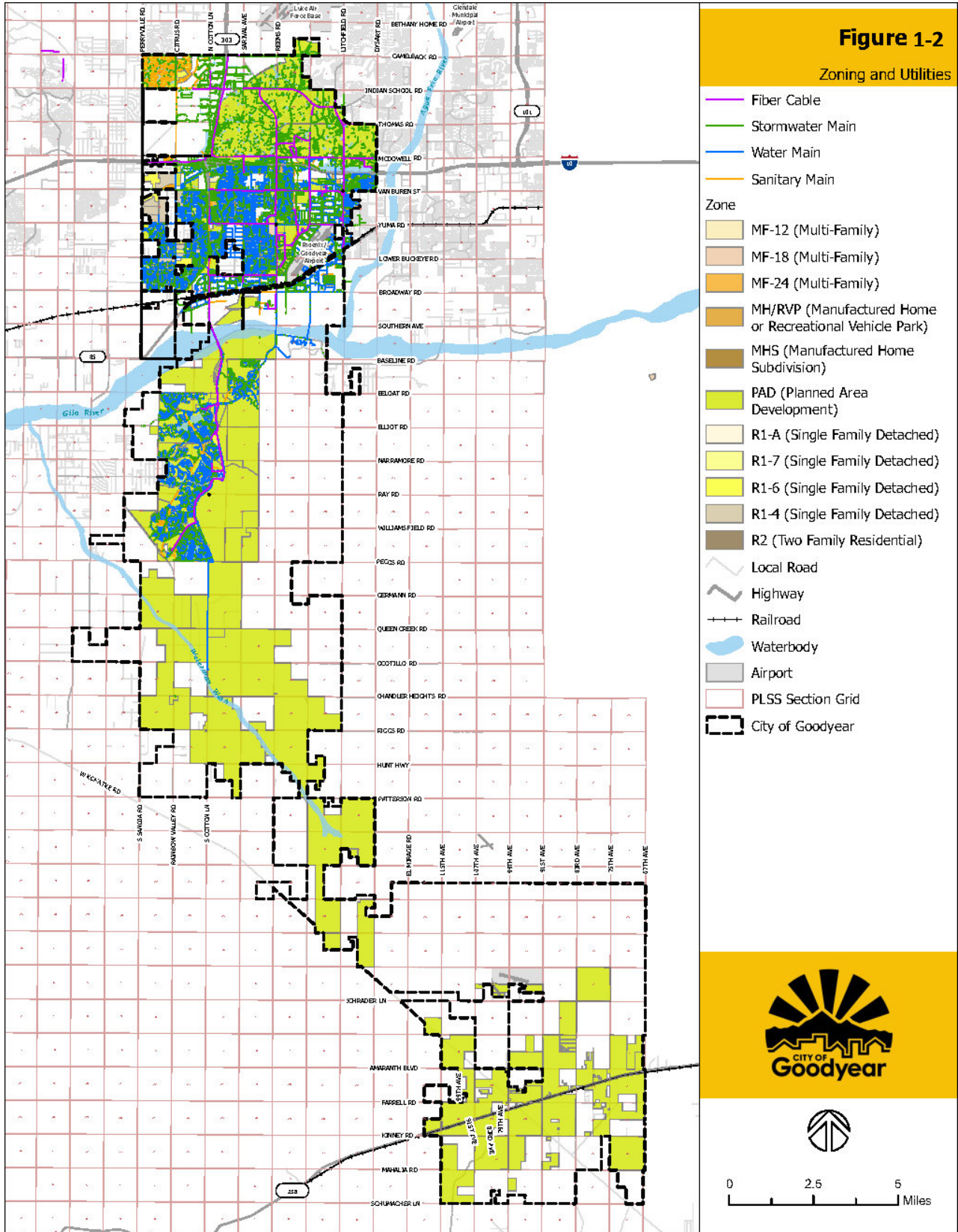


Estrella Springs at Canyon Trails offers 396 affordable units, and was financed with LIHTC, private activity bonds, industrial development authority bonds, and private construction loans.

Importantly, there should be a monitoring effort to ensure that units for sale or for rent actually meet the promised affordability standards; in cases of noncompliance, the city can explore a range of enforcement mechanisms such as requiring developers to repay the value of provided tax credits (similar to the recapture provisions of the Low-Income Housing Tax Credit (LIHTC)), or revoking the Certificate of Occupancy for non-complying units. Also, by tracking this data, Goodyear can refine incentives and policies over time to ensure continued effectiveness.

Shortages of Available Land and Supporting Infrastructure

Many areas near major transportation corridors are built out with low-density single-family housing or occupied by commercial and industrial uses. Some areas are also subject to airport vicinity regulations, further limiting residential development and allowable density. Additionally, much of the vacant land in the southern half of the city lacks essential infrastructure, and impact fees in this area are three times higher than in northern Goodyear, creating further disincentives for development. Goodyear should **identify and publish opportunities for infill development**, particularly in areas that the city has targeted for growth. This would assist developers with the pre-development process, saving time and money in identifying sites with the zoning, existing infrastructure, and demand to support such growth. In addition, the city can **explore providing public land donations or sub-market rate sales** to developers that agree to provide a predetermined set-aside of affordable units. Not only would these donations greatly lower initial development costs, incentivizing the development of affordable housing, but they would allow the city to direct housing growth toward areas they see fit. The city can consider publicly owned land such as vacant school district land, underutilized parking lots or government office sites, and vacant federal or state-owned land.



Preliminary Code Assessment

- **Use of PAD:** The Goodyear Zoning District Map designates a PAD for most developed and undeveloped private properties in the city, with Village Centers recommending diverse housing options. While the zoning code includes various residential districts and densities, the PAD Zoning District is the primary tool for enabling mixed-use and alternative housing designs.
 - The City can also utilize the PAD District for smaller infill sites, with specified design standards tailored to these projects. Possible preliminary criteria to define “infill” could be:
 - A parcel that is vacant, but surrounded by existing development
 - A parcel that is able to utilize existing infrastructure
 - A parcel that is located close to a commercial district, specifically Neighborhood Commercial Districts (C-1) and General Commercial Districts (C-2)
- **Design Review Committee:** The administrative Design Review Committee (DRC) and current streamlined approval processes are crucial to Goodyear’s successes in attracting development. The DRC reviews a variety of applications, including site plans, subdivision plats, and construction plans, ensuring all projects comply with city ordinances, codes, and engineering standards while encouraging creative solutions that align with community goals. Goodyear’s current administrative approval process accelerates development by allowing many cases, such as site plans and preliminary plats, to be reviewed and approved without public hearings. Furthermore, the Plan Review Division coordinates with Civil Plan Review, Building, Fire, Water Resources, Traffic, Parks and Recreation, and other city departments to ensure accuracy and timeliness in plan review with one principal point of contact for developers. The city adheres to state-mandated review timeframes to provide applicants with clear expectations. Additionally, the Accela Citizen Access platform enables applicants to submit documents, track project status, schedule inspections, and make payments online, streamlining the permitting process.
- **More Consistent Referencing for Design Standards:** Residential standards are found in both the Zoning Ordinance and the Design Guidelines Manual. The City may benefit from consolidating design standards into a single location for clarity and should provide developers with these consolidated standards during the predevelopment process.



Issues Hindering Development

- **Impact Fees:** Goodyear imposes impact fees on new construction, which are significantly higher in the southern part of the City due to limited infrastructure. These higher fees limit the feasibility of developing available land in that area. Fee reductions can be offset with a local housing trust fund, and through federal and state funding integration (using funds from the Community Development Block Grant (CDBG), HOME Investment Partnership Program, and Arizona Housing Trust Fund, among others).
- **Mixed-use Development:** The exclusion of residences in most of Goodyear’s commercial districts, including the CBD, restrict opportunities to create walkable, vibrant nodes where residents can easily access essential goods and services. The city should identify areas beyond the Goodyear Civic Square area, within walking distance of essential services such as healthcare, education, employment, food, and transit, where the city should prioritize the mixed-use development.
- **Parking Requirements:** New residential developments can benefit from reduced or waived parking requirements, which would lower construction costs and potentially increase the developable area and enable the construction of additional units. Reducing parking requirements can specifically advance the production of affordable housing, as such reductions greatly lower development costs and increase project viability. Reductions can be prioritized for developments serving populations with lower rates of car ownership, such as seniors, special needs populations, and low-income residents. As noted earlier, parking requirements for missing middle projects can match those of the current underlying zoning districts, as increased parking impacts can be absorbed by on-street parking and shared parking arrangements.

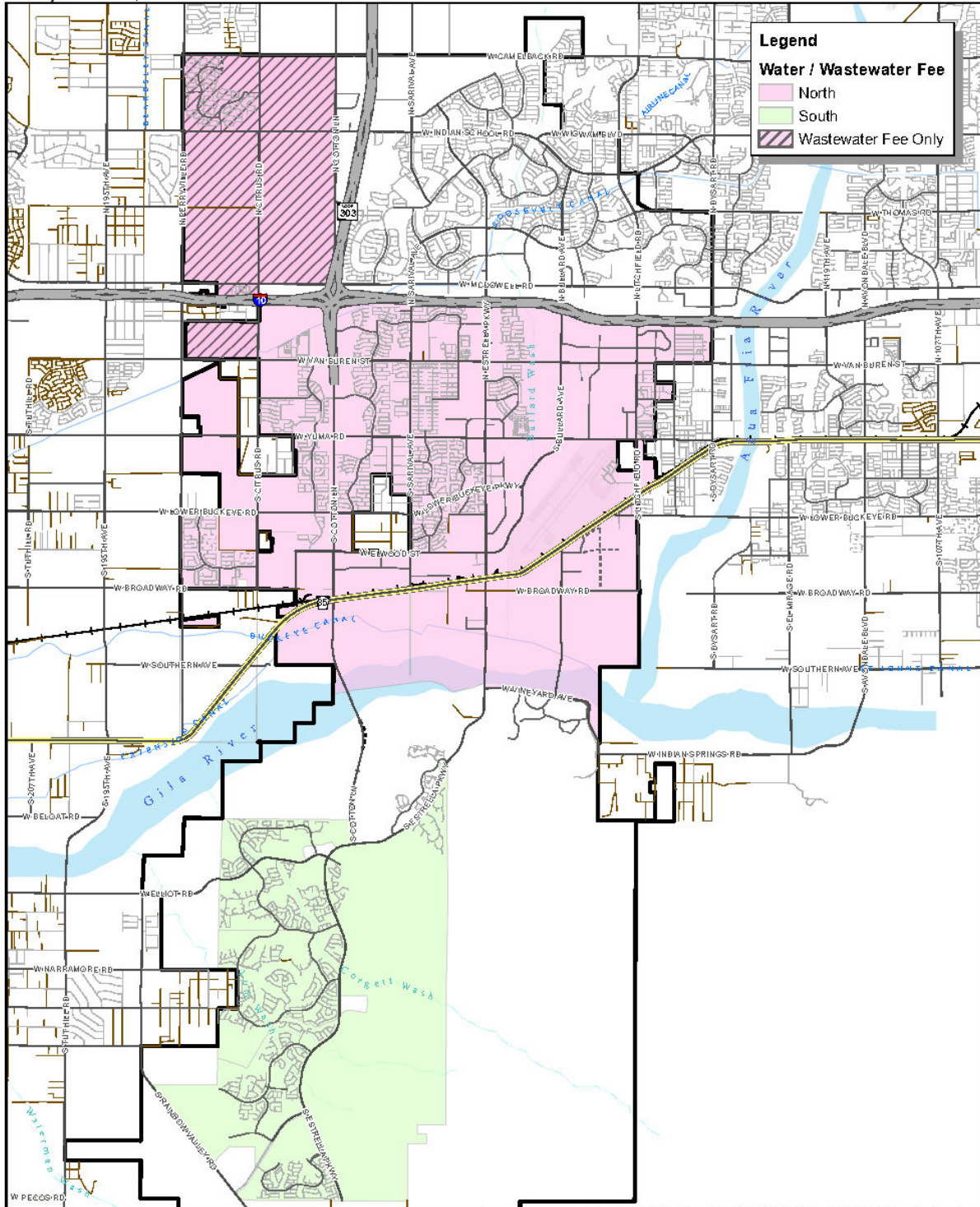


Goodyear Finance Department

Utility Development Impact Fee Service Area

Date: 1/25/2019

0 0.5 1 2 Miles





Programmatic Housing Recommendations

- **Adopt a Housing Policy:** The City should consider adopting a formal policy that identifies prioritized housing types, their applicability throughout the community, and the affordability criteria for both products and applicants.
- **Streamlined Permitting:** Affordable housing, missing middle, and ADU projects could be eligible for a dedicated fast-track permitting process, featuring expedited review timelines and reduced or waived permitting and review fees. These projects should be given priority over traditional single-family housing and market-rate development, and the city should offer a dedicated ombudsman to assist developers throughout the process.
- **Public Private Partnerships and Land Trusts:** Collaborate with nonprofits, Community Land Trusts (CLTs), and other community-based organizations dedicated to creating affordable homeownership opportunities, which can help ensure long-term affordability and owner occupancy. For example, the city can donate or discount public land suitable for residential development to CLTs, to enable the creation and preservation of affordable units with functional ownership.

Avondale's Homeownership Partnerships

The City of Avondale partnered with a Community Land Trust (CLT) and Maricopa County to develop six permanently affordable energy efficient single-family homes, located at the northwest corner of Elwood Street and El Mirage Road named *Legacy Avondale*. Avondale donated city land and, together with the county and federal HOME funds, provided over \$3 million in support. The CLT holds the land in a 99-year renewable lease, ensuring homes remain affordable and are resold only to income-qualified buyers.




The first three of six, smart-style homes in Avondale, were built through collaboration between the city, the county, and developers, as well as strategic funding alignment, to create three 1,800 square foot homes that are being sold for residents making below 80% AMI.

- **Subsidies and Reduced Fees:** The City may explore developer subsidies in the form of grants, low- or zero-interest loans, and tax abatement and deferral for qualifying projects in designated areas. In addition, the city can explore reduced or waived review, permitting, and impact fees modeled after Flagstaff’s successful fee waiver and reimbursement approach. Under this structure, the Development Services Department would have the authority to certify qualifying projects based on clear criteria, such as serving households at or below specific Area Median Income (AMI) thresholds. Importantly, projects providing affordable units should be deed restricted with minimum terms of affordability of at least twenty years, to ensure that subsidies and reduced fees are only provided for eligible projects. The policy would implement a sliding scale for waivers and reimbursements of building permit, planning, and impact fees, with the greatest amount of subsidy directed toward developments that serve the lowest-income residents. All waivers and reimbursements would be contingent upon the availability of city funding at the time of project approval, ensuring that the

Flagstaff’s Reduced Impact Fees

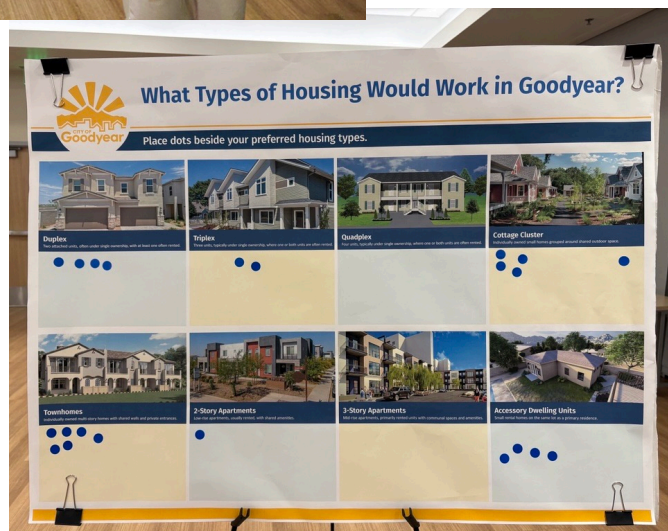
Flagstaff’s fee waiver policy for affordable housing has been successful in reducing development costs and encouraging affordable projects by certifying qualifying developments and offering waivers or reimbursements for permit and impact fees on a sliding scale based on income levels served. The city pays for these waivers and reimbursements through a combination of general fund allocations and dedicated local funding sources, such as voter-approved housing bonds. Funding availability is a key part of the policy, as waivers are only granted if there are sufficient resources at the time of project approval, ensuring fiscal responsibility.



program remains fiscally responsible and sustainable. To maintain accountability, the policy should exclude owners or developers with outstanding code violations, city tax or licensing violations, accessibility compliance issues, or overdue debts to the city. This ensures that public incentives are reserved for responsible actors committed to community standards.

- **Link Impact Fees to Home Size:** The City could offer reduced impact fees for smaller units. This reduction in impact fees can be specifically targeted toward missing middle housing typologies, such as duplexes, townhomes, and cottage courts, to encourage a higher diversity of missing middle housing, rather than smaller detached housing units. Notably, Arizona municipalities have the authority to modify development fees so long as fee reductions are administered in a "non-discriminatory manner". This requirement would be satisfied if reductions are available to all qualifying developments that meet established criteria, rather than being arbitrarily applied to individual projects. To ensure these reductions are well-targeted and financially sustainable, they should apply only to specific development types (in this case, missing middle housing types). Furthermore, to qualify, developments should include a set percentage of deed-restricted affordable units for a set amount of time, with a minimum set period of at least 20 years. The reduction amount could scale with the share of affordable units (and the level of affordability provided) and can be paired with a dedicated city-managed fund—capitalized through other development fees, budget allocations, or grants—to offset lost revenue for infrastructure. Developers would submit proof of deed restrictions and meet compliance requirements to retain the benefit, ensuring the incentive directly supports affordable housing without compromising the City’s infrastructure budget.
- **Pre-Approved Housing Type Catalog:** Provide pre-approved designs for ADUs and missing middle housing types at no cost to developers, streamlining the development process and reducing development barriers.
- **Public Education:** Present zoning changes as a means to offer diverse housing choices to support affordability and availability of housing for Goodyear residents, emphasizing form and scale over density metrics. Visual aids can help the community understand how missing middle housing types may fit within existing neighborhoods. Emphasize the benefits that affordable housing brings for attracting and maintaining a strong local workforce and ensuring existing residents are not displaced.

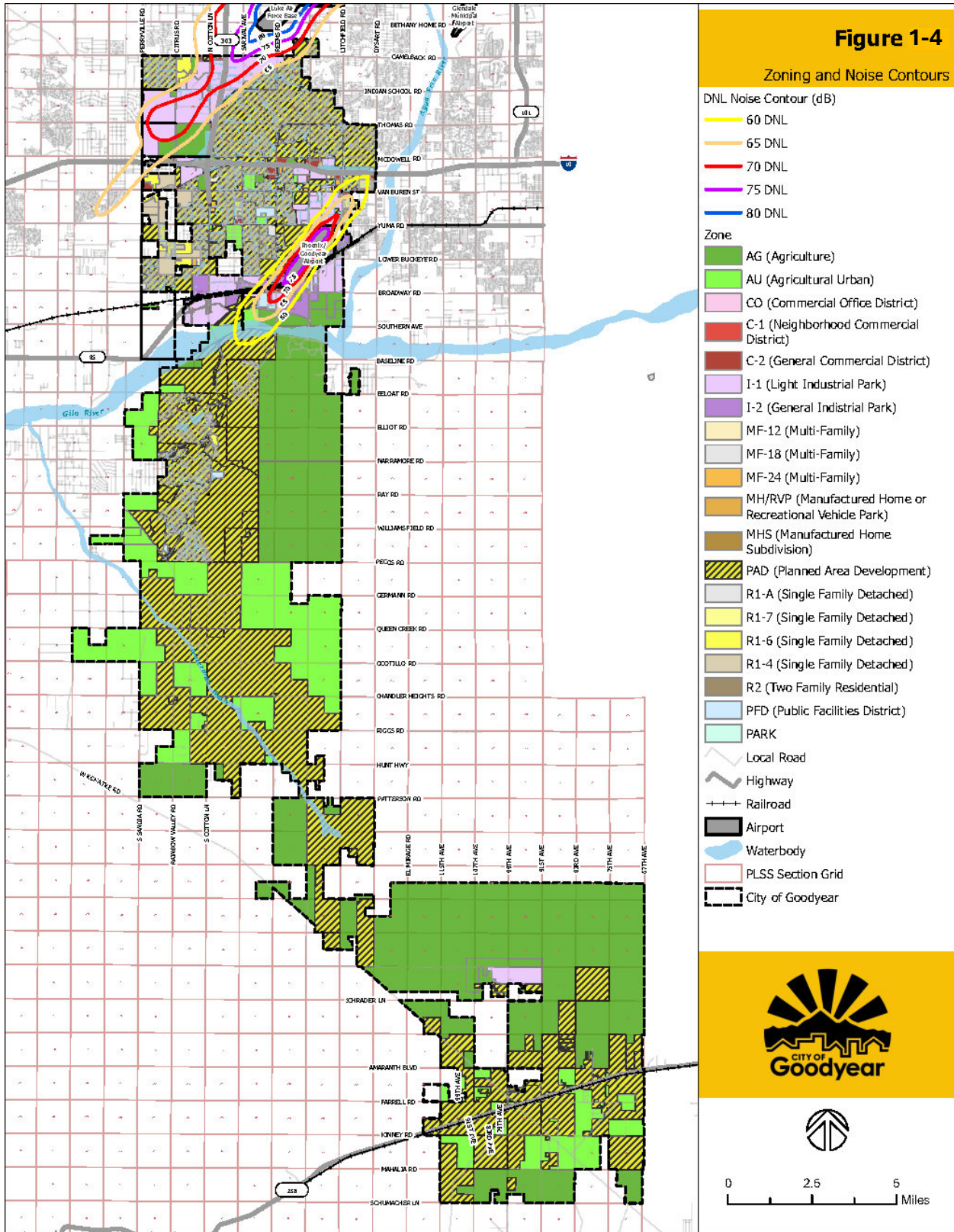
- **Engage Stakeholders in the Process:** Involve developers, housing providers, and other key stakeholders in discussions related to new housing provisions, including those concerning fees, review timelines, and affordable housing accommodations. During these discussions, incentives for affordable and missing middle housing can be calibrated with developers to ensure that projects are feasible. Additionally, the city could gather feedback from residents showing the demand for various housing typologies, to mitigate supply imbalances. Consider establishing a housing task force or regularly convening stakeholder focus group to periodically assess current housing strengths, challenges, and opportunities.





Code-Related Recommendations

- **Emphasize Building Form Over Density:** Shift focus from dimensional standards such as minimum lot size requirements to physical form considerations, such as building mass, design, and neighborhood compatibility. This allows for greater development flexibility, enabling a greater variety of housing options, which could allow for different price points for buyers or renters.
- **Design Standards for Higher Densities:** Adjust design standards to enable and promote denser living arrangements, including:
 - More vertical and narrow configurations
 - Downsizing or eliminating garages for single-family dwellings
 - Encouraging the use of shared parking in mixed-use, higher density areas, as well as on-street parking where applicable
- **Introduce Incentives for Desired Development:** The City could explore utilizing density bonuses, parking reductions, and modified development standards to incentivize a range of development goals, such as affordable housing, missing middle housing, senior housing, mixed-use housing, infill development, and transit-oriented housing. These incentives could be codified in the city's zoning code, with clear eligibility standards.
- **Simplify and Consolidate Design Standards:** Combine all design standards into a single, easily accessible document, highlighting which standards can be administratively waived for qualifying projects.





Conclusion

Goodyear has established itself as a regional leader in housing innovation and development, successfully meeting current housing demands while implementing progressive zoning reforms that have enabled diverse housing options including ADUs and missing middle housing. Moving forward, Goodyear should consider further expanding housing choice through targeted incentives and zoning modifications to enable missing middle development, continued promotion of mixed-use projects in strategic locations, and comprehensive support programs that will facilitate affordable housing construction and ADU development throughout the community. This comprehensive approach to housing policy will ensure Goodyear is positioned to accommodate continued population growth while creating vibrant, walkable communities that serve residents across all income levels and life stages.


Current Successes

- **Goodyear's 2024 Housing Assessment indicates no current shortfall** in either traditional single-family homes or multifamily developments, with an existing combined surplus of 963 units, and the city's future multifamily housing needs are expected to be met by the units currently in the development pipeline.
- **Goodyear has completed a text amendment to allow ADUs in compliance with HB 2720 requirements**, now allowing one attached and one detached ADU on single-family lots, as well as one additional detached ADU on lots of one acre or larger if it is a restricted-affordable unit.
- **The City currently has an estimated 4,987 built "missing middle" housing units (as of September 2025)**, including single family attached housing such as townhouses, duplexes, triplexes, and fourplexes, as well as cluster, bungalow, and courtyard style housing, **with another estimated 4,270 missing middle units in various stages of approval and construction.**
- Recent zoning updates have established smaller lot areas, widths, and depths which can support smaller unit sizes and missing middle typologies, representing a shift toward form-based development standards that prioritize physical form, design elements, and neighborhood compatibility over traditional density metrics.
- **The City has made significant strides in diversifying their housing market**, largely driven by the goals of the Goodyear 2025 General Plan. Recent zoning updates have enabled ADUs and mixed-use development, and enabled higher-density housing in traditional single-family neighborhoods.

- **Goodyear has achieved great success in expanding mixed-use development** through transformative projects like the Goodyear Civic Square, the Canyon Trails Towne Center, and the proposed Goodyear Celebration Plaza, demonstrating the city's commitment to creating walkable, live-work-play environments that accommodate rapid population growth.

Goals & Next Steps

- **Increasing missing middle housing**, such as duplexes, triplexes, cottage courts, and townhouses, by expanding where they could be developed by-right in Goodyear. This would allow for modest increases in development potential and density, while increasing housing choice and lowering barriers to ownership for seniors, young professionals, and low- and moderate-income families. Assistance and incentives including offering pre-approved construction plans, streamlined permitting and review, low-interest loans, and tax abatement can further promote such desired housing types.
- Offering administrative, regulatory, and financial incentives to facilitate the construction of ADUs, particularly among existing residents and small local developers.
- **Continuing to promote mixed-use development** that combines residential housing with commercial development and public spaces, particularly among major thoroughfares and near retail and employment centers, to create vibrant and walkable nodes throughout the city. Utilizing a range of financial mechanisms including opportunity zone and Community Facilities Districts financing, as well as offering parking reductions, expedited permitting and reviews, and financial incentives (particularly for developments with affordable housing set-asides), will ensure continued mixed-use development to accommodate Goodyear's increasing population and urbanization.
- **Offering administrative, regulatory, and financial incentives to facilitate affordable housing construction.** Incentives such as expedited review and permitting, parking reductions, public and donations/sales, low-interest loans, and tax abatements significantly lower the costs of affordable housing construction, increasing development opportunities and feasibility.
- Targeting development toward areas with the zoning, infrastructure, and demand to support growth by publishing opportunities for infill development and adaptive re-use.

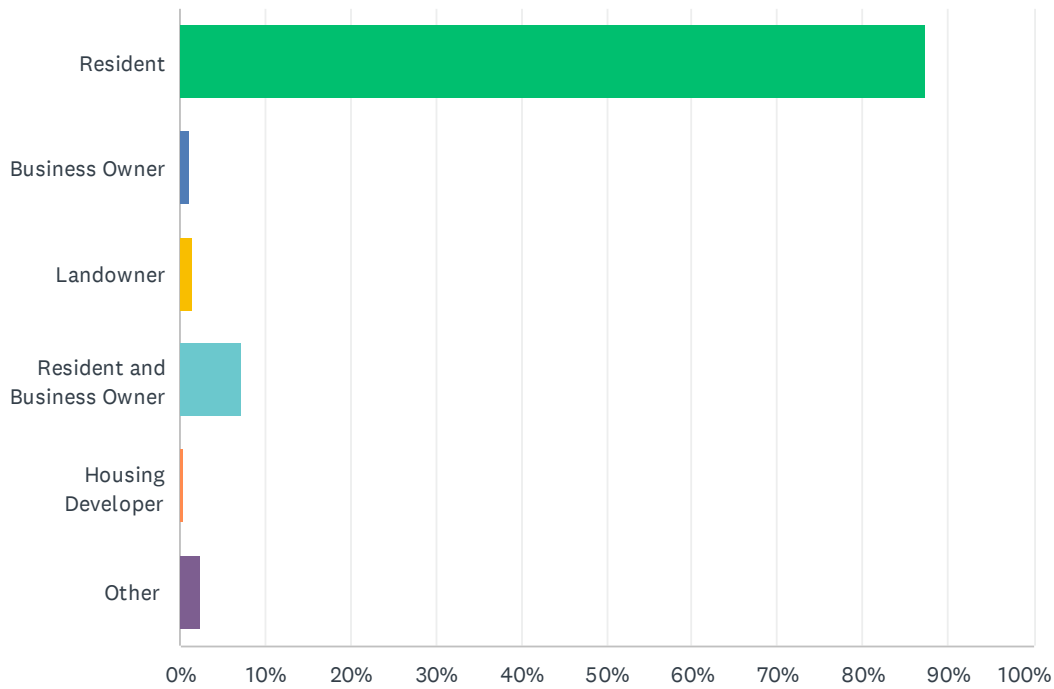
- 
- Adopting a **comprehensive housing policy** that prioritizes affordable and diverse housing types. Key strategies include **streamlining** permitting and review processes, expanding **public private partnerships**, utilizing **subsidies and fee reductions** to encourage desired development, expanding efforts to **educate and inform the public and developers** about zoning changes and goals, and **convening key housing stakeholders** to discuss housing solutions and opportunities.
 - Updating the existing zoning code to focus more on **building form**, rather than type, modify design standards to **support denser residential arrangements**, utilize **targeted density bonuses** to achieve development goals, and **consolidate design standards** to increase accessibility.

Appendix A



Q1 I am a...

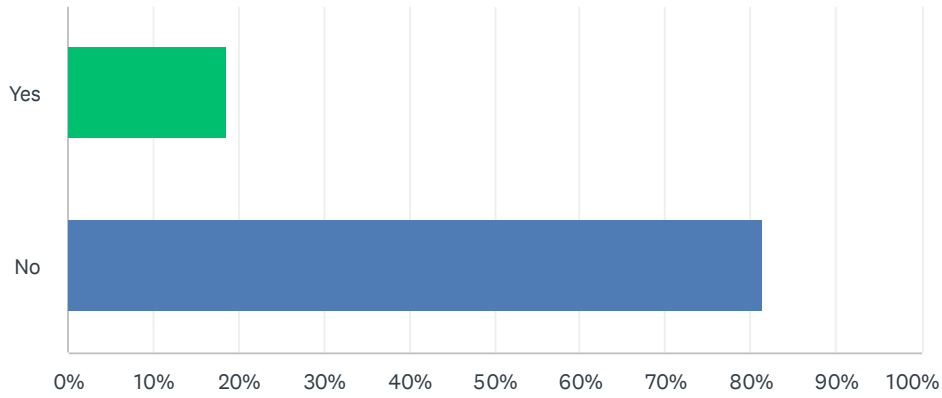
Answered: 205 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	87.32%	179
Business Owner	0.98%	2
Landowner	1.46%	3
Resident and Business Owner	7.32%	15
Housing Developer	0.49%	1
Other	2.44%	5
TOTAL		205

Q2 Have you had any experience with using the Goodyear Zoning Ordinance?

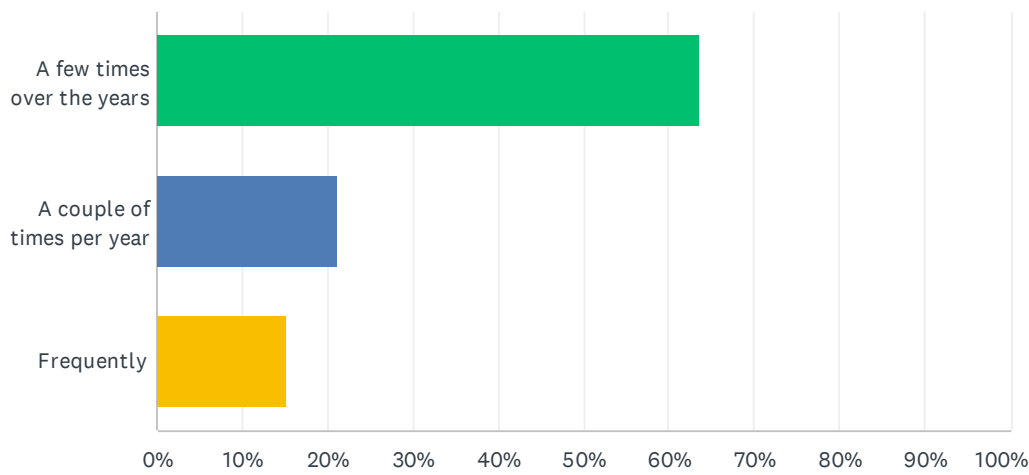
Answered: 204 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	18.63%	38
No	81.37%	166
TOTAL		204

Q3 How often do you use or reference the Goodyear Zoning Ordinance?

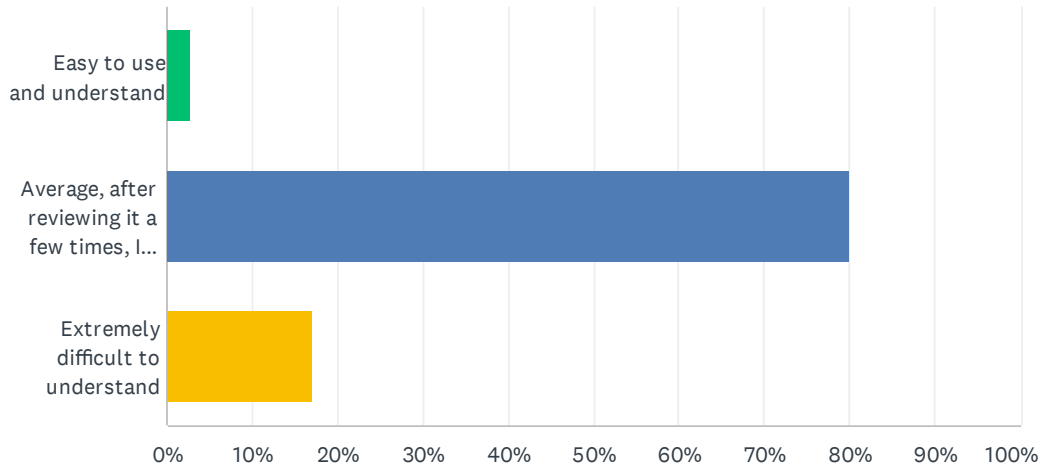
Answered: 33 Skipped: 172



ANSWER CHOICES	RESPONSES
A few times over the years	63.64% 21
A couple of times per year	21.21% 7
Frequently	15.15% 5
TOTAL	33

Q4 What best describes your experience using the Goodyear Zoning Ordinance?

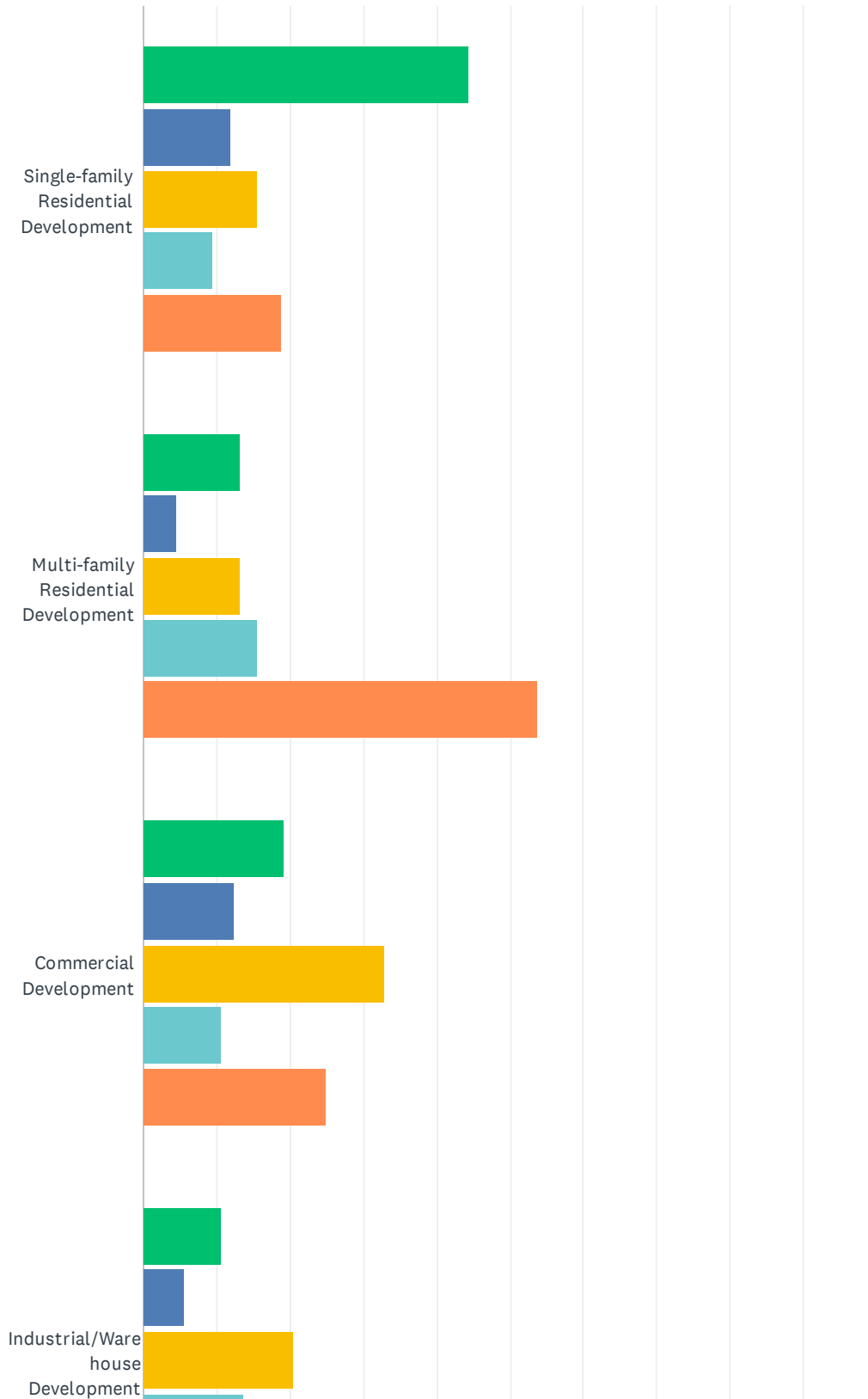
Answered: 35 Skipped: 170



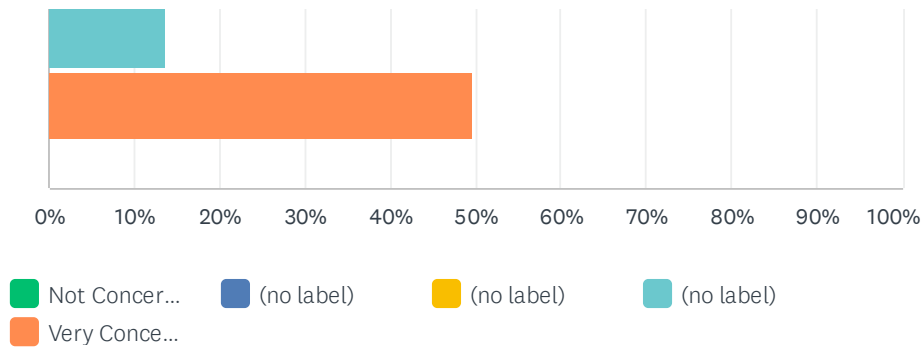
ANSWER CHOICES	RESPONSES	
Easy to use and understand	2.86%	1
Average, after reviewing it a few times, I was able to understand it	80.00%	28
Extremely difficult to understand	17.14%	6
TOTAL		35

Q5 Rate your level of concern for the following types of development in Goodyear.

Answered: 162 Skipped: 43



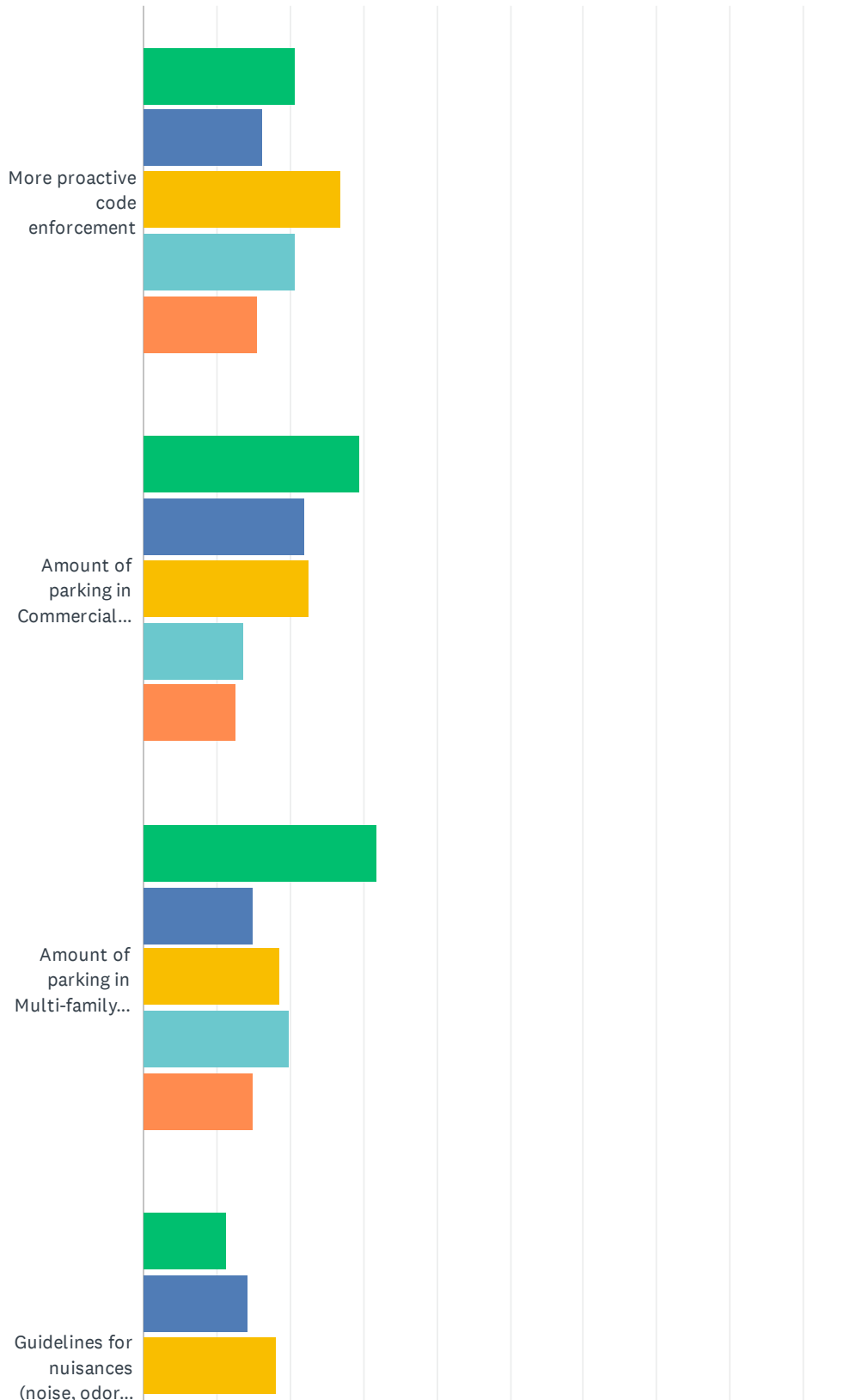
Zoning & Housing Needs Questionnaire



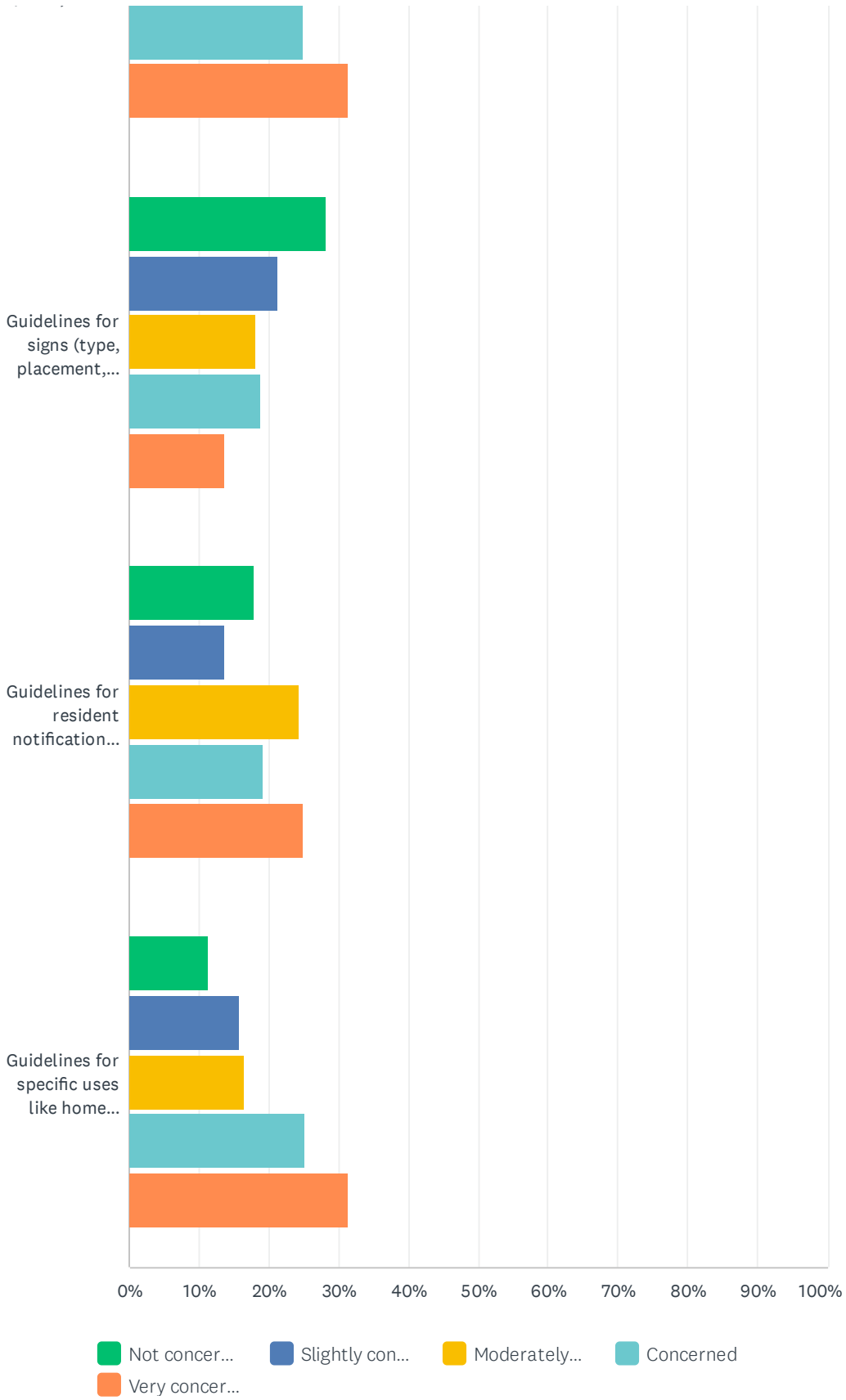
	NOT CONCERNED	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY CONCERNED	TOTAL	WEIGHTED AVERAGE
Single-family Residential Development	44.38% 71	11.88% 19	15.63% 25	9.38% 15	18.75% 30	160	2.46
Multi-family Residential Development	13.13% 21	4.38% 7	13.13% 21	15.63% 25	53.75% 86	160	3.92
Commercial Development	19.25% 31	12.42% 20	32.92% 53	10.56% 17	24.84% 40	161	3.09
Industrial/Warehouse Development	10.56% 17	5.59% 9	20.50% 33	13.66% 22	49.69% 80	161	3.86

Q6 Rate your level of concern for the following planning and development topics in Goodyear.

Answered: 161 Skipped: 44



Zoning & Housing Needs Questionnaire

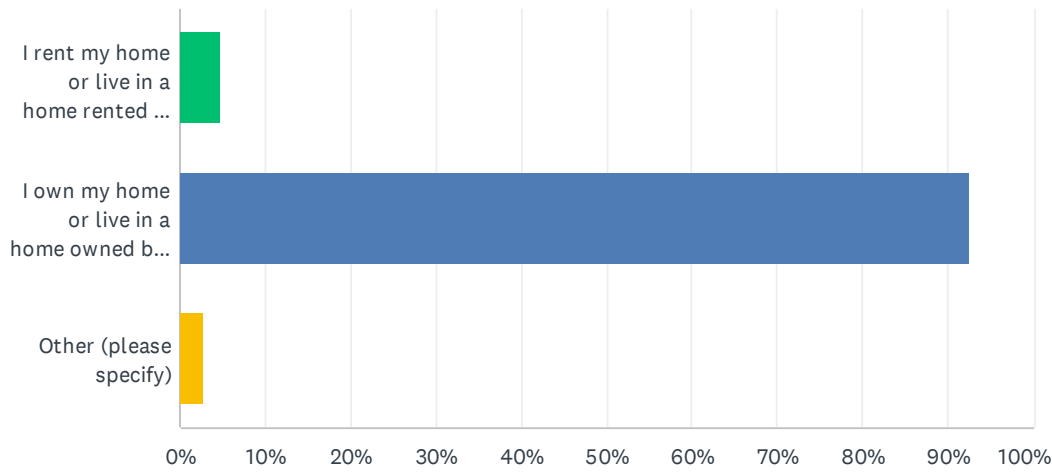


Zoning & Housing Needs Questionnaire

	NOT CONCERNED	SLIGHTLY CONCERNED	MODERATELY CONCERNED	CONCERNED	VERY CONCERNED	TOTAL	WEIGHTED AVERAGE
More proactive code enforcement	20.63% 33	16.25% 26	26.88% 43	20.63% 33	15.63% 25	160	2.94
Amount of parking in Commercial areas	29.38% 47	21.88% 35	22.50% 36	13.75% 22	12.50% 20	160	2.58
Amount of parking in Multi-family Residential	31.68% 51	14.91% 24	18.63% 30	19.88% 32	14.91% 24	161	2.71
Guidelines for nuisances (noise, odors, etc.)	11.25% 18	14.37% 23	18.13% 29	25.00% 40	31.25% 50	160	3.51
Guidelines for signs (type, placement, size, etc.)	28.13% 45	21.25% 34	18.13% 29	18.75% 30	13.75% 22	160	2.69
Guidelines for resident notification of development applications	18.01% 29	13.66% 22	24.22% 39	19.25% 31	24.84% 40	161	3.19
Guidelines for specific uses like home occupations, accessory buildings, group homes, etc.	11.32% 18	15.72% 25	16.35% 26	25.16% 40	31.45% 50	159	3.50

Q7 Do you own or rent your home?

Answered: 149 Skipped: 56

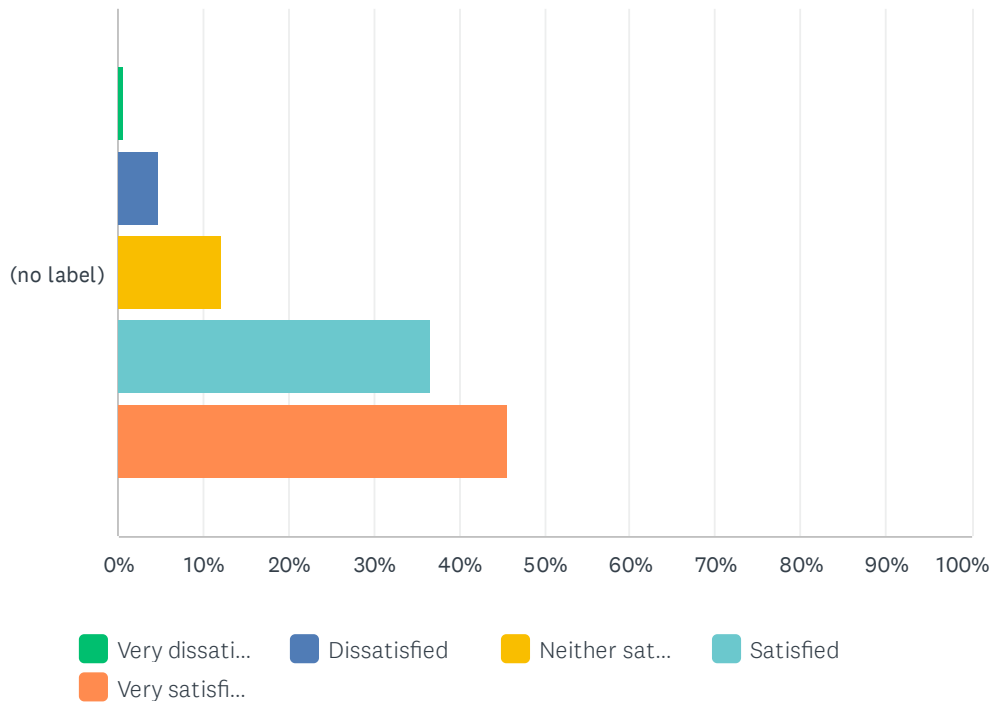


ANSWER CHOICES	RESPONSES	
I rent my home or live in a home rented by another member of my household.	4.70%	7
I own my home or live in a home owned by another member of my household.	92.62%	138
Other (please specify)	2.68%	4
TOTAL		149

#	OTHER (PLEASE SPECIFY)	DATE
1	Renting an Apartment	7/2/2025 11:35 AM
2	Developer	6/25/2025 11:15 PM
3	OWN TWO HOMES AND ONE BUSINESS IN GOODYEAR	5/13/2025 1:05 PM
4	Community Manager of multifamily housing	4/21/2025 2:35 PM

Q8 How satisfied are you with your current housing situation?

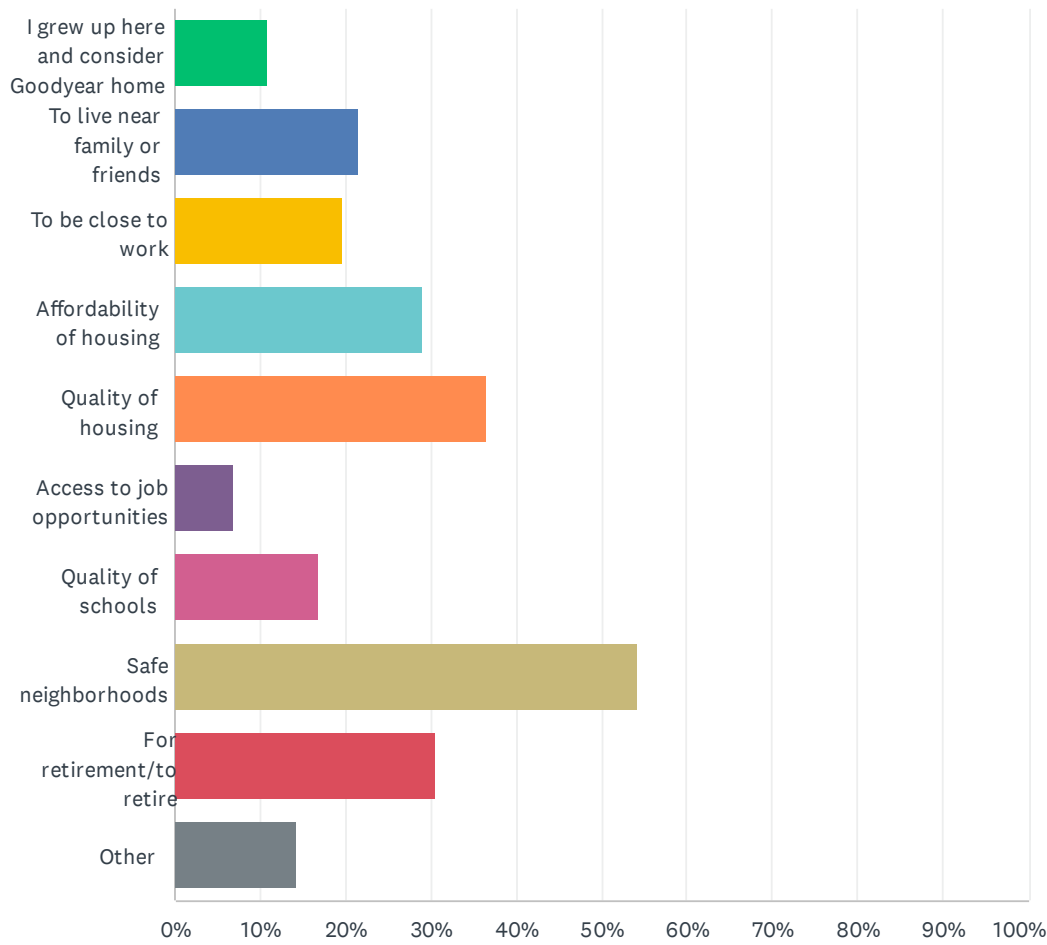
Answered: 147 Skipped: 58



	VERY DISSATISFIED	DISSATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SATISFIED	VERY SATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	0.68% 1	4.76% 7	12.24% 18	36.73% 54	45.58% 67	147	4.22

Q9 Why do you choose to live in Goodyear? Check all that apply.

Answered: 148 Skipped: 57

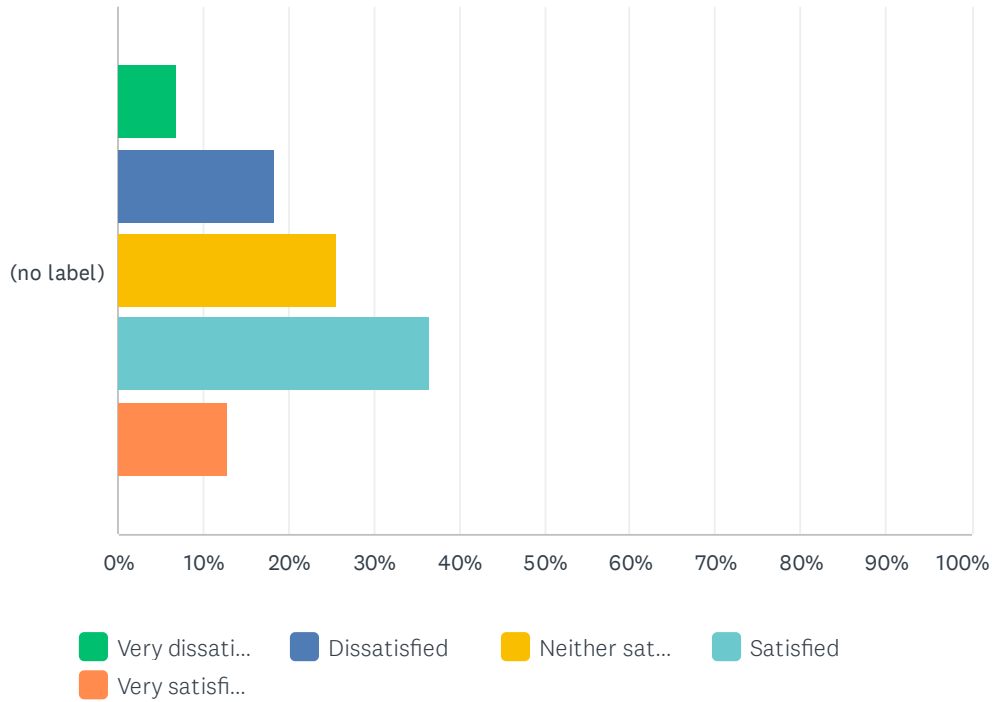


Zoning & Housing Needs Questionnaire

ANSWER CHOICES	RESPONSES	
I grew up here and consider Goodyear home	10.81%	16
To live near family or friends	21.62%	32
To be close to work	19.59%	29
Affordability of housing	29.05%	43
Quality of housing	36.49%	54
Access to job opportunities	6.76%	10
Quality of schools	16.89%	25
Safe neighborhoods	54.05%	80
For retirement/to retire	30.41%	45
Other	14.19%	21
Total Respondents: 148		

Q10 How satisfied are you with the overall affordability and availability of housing in Goodyear?

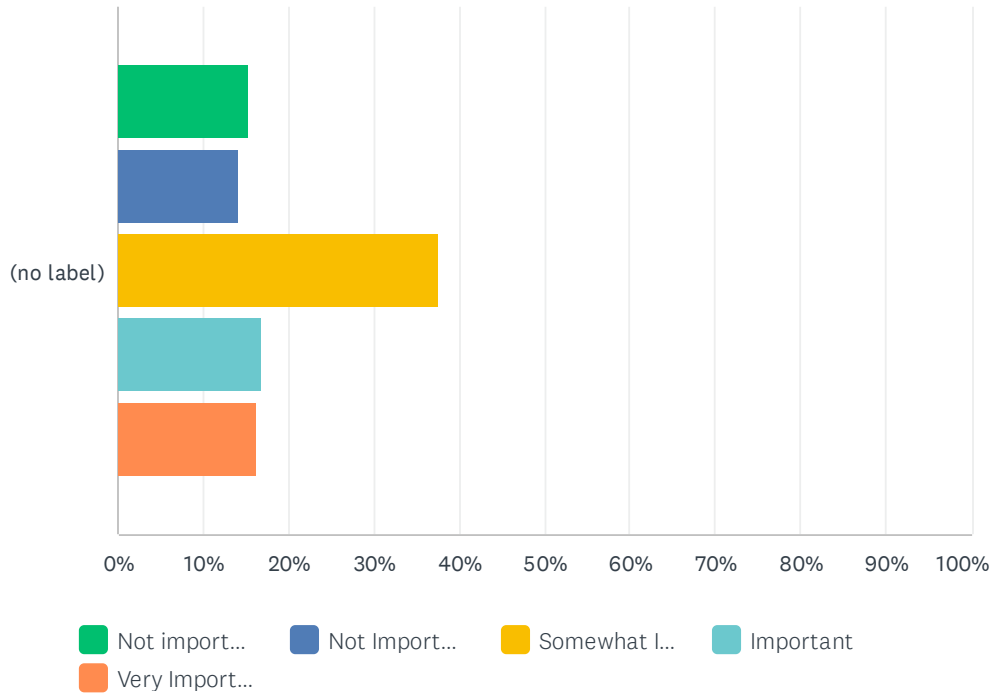
Answered: 148 Skipped: 57



	VERY DISSATISFIED	DISSATISFIED	NEITHER SATISFIED NOR DISSATISFIED	SATISFIED	VERY SATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	6.76% 10	18.24% 27	25.68% 38	36.49% 54	12.84% 19	148	3.30

Q11 How important is it to you that Goodyear allows for a mix of housing types to accommodate different income levels and household sizes?

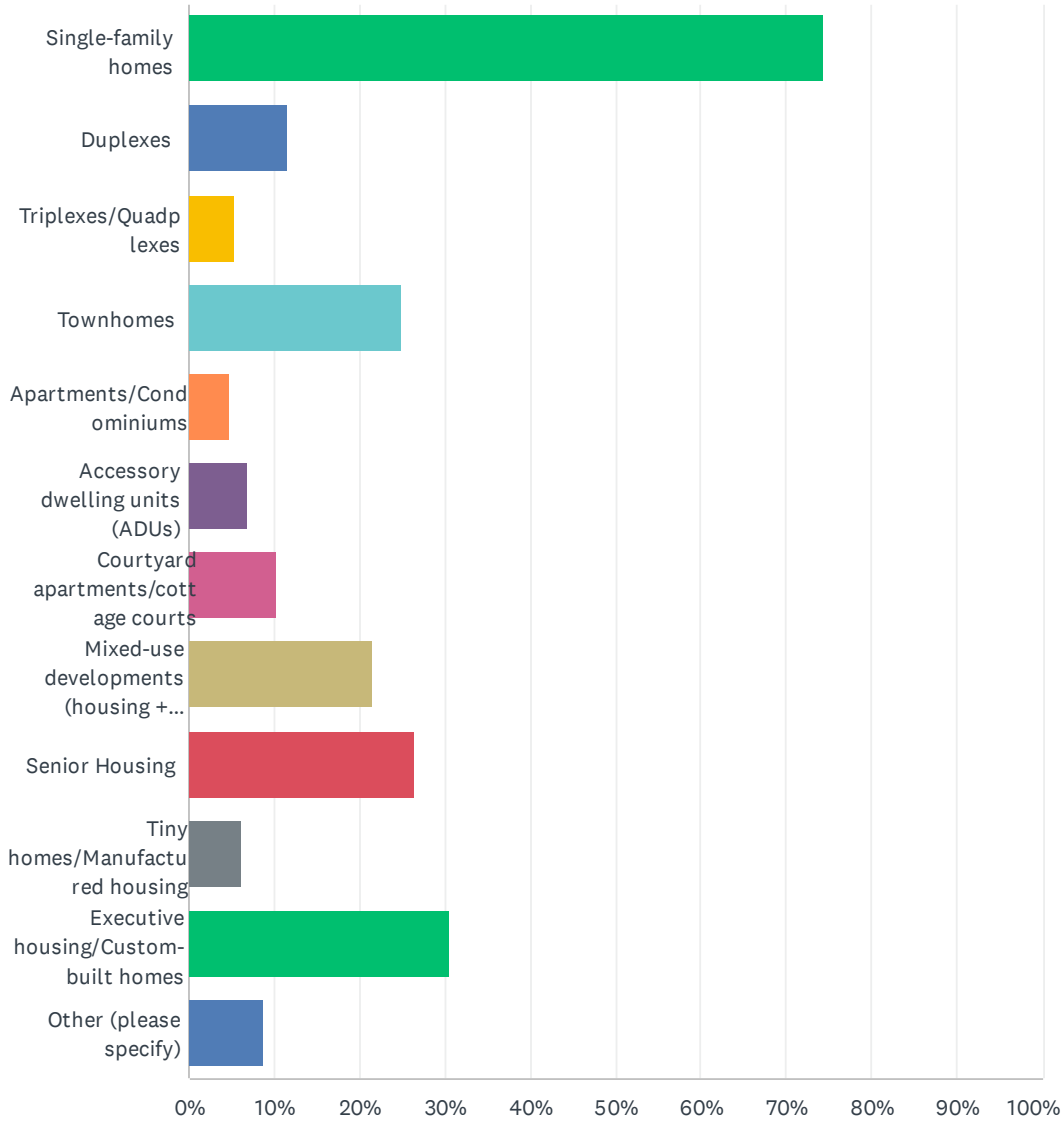
Answered: 149 Skipped: 56



	NOT IMPORTANT AT ALL	NOT IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	15.44% 23	14.09% 21	37.58% 56	16.78% 25	16.11% 24	149	3.04

Q12 What types of housing would you like to see more of in the community? Select up to three.

Answered: 148 Skipped: 57



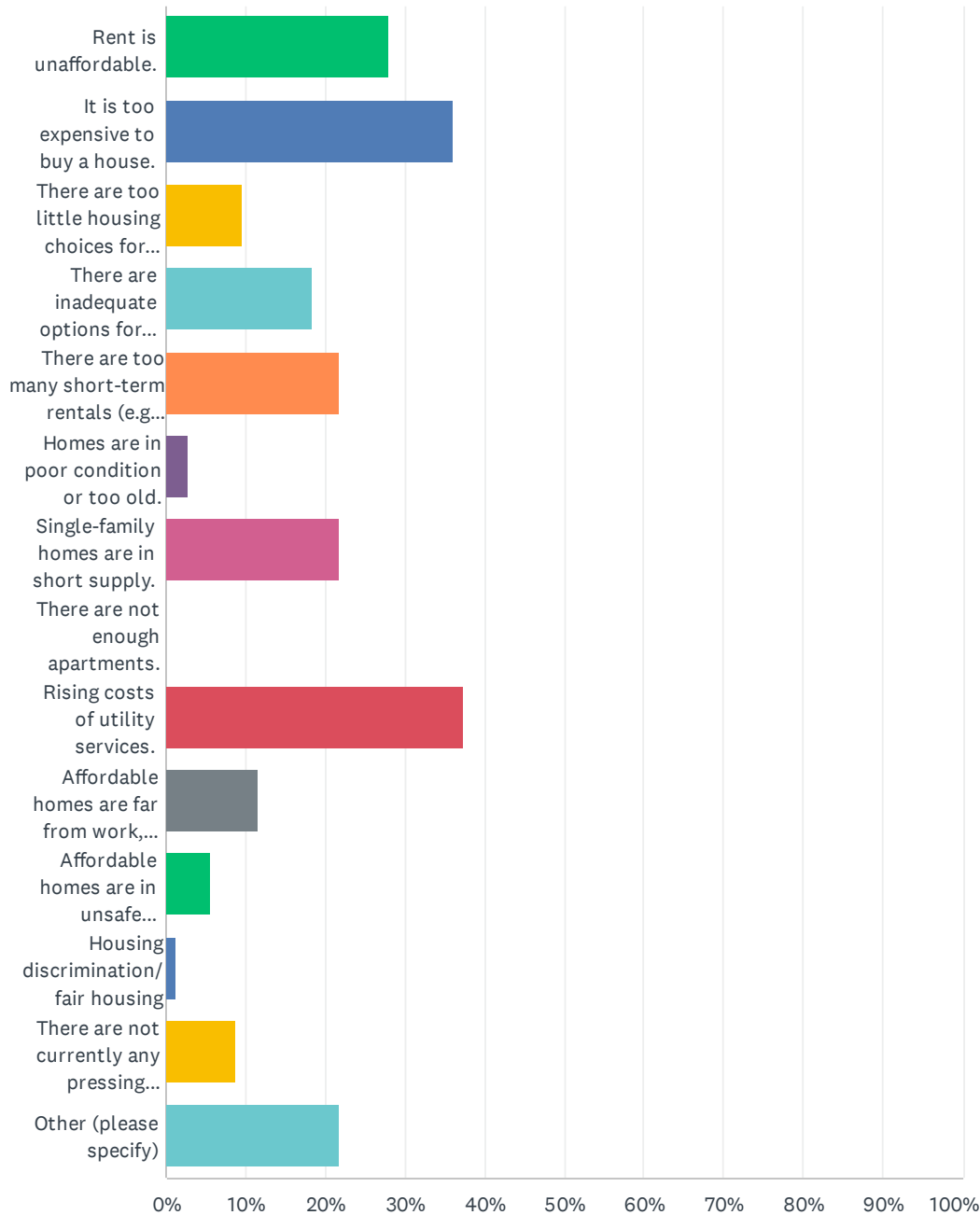
Zoning & Housing Needs Questionnaire

ANSWER CHOICES	RESPONSES	
Single-family homes	74.32%	110
Duplexes	11.49%	17
Triplexes/Quadplexes	5.41%	8
Townhomes	25.00%	37
Apartments/Condominiums	4.73%	7
Accessory dwelling units (ADUs)	6.76%	10
Courtyard apartments/cottage courts	10.14%	15
Mixed-use developments (housing + retail)	21.62%	32
Senior Housing	26.35%	39
Tiny homes/Manufactured housing	6.08%	9
Executive housing/Custom-built homes	30.41%	45
Other (please specify)	8.78%	13
Total Respondents: 148		

#	OTHER (PLEASE SPECIFY)	DATE
1	High end townhomes	7/3/2025 4:40 AM
2	too many homes already	7/1/2025 8:22 PM
3	Alleviate traffic	7/1/2025 8:02 PM
4	More space between homes	7/1/2025 10:53 AM
5	I personally prefer no more homes or structures be built and if so only custom homes with large lots as we prefer the beauty of open land (and hate all the new buildings and structures. We miss all the farmland and open desert. That was the beauty as well as peace and quiet we loved away from the crowded city and loud noise and pollution the busy city brings with it. So IF you absolutely have to build please build larger acre lot size custom homes to protect our city from too much traffic, too many people and worse yet too much noise and pollution. Please stop building where houses they are huge ugly slabs of cement with no character whatsoever. I'd rather bring back the farm fields and open beautiful spaces. Goodyear has even gotten hotter with temperatures changing due to all the structures being built in and around us. I'm a true born Arizonan and I am 60 years young I know what it looked like before all the annoying growth took over. It is not the beautiful hidden gem it once was.	6/16/2025 5:27 PM
6	Condo is not the same as apartments due to ownership. I would like more single story condos.	6/15/2025 11:10 PM
7	Stop building I can no longer enjoy the Mountain View because of new developments	6/12/2025 3:19 PM
8	No more as Goodyear is feeling crowded	5/16/2025 9:27 PM
9	Brownstones	5/14/2025 3:56 PM
10	Farm Land Retained	5/14/2025 7:36 AM
11	Mixed use with multi-family above commercial/retail offices.	5/13/2025 1:07 PM
12	None	5/13/2025 9:52 AM
13	None	4/21/2025 8:51 PM

Q13 What do you see as Goodyear's most pressing housing issues? Select up to three.

Answered: 147 Skipped: 58



Zoning & Housing Needs Questionnaire

ANSWER CHOICES	RESPONSES	
Rent is unaffordable.	27.89%	41
It is too expensive to buy a house.	36.05%	53
There are too little housing choices for rent or purchase.	9.52%	14
There are inadequate options for seniors/young professionals.	18.37%	27
There are too many short-term rentals (e.g., Airbnbs and Vrbos)	21.77%	32
Homes are in poor condition or too old.	2.72%	4
Single-family homes are in short supply.	21.77%	32
There are not enough apartments.	0.00%	0
Rising costs of utility services.	37.41%	55
Affordable homes are far from work, school, or retail centers.	11.56%	17
Affordable homes are in unsafe neighborhoods.	5.44%	8
Housing discrimination/fair housing	1.36%	2
There are not currently any pressing issues.	8.84%	13
Other (please specify)	21.77%	32
Total Respondents: 147		

#	OTHER (PLEASE SPECIFY)	DATE
1	Too many multifamily dwelling units.	7/3/2025 11:29 PM
2	it's irresponsible to build homes right next to industrial or change zoning after homes are built to accomodate industrial next door. There's not a thoughtful gradual process.	7/3/2025 3:12 PM
3	Concerned about the number of homes/apartments in general. Pretty soon, we are going to be packed with people per square inch, not even per square foot, like the east side. I didn't want to move to the east side because it was way too populated, and now we are following in their footsteps.	7/3/2025 9:58 AM
4	Too little high QUALITY homes being built	7/3/2025 5:33 AM
5	Need for true luxury townhomes	7/3/2025 4:40 AM
6	Too many apartments and rentals	7/2/2025 12:40 PM
7	Too many apartments	7/2/2025 9:37 AM
8	Need more nice homes for STEM professionals	7/2/2025 9:24 AM
9	Too many aptments	7/2/2025 9:12 AM
10	Far too many apartments being built.	6/23/2025 6:00 PM
11	Too many apartment complexes. Apartments and duplexes cause the housing value for families to decrease.	6/18/2025 6:03 PM
12	Too many apartments	6/16/2025 6:15 PM
13	Please STOP building so many structures it's making it too hot in what was once agricultural and desert area that was beautiful and peaceful.	6/16/2025 5:27 PM
14	We are building too many apartments. Those neighborhoods will be ghetto within 10 years. Those hundreds of apartments over by GSQ is absolute insanity in my opinion. I have no problem with apartments, however, building hundreds or even thousands of units in one	6/15/2025 9:32 AM

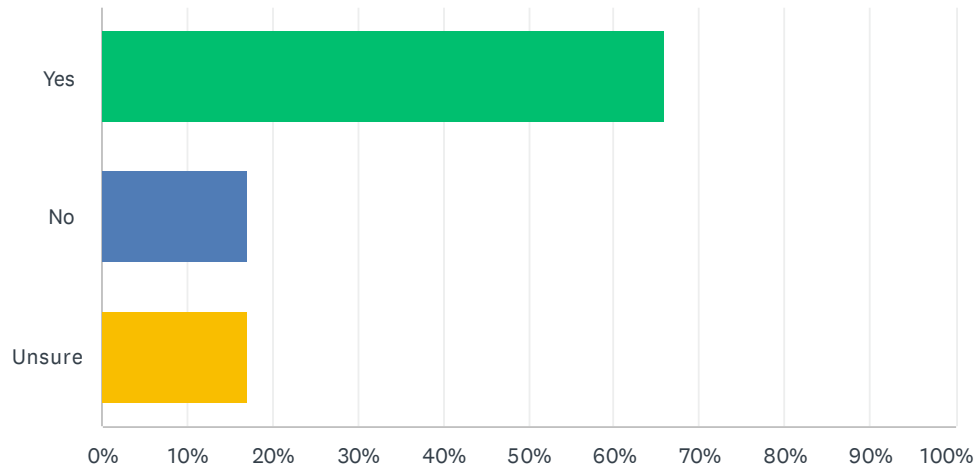
Zoning & Housing Needs Questionnaire

neighborhood is a surefire way to create a mess with crime and crowding. You could not have enough police officers in that area to keep it safe in five or 10 years. It will in fact, go downhill, it's unavoidable.

15	New house development that are rental only	6/14/2025 9:13 PM
16	Too many apartment complexes	6/12/2025 12:39 PM
17	Too many apartment complexes being built, too much water usage and increased traffic on crowded roads	6/12/2025 12:45 AM
18	Water	6/11/2025 2:57 PM
19	Too many apartment complexes being built!	6/11/2025 2:24 PM
20	Crowding	5/16/2025 9:27 PM
21	There are to many apartments	5/15/2025 11:15 AM
22	Too many apartments	5/14/2025 3:56 PM
23	Too many apartments!	5/13/2025 1:39 PM
24	Too many apartments. They are an eyesore and add to the crime rate	5/13/2025 1:18 PM
25	TOO MANY APARTMENTS POPPING UP	5/13/2025 1:05 PM
26	Too many apartments bringing down house values.	5/13/2025 10:44 AM
27	Too many rentals in a small area	4/27/2025 11:50 AM
28	Not enough condos for purchase, we have far too many apartments	4/27/2025 12:21 AM
29	Zoning and development styles don't support walkable communities.	4/26/2025 3:22 PM
30	Lack of pride of ownership. Too many rentals/investors	4/24/2025 11:23 PM
31	signage/marketing for multifamily housing	4/21/2025 2:35 PM
32	Too many houses being built too close together and in previously protected wildlife and natural areas. Numerous apartments bringing property values down, warehouses are a nuisance when we used to have great views.	4/18/2025 5:17 PM

Q14 Would you support zoning updates that allow for small neighborhood businesses, such as cafés, corner stores, or offices, within residential areas to provide convenient services and reduce the need for driving?

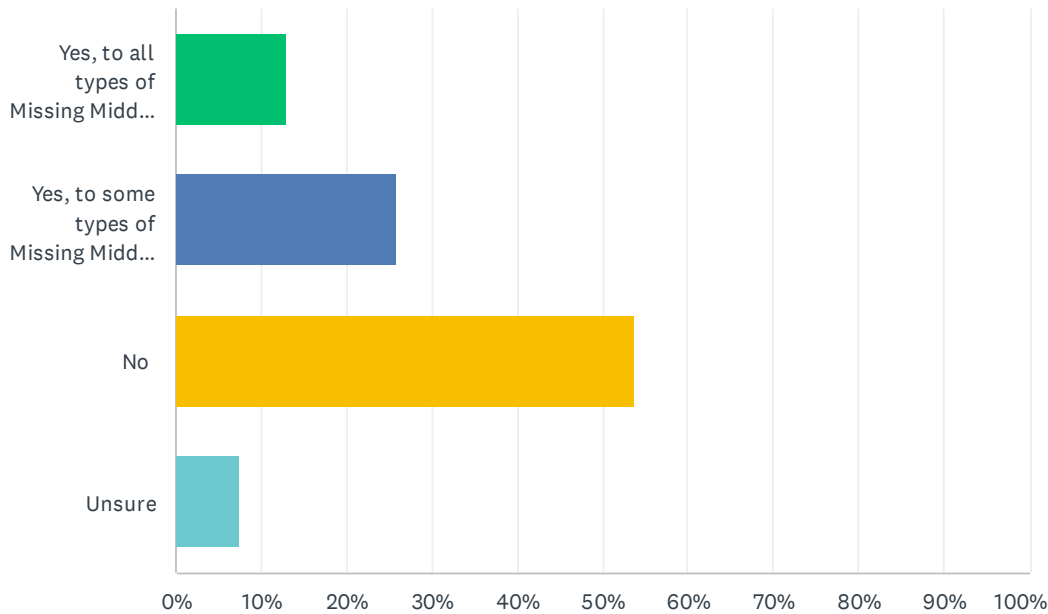
Answered: 147 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes	65.99%	97
No	17.01%	25
Unsure	17.01%	25
TOTAL		147

Q15 Would you support zoning updates that allow for Missing Middle housing (housing that is compatible in scale, form, and character with single-family houses and that contain two or more attached, detached, stacked, or clustered homes, such as duplexes, triplexes, or townhomes) in areas currently zoned for single-family homes?

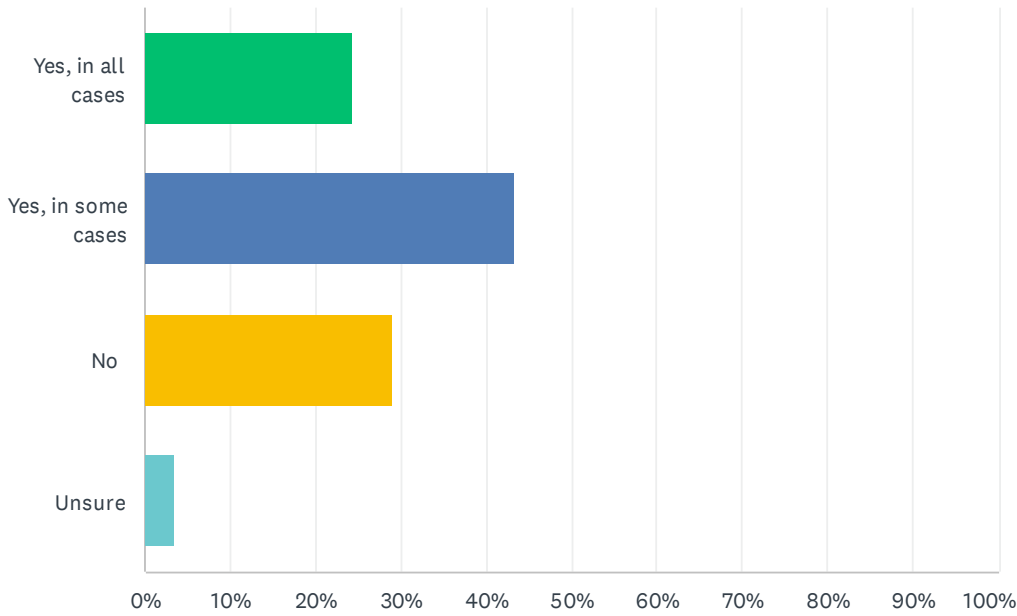
Answered: 147 Skipped: 58



ANSWER CHOICES	RESPONSES	
Yes, to all types of Missing Middle housing	12.93%	19
Yes, to some types of Missing Middle housing	25.85%	38
No	53.74%	79
Unsure	7.48%	11
TOTAL		147

Q16 Do you support allowing homeowners to build accessory dwelling units (ADUs, sometimes referred to as granny flats, in-law suites, or casitas) on their property, either to rent out, or to be used by families as multi-generational homes?

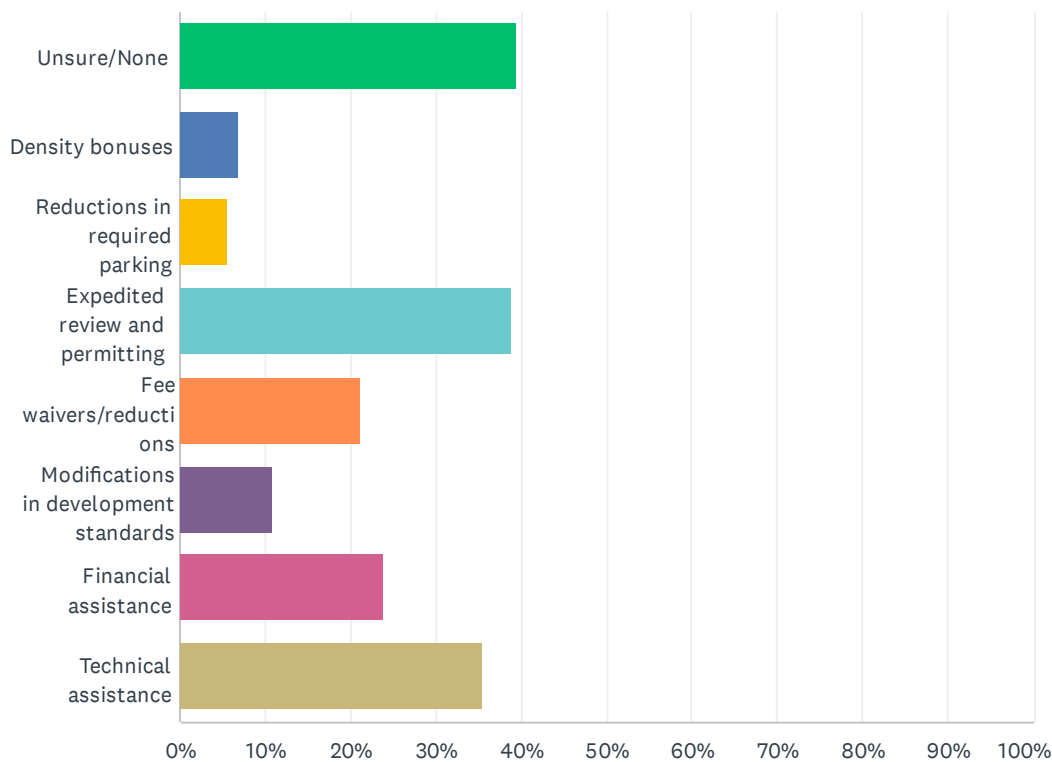
Answered: 148 Skipped: 57



ANSWER CHOICES	RESPONSES	
Yes, in all cases	24.32%	36
Yes, in some cases	43.24%	64
No	29.05%	43
Unsure	3.38%	5
TOTAL		148

Q17 Many cities often offer housing developers incentives for constructing affordable housing, as a way to offset development costs and make affordable projects viable. Such incentives often include: Density bonuses (increases in the number of units that can be built) Reductions in required parking Expedited review and permitting Fee waivers/reductions (for permitting, review, and utility connection fees) Modifications in development standards (reductions in setbacks, reductions in lot sizes, or increases in lot coverage) Financial assistance (low-interest loans, tax abatement/deferral, or grants) Technical assistance (providing design guidance, keeping an inventory of developable land, and having pre-approved construction plans) From the list below, choose up to three of the developer incentives you support the most.

Answered: 147 Skipped: 58

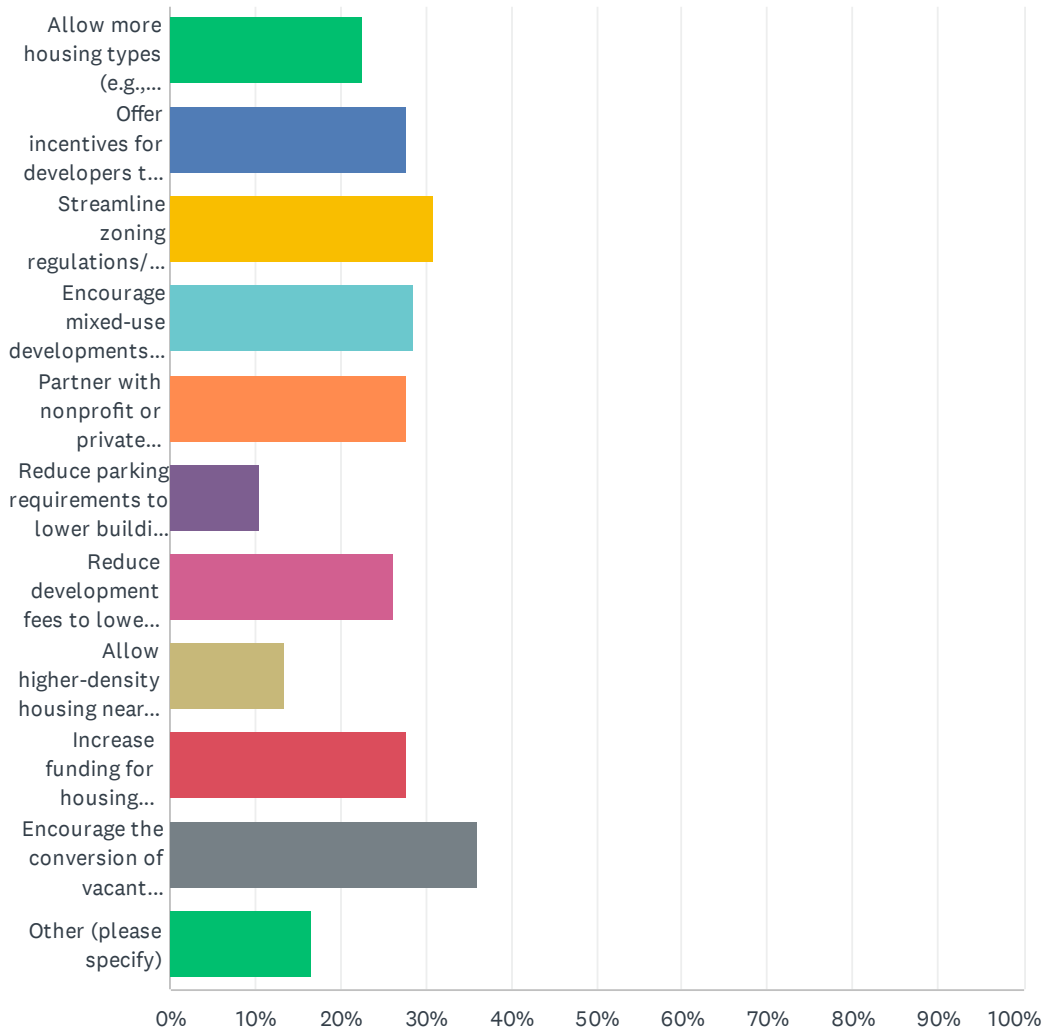


Zoning & Housing Needs Questionnaire

ANSWER CHOICES	RESPONSES	
Unsure/None	39.46%	58
Density bonuses	6.80%	10
Reductions in required parking	5.44%	8
Expedited review and permitting	38.78%	57
Fee waivers/reductions	21.09%	31
Modifications in development standards	10.88%	16
Financial assistance	23.81%	35
Technical assistance	35.37%	52
Total Respondents: 147		

Q18 What steps do you think Goodyear should take to increase housing affordability? Select all that apply.

Answered: 133 Skipped: 72



Zoning & Housing Needs Questionnaire

ANSWER CHOICES	RESPONSES	
Allow more housing types (e.g., townhomes, duplexes, ADUs) in more areas	22.56%	30
Offer incentives for developers to build affordable housing	27.82%	37
Streamline zoning regulations/Speed up the approval process for new housing	30.83%	41
Encourage mixed-use developments with housing and businesses together	28.57%	38
Partner with nonprofit or private organizations to create affordable housing	27.82%	37
Reduce parking requirements to lower building costs (especially if a development is near transit, jobs, and services)	10.53%	14
Reduce development fees to lower costs for builders	26.32%	35
Allow higher-density housing near transit, jobs, and services	13.53%	18
Increase funding for housing assistance programs (such as downpayment assistance programs, homelessness prevention and housing stability programs, etc.)	27.82%	37
Encourage the conversion of vacant commercial buildings into housing	36.09%	48
Other (please specify)	16.54%	22
Total Respondents: 133		

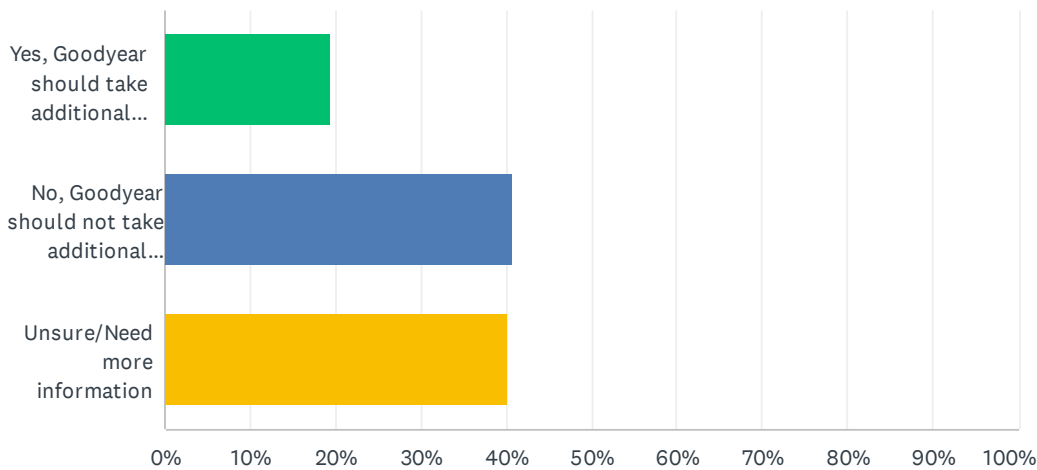
#	OTHER (PLEASE SPECIFY)	DATE
1	Incorporate the county islands in the city to add those areas to it.	7/5/2025 7:34 AM
2	Smaller houses for young families, singles.	7/3/2025 11:29 PM
3	None	7/2/2025 11:51 PM
4	None.	7/2/2025 1:56 PM
5	City shouldn't spend money on these	7/2/2025 9:24 AM
6	Unsure	7/2/2025 9:09 AM
7	Stop building	7/2/2025 7:56 AM
8	Goodyear is too crowded already we do not need more people	7/1/2025 8:22 PM
9	No more apartments!	7/1/2025 8:02 PM
10	We could have more affordable housing if the builders would be more supply, but they are only building what they know they can sell in a short amount of time to reduce risk.	7/1/2025 4:34 PM
11	Keep our city - not a fan of growing like Gilbert	7/1/2025 10:53 AM
12	None, Goodyear (I'm sorry) should want to grow to be the place people want to live and if you can afford it great, if not...	6/29/2025 8:52 AM
13	I think we should have less apartments and multi family dwellings, it drives home values down for residential neighborhoods.	6/18/2025 6:03 PM
14	None of the above. Please do not add cheaper housing as that will also increase crime rates, please don't build homes that are set up for group homes or homeless shelters PLEASE don't turn us into downtown Phoenix or south or west Phoenix. Keep our city peaceful, clean and safe. There's already too much homes and warehouses everywhere. Let's allow the natural beauty of desert or farmland to be brought back. That was peaceful and crime rate was down and the temperature was a few degrees cooler.	6/16/2025 5:27 PM
15	No more building	6/16/2025 5:06 PM
16	As I said earlier, we have to stop building high density, housing, apartments in Goodyear. It is out of control. Those areas will ultimately end up being ghettos. I don't think you should show me a model like it any place in the country that did not turn out to be a crime ridden ghetto	6/15/2025 9:32 AM

Zoning & Housing Needs Questionnaire

17	None	6/11/2025 2:57 PM
18	None of these. Goodyear should strive to be a single-family home community.	6/11/2025 2:24 PM
19	None of the above	5/18/2025 8:08 PM
20	Pause development	5/16/2025 9:27 PM
21	Require builders to take on more risk and stop the "just in time" building process.	5/14/2025 6:55 PM
22	NO MORE APARTMENTS	5/13/2025 1:18 PM

Q19 Should Goodyear take additional actions to protect Naturally Occurring Affordable Housing (NOAH), or housing that is affordable to low- and middle-income households without government subsidies? Such actions might include strengthening tenant protection policies, supporting nonprofits or community groups in purchasing and preserving NOAH, or providing low-interest loans or grants to landlords who agree to keep their rents affordable?

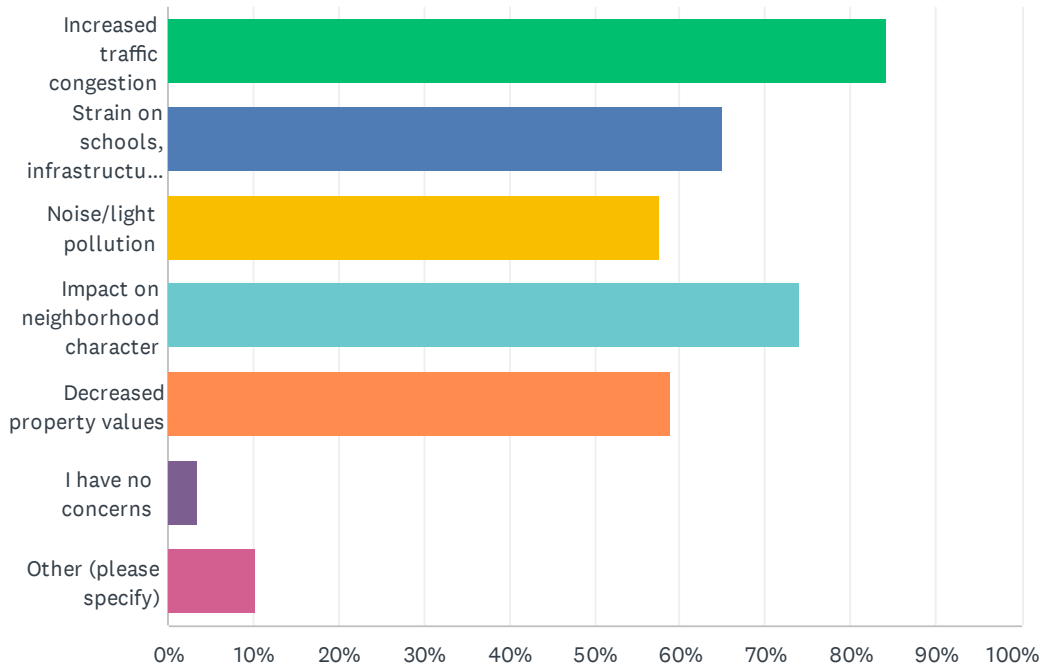
Answered: 145 Skipped: 60



ANSWER CHOICES	RESPONSES	
Yes, Goodyear should take additional action	19.31%	28
No, Goodyear should not take additional action	40.69%	59
Unsure/Need more information	40.00%	58
TOTAL		145

Q20 What concerns, if any, do you have about increasing housing density in Goodyear? Select all that apply.

Answered: 146 Skipped: 59



ANSWER CHOICES	RESPONSES	
Increased traffic congestion	84.25%	123
Strain on schools, infrastructure, and public services	65.07%	95
Noise/light pollution	57.53%	84
Impact on neighborhood character	73.97%	108
Decreased property values	58.90%	86
I have no concerns	3.42%	5
Other (please specify)	10.27%	15
Total Respondents: 146		

#	OTHER (PLEASE SPECIFY)	DATE
1	Landlord companies owning entire neighborhoods which reduces competitive pressure to lower prices	7/2/2025 12:30 PM
2	These are all major issues. Goodyear is a safe quiet city now, more apartments and rental properties will drive down the he home value.	6/18/2025 6:03 PM
3	Crime rates increasing with added homes/people (especially cheap affordable homes/apartments).	6/16/2025 5:27 PM
4	The amount of apartments being built in Goodyear is absolutely irresponsible. You are asking	6/15/2025 9:32 AM

Zoning & Housing Needs Questionnaire

for trouble. Those neighborhoods will be impossible to patrol and keep under control.

5	Water supply	6/12/2025 12:45 AM
6	Water and electricity	6/11/2025 2:57 PM
7	Increase in crime, loitering, homeless people	5/22/2025 8:33 PM
8	Crime	5/15/2025 11:15 AM
9	Goodyear not supporting with helpful police, govt assistance (welfare, social), and classism.	5/15/2025 6:44 AM
10	Loosing character, the famlands	5/14/2025 6:51 PM
11	Increased crime	5/13/2025 1:18 PM
12	Environmental impact	5/13/2025 12:55 PM
13	Public Safety	4/27/2025 12:21 AM
14	Crime	4/25/2025 10:39 PM
15	crime	4/24/2025 1:52 PM

Q21 Please provide any suggestions to improve the Zoning Ordinance or general comments that you would like addressed during the Zoning Ordinance update process (optional).

Answered: 56 Skipped: 149

#	RESPONSES	DATE
1	I would like to see a plan to incorporate the county islands areas, they are holes in the city that should be filled.	7/5/2025 7:34 AM
2	Apartments are taking away the reason people love it here, the views! I miss seeing mountains from anywhere	7/4/2025 8:51 PM
3	For years I've seen residential developments changed, originally planned with commercial on the corners only to see it changed later and simply add more residential units. This limits the opportunities for small commercial, vital to our neighborhoods	7/3/2025 3:12 PM
4	Please don't make our city like Mesa or other east side cities that are so densely populated. I know a lot of people that moved here to get away from that, and it's being stripped from us.	7/3/2025 9:58 AM
5	Improve requirement for landscape within developments. Approve higher quality developments. Keep in mind hard economic times, apt. dwellers are usually the 1st to loose jobs, they are apt to leave the city whereas executives are less likely to be affected by job losses and can be stable residents. If building big box warehouses, dense landscape needs to be a requirement. Builders need to build higher quality, even if smaller, homes with bigger lots. Road medians need to be need to be nicely landscaped and community maintained by the developers when communities are being built.	7/3/2025 5:33 AM
6	Get the roads fixed before approving more buildings. Add traffic lights. Example Citrus and Indian School!!!	7/3/2025 5:20 AM
7	Keep in mind future traffic concerns w more density	7/3/2025 4:40 AM
8	Too many warehouses.	7/2/2025 8:22 PM
9	Goodyear is the new warehouse and commercial city. Quality of living for residents is gone. My current home is up for sale and relocating to Queen Creek.	7/2/2025 5:36 PM
10	The city is already suffering the consequences of explosive growth.	7/2/2025 1:56 PM
11	Government should not interfere with transition away from the use of money	7/2/2025 12:30 PM
12	Businesses should be located further from homes, unless it's a M-F 8-5 type business.	7/2/2025 9:37 AM
13	Keep Goodyear a suburban city!	7/2/2025 9:24 AM
14	Once a planned community has been approved do not decide to change the rules. Buyers need to protect their investment. We purchased based on the rules for planned developments to remain as promised. Rezoning is not playing fair and devalues our ability to get a fair market price if we have to sell. There are vast differences between living in a single family homes neighborhood vs blocks of apartments.	7/1/2025 9:03 PM
15	put a moratorium on apartments, warehouses, and multi family residences	7/1/2025 8:22 PM
16	No more apartments. Traffic is horrible already	7/1/2025 8:02 PM
17	Encourage higher paying employers. Listen to us that do not want all these apartment density areas. Higher quality designs- some don't look like they will survive 10 years- they look very cheaply built	7/1/2025 10:53 AM
18	Widen streets/add lanes prior to building so traffic moves smoothly. Ensure bike lanes and sidewalks are installed in all areas to support pedestrian safety. Add shade structures for sidewalks and bus stops.	7/1/2025 8:01 AM

Zoning & Housing Needs Questionnaire

19	Goodyear needs to help with the number of cars parked in the street in residential neighborhoods. I'm in an HOA and we can't control all the cars parked on the street from home that have 4-5 cars that make it hard to get in and out of private residential driveways	6/29/2025 8:52 AM
20	I like living in Goodyear because it is safe and good with kids. My fear is more apartments and rental complexes will drive down home value for people who own their homes, also make it unsafe.	6/22/2025 8:28 PM
21	I think it's clear my point, but my family moved here from out of state and own our house. Anyone who has kids and owns their house in Goodyear, would like to keep the value high. Apartment buildings and affordable housing options will cause increased population and more crime. Also drive down school and home values. I think the city should invest more in the families and the value of their homes. Keep families who can afford to live here and keep the community safe and clean.	6/18/2025 6:03 PM
22	1. Give more land that will allow bigger backyards for residential. 2. Need more land for recreational use. More Dog parks with lots of shade and trees. 3. More indoor attractions.	6/16/2025 6:15 PM
23	Stop building so much. Preserve our disappearing farmland (we need food more than added people). Protect our natural deserts and all the desert animals that live in it. Protect our peaceful land we have more than enough homes, structures already taking up space.	6/16/2025 5:27 PM
24	No more houses they are blocking the Mountain View's. The traffic in Goodyear is already bad enough	6/16/2025 5:06 PM
25	More notification than sign and increase mailers to more residences that are impacted	6/15/2025 11:10 PM
26	I have mentioned it several times in this survey, please please stop building apartments. You are creating a problem that's going to be so huge in the future. There is no way we could get a grip on it. You will ultimately need a police officer full-time at every apartment complex	6/15/2025 9:32 AM
27	Please have foresight with any kind of development and traffic. It seems the development happens first, traffic congestion increases, and then existing roads are torn up to allow for more lanes, wider streets, traffic lights, etc.	6/14/2025 12:17 PM
28	I bought my home because of the surrounding agricultural land and now they are disappearing and houses are being built in place. Why not develop in areas that have been vacant instead.	6/12/2025 3:19 PM
29	I like the town of Goodyear and do not want it to become a city. We are losing the character that makes Goodyear appealing	6/12/2025 12:45 AM
30	Stop the over building with multi housing and distribution centers. Reduce the cost of all utilities and water availability.	6/11/2025 2:57 PM
31	Goodyear has been and should continue to be a largely a single-family home community. Lately, I see a huge increase of apartment building and multi-family residences. This will change the characteristic of our town in ways that I do NOT want. I'm not lobbying for tearing them down, but let's not build any more of these multi-family residences.	6/11/2025 2:24 PM
32	No more warehouses near my home please. These should be built in underdeveloped areas of the city if they need to be here at all.	6/11/2025 7:06 AM
33	I am concerned that the new Bucees is going to be a big draw for homeless people to our community and anything we can do to proactively legislate against that would be great. Please do not let Goodyear turn into Avondale or Glendale - run down and unsafe!	5/22/2025 8:33 PM
34	Multi family housing/ apartments should happen organically with existing zoning in place and not modify any zoning to accommodate more multi family/apartments, not when developers want to bully their way into areas multi families/apartments should not exist. Tiny homes bring too many problems and zoning should never be notified to allow them. Goodyear needs to hold high morals and values for their residents and developers of these types of housing do not hold these same standards as they are only worried about how they can make their highest profit margin aka multi family, apartments and tiny homes.	5/18/2025 8:08 PM
35	Mid-rise apartment/condo should be located away from single-housing area. Need to locate parks/gardens between apartment and single-housing area . Height restriction and large set-back for a mid-rise building. Make sure to hire architects who design well. Do Design Review.	5/17/2025 8:54 PM
36	Really support ADU's, and would like to see diversity - races, ages, backgrounds, skills.	5/15/2025 6:44 AM

Zoning & Housing Needs Questionnaire

37	The beauty and good planning of Goodyear should be preserved. I don't want it to be full of warehouses and apartment buildings.	5/14/2025 6:51 PM
38	The city should continue to develop a strong zoning/planning package and provide stringent oversight in order to maintain the current character and feel of the neighborhoods and commercial districts	5/14/2025 8:17 AM
39	Retain the character of Goodyear by preserving the farming areas. Good for environment and supply chain.	5/14/2025 7:36 AM
40	Update the Zoning Districts to reflect actual conditions. For example, if there are known multi-family, single family, or other types of housing units in a specific grid, these should be marked accordingly on the map, not simply blanketed as a PAD. The zoning districts are used by small business owners and mid-size retail business to assist with location and proximity selection to the target demographic.	5/13/2025 10:59 PM
41	Please stop allowing the concrete slabs of warehouses. It decreases our home value and aesthetic.	5/13/2025 3:55 PM
42	Stop building warehouses. Traffic and crime in Goodyear is horrendous.	5/13/2025 2:06 PM
43	I appreciate the growth but the city is bringing in the wrong type of growth. All the apartments are a complete eyesore, have made traffic conditions hazardous and have brought crime, etc to the city. If I didnt own my house outright and knew of somewhere else I wanted to live, I would leave Goodyear. It is no longer a city that I am proud to live in.	5/13/2025 1:18 PM
44	I'd really like to see the city enhance or provide more middle housing. It'd also be nice if more walkability was a focus.	5/13/2025 1:07 PM
45	Make the process quicker for Builders to build single-family homes or businesses	5/13/2025 1:05 PM
46	Provide adequate timelines for Approval of City Permits	5/13/2025 1:05 PM
47	too many apartments are being built causing traffic congestion and changing the overall outlook that many people moved to Goodyear for. Between the apartments and warehouses Goodyear is no longer a nice place to live!	5/13/2025 11:08 AM
48	Please actually consider resident feedback on zoning changes.	5/13/2025 10:44 AM
49	We have enough warehouses. Start worrying about updating roads, schools and utilities to keep up with city growth.	4/27/2025 7:03 PM
50	Increase parking requirements. Single family 2 spaces per primary suite 1 additional space per bedroom. Apartments same as above plus .20 spaces per bedroom.	4/27/2025 12:21 AM
51	1) Modify zoning ordinance to encourage diverse food/dining options within walking distance to neighborhoods (ie, limit clustering of drive-thrus, encourage a mix of types of restaurants: fast food, large sit-down, small sit-down, local, chain, healthy, unhealthy, etc.). We're seeing some areas of town gain a heavy presence of only unhealthy, fast food options which does not support a healthy community as outlined in the Goodyear General Plan. There is a lot of focus on diversity of housing types, but there needs to be just as much of a focus on diversity of food/dining options as it impacts quality of life just as much. 2) Biggest downside of higher density development is vehicle traffic. It creates noise, pollution, dangerous roadways (Phoenix metro area consistently rates as the highest or one of the highest for vehicular death rates in the nation), increased commute times, stress, and degrades quality of life for both existing and new residents. Zoning should dictate that if higher density is to be allowed (which may come in the form of reduced setbacks, reduced lot minimums, reduced parking minimums, reduced open space, increase building heights, etc.), the development should include amenities or incentives that would increase likelihood and ability for residents to utilize alternative forms of transportation (walking, biking, transit) or reduce vehicle trips. Examples would include requirements to build off-street multimodal paths, indoor bicycle storage facilities, increased rest and shade structures (or trees) for pedestrian comfort, inclusion of ground-floor retail, etc. 3) Zoning should encourage more walkable and bikeable developments throughout Goodyear, but especially in areas near schools. These developments should support Safe Routes to School initiatives and philosophies. 4) Zoning ordinances should be designed to eliminate, limit, or mitigate impacts from high vehicle traffic uses near residential uses (future or existing). Traffic is fast, loud, dangerous, and creates pollution, all which significantly degrades the quality of life for residents living in homes/residents adjacent to the source of traffic. For example, residential developments along major arterials should maintain	4/26/2025 3:22 PM

Zoning & Housing Needs Questionnaire

large setbacks or have substantial mitigation. Drive-thru restaurants should not be located in neighborhood commercial zones. Industrial (warehouse) zones should not be located where trucks will routinely drive past residential (see Industrial Zoning along MC-85, where trucks now take Sarival passing multiple neighborhoods to reach I-10, or Industrial Zoning in the Bullard Tech corridor, where trucks take Yuma past multiple neighborhoods and schools to reach Cotton/the future 303 full-diamond interchange). 5) Zoning ordinances should encourage affordable housing developments be spread across the city and prevent clustering in select areas. ie, it should encourage affordable housing developments to be built in North Goodyear, Central Goodyear, South Goodyear, West Goodyear, etc. This given residents of these developments choices and opportunities that may not otherwise be available if development is limited to only one or two areas. 6) Requests by developers/landowners to deviate from existing zoning or fully rezone should result in the new zoning having to go "above and beyond." Since they are deviating to what the community had already agreed upon, they should provide additional amenities that will benefit the community as a whole. More public artwork, enhanced landscaping, enhanced public pathways, public green spaces, enhanced public amenities like additional bike racks, shade structures, water features, benches, path lighting, etc. 7) Goodyear consistently ranks in the top 10 fastest growing cities in the entire USA. Many people want to move here and consequently many developers want to build here. We can afford to be more demanding that high-quality developments be built. 8) Many older cities around the US are having to redevelop to make their cities more walkable, bikeable, and offer increased transit options. It is very costly to "undue" car-oriented development. We have a unique opportunity to build a city from scratch that already includes incorporates these lessons from other cities and includes transit and active transportation from the start. Let's make sure our zoning supports that.

52	Helping the land and development process move along faster. I have been doing land and development and a Realtor for 25 years. If needed It would be my pleasure to help. I also worked for a builder/land and development group in Minnesota / Wisconsin. I can see some options that would work here like in the Midwest. Fell free to email me Keith Burton at keith@ridereliteteam.com or 623-523-7139. Thank you for taking on this critical issue.	4/25/2025 10:39 PM
53	Would like all PAD's and their guidelines & standards shown in the City website. I have an undergraduate degree in planning and 40 years in planning and city management. I was shocked to learn I had to go to the County website to identify parcels I was interested in and then had to submit a FOIA request to get the zoning guidelines for an area in Estrella. We need to be more user friendly and transparent. Listing the zoning as PAD is not friendly or transparent. Development sign notices need to have less info, and be easier to read. All current signs carry too much info at a small font. In several cases I've had to park my car, get out and walk 50 feet to read the sign. Not sure we have different industrial zoning districts since most industrial buildings being built support distribution, and logistics; not light industrial or value added. I have slot more I. Kuldip contribute but I'll end with I'm a fan of Goodyear but our messaging should promote quality development, not fastest growing.	4/22/2025 3:50 PM
54	Let businesses have signage out. We need to marketing our properties for future residents of Goodyear.	4/21/2025 2:35 PM
55	We need more parks and green areas. We are losing our hometown feel.	4/18/2025 10:32 PM
56	We need more small business/local business-only zones	4/18/2025 5:17 PM





USE PERMIT CRITERIA

§ 1-3-2 Use Permits.

A. Use Permits shall be obtained for those uses as specifically identified in this Ordinance as being allowed in the zoning district in which the subject property is located subject to a Use Permit. Applications for Use Permits are decided by City Council following receipt of recommendations from the Planning and Zoning Commission. Use Permits required hereunder may be approved or approved with conditions only upon a finding by City Council that the proposed development and/or use reflected in the application submittal for the Use Permit:

1. will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and
2. that the proposed use is reasonably compatible with uses permitted in the surrounding area.

The applicant bears the burden of demonstrating to the City Council's satisfaction that the forgoing requirements have been met. In making this finding the City Council shall evaluate whether the application submittal addresses the concerns and potential problems associated with the use as identified in this Ordinance or whether the concerns and potential problems can be mitigated through the imposition of additional conditions, such as: imposing conditions to address potential impacts on surrounding properties that will result from noise, lighting, odors and/or placement of trash receptacles; imposing conditions that will insure adequate parking, ingress and egress so as not to increase traffic congestion; limiting the hours of operation; imposing requirements for enhanced landscaping, screening, and buffering measures that will preserve reasonable use and enjoyment of adjacent properties.

B. Applications for a Use Permit shall be processed and reviewed in accordance with the procedures generally described below and more particularly described in the Administrative Process Manual and in this Ordinance.

1. Applications for a Use Permit shall be filed with the Development Services Department on form(s) provided by the Development Services Department and all applicable fees shall be paid when the application is submitted.
 - a. The application shall include all of the information identified in the application form(s), the information identified in the Administrative Process Manual, the information set forth herein and specified elsewhere in this Ordinance; and any other data required by the Zoning Administrator that is needed for the review of the Use Permit application.



TABLE OF PERMITTED USES

Table 3-2-2: Residential Districts Use Classifications												
P - Principal Permitted Use; U - Use Permit Use; C - Uses that are permitted if certain conditions are met; AC - Accessory Use that are permitted if certain conditions are met	Single Family						Multi-Family				Additional Use Definitions and Regulations*	
	AG	AU	RI-10, RI-7, RI-6	RI-4, RI-C	RI-A	R2	MF-12	MF-18/24	MHS	MH/RVP		
Household Living												
Dwelling, one single family detached	P	P	P	P		P	P					
Dwelling, one single family attached					P		P					
Dwelling, two family (duplex)						P	P					
Dwelling, multiple							P	P				
Detached accessory building	AC	AC	AC	AC	AC	AC	AC					8-2
Guest ranch and resort	U	U										
An additional single family dwelling for every 20 acres of lot area above the first ten acres	U											
Manufactured home								P	P			3-2-6-A
Recreational vehicle									P			3-2-6-A
Group Living												
Assisted Living Facility						U		U				
Group Home												
1–10 residents, Shall be no closer than 1,320 feet (1/4 Mile) from another Group Home	C	C	C	C	C	C		U				3-2-4-B
1–10 residents, less than 1,320 feet 1/4 mile from another Group Home with 1–10 residents	U	U	U	U	U	U		U				3-2-4-B
Civic and Institutional												
Day care												
Home day care: 1–3 adults or children	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3-2-4-A


= Use which requires a Use Permit, staff recommends remains a Use Permit use

= Use to consider not requiring a Use Permit, consider by-right use subject to conditions



TABLE OF PERMITTED USES

Home day care: 4–10 adults or children	U	U	U	U	U	U	U	U	U	U	
Day care facility	U	U	U	U	U	U	U	U	U	U	
Home business, other than home day care	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	3-2-4-A
Hospital and related uses								U			
Parks, playgrounds and other recreational facilities including accessory eating and drinking establishments which may not be located closer than 100 feet to any adjacent residential use or district.	P	P	P	P	P	P	P	P	P	P	
Public utility facility to serve immediate area, excluding office facilities and maintenance yards	U	U	U	U	U	U	U	U	U	U	
Temporary office, construction sheds, storage, and similar uses incidental to a construction project, which shall be removed upon completion or abandonment of the construction work.	P	P	P	P	P	P	P	P	P	P	
Model Home Complex	P	P	P	P	P	P	P	P	P	P	
Uses of land or structures customarily incidental and subordinate to one of the principal uses	AC	AC	AC	AC	AC	AC	AC	AC	AC	AC	
Agriculture											
Agricultural uses and buildings for commercial	P										
Agricultural uses and buildings for non-commercial gain	P	P									
Animal Keeping	C	C									3-2-4-C
Dairies, egg and poultry farms for commercial gain.	U										3-2-4-D
Growing and harvesting of fields or trees	P										
Agricultural, flower, and vegetable gardening, nurseries and greenhouses for the purpose of	P	P									


 = Use which requires a Use Permit, staff recommends remains a Use Permit use

 = Use to consider not requiring a Use Permit, consider by-right use subject to conditions



TABLE OF PERMITTED USES

propagating and cultivating only, provided no direct sales business shall be carried out on the premises, and provided that no obnoxious fertilizers shall be stored and no obnoxious soil renovations shall be carried out on the premise											
Nurseries and greenhouses for commercial growing of plants, trees, bushes, flowers, and vegetables and other food crops, provided that such enclosures not be located closer than 50 feet from any dwelling, and no direct sales are permitted on the premise.	AC	AC									
Aviaries and apiaries. Shall not be located closer than 200 feet from any dwelling or public roadway, street, no direct sales is permitted.	C	C									
Sales building or stand for the direct sale of agricultural products produced on the premises.	U										

 = Use which requires a Use Permit, staff recommends remains a Use Permit use

 = Use to consider not requiring a Use Permit, consider by-right use subject to conditions

TABLE OF PERMITTED USES

Table 3-X-X: Commercial Districts Use Classifications							
P - Principal Permitted Use; U - Use Permit Use; C - Uses that are permitted if certain conditions are met; AC - Accessory Use that are permitted if certain conditions are met	CO	C-1	C-2	CBD	PFD	BPD	Additional Use Definitions and Regulations*
	Business and Professional Office	P	P	P	P		
Financial Institution	P	P	P	P			
Medical Office/Clinics	P					P	
Medical Laboratories, excluding animal research	P						
Veterinary Offices	U	U	P				
Day Care (elderly or youth)	U	P	P	U			
Studios for the practice and sale of the fine arts	U	P	P			P	
Public utility facility to serve immediate area, excluding office facilities and maintenance yards	U	U	P				
Auto sales, leasing		P				P	
Crematory		P					
Equipment Rental		P					
Manufactured Home Sales		P					
Personal and household services, such as barber and hair styling shops, beauty salons, clothing alterations, dry cleaning shops, furniture and appliance repair, copying shops, self service laundry, shoe repair shops, but excluding drive through window facilities.		P					
Retail stores with sales only, not to exceed ten thousand (10,000) square feet of gross floor area, individually; and not to exceed		P					


= Use which requires a Use Permit, staff recommends remains a Use Permit use

= Use to consider not requiring a Use Permit, consider by-right use subject to conditions



TABLE OF PERMITTED USES

fifty thousand (50,000) square feet in a commercial complex. Drive through facilities and convenience uses require Use Permit approval.						
Self-service storage facilities		C	C			4-2-20
Restaurant		P	P	P		P
Restaurants, including Drive-Through Restaurants with drive-through lanes located more than five hundred (500) feet from any residential zoning district. The area in the restaurant devoted primarily to the consumption of alcoholic beverages shall not exceed twenty-five (25) percent of the total public floor area.		C	C			4-2-18
Drive-through restaurant within 500ft of Residential		U	U			4-2-2, 4-2-18
Portable storage containers		AC	AC	AC		8-2
Automobile service stations		U	U			
Convenience store		U	U			
Hospital		U	U			
Drive-in restaurant		U	U			4-2-2, 4-2-18
Adult bookstore, adult novelty store and adult theater			C			4-2-1
Automotive repair & upholstery			P			P
Bar/cocktail lounge			C			C 3-3-3-A-8
Bus terminal			P			
Carpet and rug cleaning services			P			
Cleaning and dying plants			P			
Costume rental			P			
Drive through windows and outdoor teller facilities for banks and financial institutions			P			
Employment agency			P			
Entertainment establishments, general (e.g., athletic facilities, bowling alleys, arcades, rinks, miniature golf, performing arts centers, pool halls, theaters)			P	P		P


 = Use which requires a Use Permit, staff recommends remains a Use Permit use

 = Use to consider not requiring a Use Permit, consider by-right use subject to conditions

TABLE OF PERMITTED USES



Express office, including railway			P			
Frozen food lockers			P			
Funeral home			P			
Fur cleaning and storage			P			
Health club			P			
Hospital supplies			P			
Hotels and motels			P	P		
Key and lock service			P			
Large Retail User			C			4-2-7
Parking lots			P	P		
Pawn shop			P			
Personal and household services (e.g., barber shops, beauty salons, dry cleaning, laundry, shoe repair, etc.; excluding drive-throughs)			P	P		
Plumbing shop			P			
Private business, professional, and trade schools			P		P	
Public utility facilities and offices (excluding outside storage or maintenance yards)			P	P	P	
Retail stores with sales only (excluding drive-throughs and convenience uses)			P	P	P	
Second hand stores			P			
Seed and feed, retail and sales office			P			
Sign painting shop			P			
Taxidermist			P			
Travel bureaus			P			
Typewriter and business machine sales and repair			P			
Window glass installation shops			P			
Non-Chartered Financial Institution			C			4-2-8
Massage Establishment, Tattoo Studio, Body Piercing Studio			C			4-2-10
Brewpub			C		C	4-2-15
Microbrewery (producing ≤			C		C	4-2-16

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TABLE OF PERMITTED USES

15,000 barrels/year)						
Limited outdoor display of nursery stock, lawn furniture, garden supplies and outdoor accessory items, in conjunction with a primary retail use, when not in conflict with pedestrian and/or traffic movement or established parking areas.			U			
Mobile home sales			U			
Veterinary Hospitals			U			
Cultural facilities for the arts, such as dance, theater, art, music				P	P	
Exhibition hall and convention facilities				P		
Governmental offices, libraries, auditoriums, museums, and amphitheaters				P	P	
Parking structures				P		
Professional services including but not limited to ticket offices, bonding companies, brokerage firms, credit bureaus, credit unions, employment agency, messenger service, delivery services, public relations consultants, real estate office, title insurance companies, copying services, graphic design businesses, office equipment sales and repair, and travel bureaus					P	
Facilities owned, leased or operated by City, County, State, United States government, or school districts, including but not limited to offices, courts, schools, libraries, public assembly buildings, athletic and play fields, and parking lots and structures, and public utility facilities including wastewater treatment plants or water reclamation facilities					P	


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= Use to consider not requiring a Use Permit, consider by-right use subject to conditions



TABLE OF PERMITTED USES

Data centers and chip facilities						P	
Institutions of a religious, educational, or philanthropic nature				U		P	
Outdoor seating for food and Drinking establishments				U			
Manufacturing, assembling, and processing						P	
Scientific, research, and development laboratories, including those related to medical research						P	
Trades wholesales and sales, including plumbing, electrical, building materials and HVAC						P	
Warehouse, wholesale, or distribution facility with loading docks on only one side of each building (cross-dock buildings are prohibited)						P	

 = Use which requires a Use Permit, staff recommends remains a Use Permit use

 = Use to consider not requiring a Use Permit, consider by-right use subject to conditions



TABLE OF PERMITTED USES

Table 3-X-X: Industrial Districts Use Classifications			
P - Principal Permitted Use; U - Use Permit Use; C - Uses that are permitted if certain conditions are met; AC - Accessory Use that are permitted if certain conditions are met	I-1	I-2	Additional Use Definitions and Regulations*
Manufacturing	P	P	
Marijuana Dual Facility	P	P	4-2-17
Medical Marijuana Dispensary	P	P	4-2-11
Medical Marijuana Cultivation Location	P	P	4-2-12
Microbrewery	P		
Office buildings	P	P	
Parking lot or garage	P	P	
Private business, professional, and trade schools	P	P	
Public utility facilities	P	P	
Scientific/research laboratories	P		
Self-service storage facilities	P	P	4-2-20
Veterinary Offices	P	P	
Veterinary Hospitals/Animal boarding facilities	C	P	
Warehouse/wholesale/distribution facility	P	P	
Day care (elderly or youth)	U		
Dwelling for a watchman or caretaker	U		
Car wash/fueling station/minor automotive repair	AC		
Facilities and storage areas incidental to a construction process	AC		
Outdoor storage	AC		
Portable Storage Containers	AC		8-2
Signs	AC		7
Temporary construction offices	AC		
Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses	AC		
Retail sales	AC		
Adult bookstore/adult novelty store/adult theater		P	4-2-1
Food bank		P	
Animal boarding, breeding, shelter, or pound		P	
Automotive repair		P	
Brewery		P	


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TABLE OF PERMITTED USES



Cement and paving material mixing plant		P	
Egg handling facility		P	
Emissions testing and vehicle licensing		P	
Foundry or casting of metal which does not cause noxious odors or fumes		P	
Highway maintenance facilities		P	
Machine shop		P	
Meat products, packing, smoking and curing		P	
Monument works		P	
Private Commercial Outdoor Entertainment Venue		P	
Public works facilities		P	
Radio and television transmitting tower and facilities		P	
Sand blasting		P	
Scientific/research laboratories		P	
Sewage disposal and treatment plant		P	
Tire retreading/vulcanizing		P	
Cement, lime, gypsum or plaster of paris manufacture		U	
Distillation of bones, coal, refuse, grain or wood		U	
Fertilizer manufacture		U	
Gas manufacture/cylinder recharging		U	
Glue/gelatin manufacture		U	
Hazardous processes or explosives storage		U	
Rubber goods manufacture		U	
Mineral extraction		U	
Smelting of tin, copper, zinc, or iron ores		U	
Transmitting stations		U	
Tannery		U	
Contractors equipment storage yard or plant/rental of equipment		C	
Lumber yard, planing mills		C	
Motion picture studio		C	
Transfer company, trucking terminal		C	

 = Use which requires a Use Permit, staff recommends remains a Use Permit use

 = Use to consider not requiring a Use Permit, consider by-right use subject to conditions

SPECIAL USE PERMIT CRITERIA



§ 1-3-4 Special Use Permits

A. Special Use Permits shall be obtained for those specific uses identified in Sections [4-1-2](#) and [4-1-3](#) of this Ordinance. Applications for a Special Use Permit shall be processed in the same manner as an application to amend the boundaries of a zoning district as set forth in Section [1-3-1](#) of this Ordinance and as supplemented herein. Applications for Special Use Permits are decided by the City Council following receipt of recommendations from the Planning and Zoning Commission. Special Use Permits may be approved or approved with conditions only upon a finding that the proposed development and/or use reflected in the application submittal for the Special Use Permit:

1. Will be desirable or necessary to the public convenience or welfare; and,
2. Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites;
3. Is in conformance with the adopted General Plan and any adopted Area Plans; and,
4. Will not be detrimental to surrounding properties or persons in the area due to:
 - a. Impact on the circulation system of the adjacent neighborhood;
 - b. Excessive noise or light generated from within the site;
 - c. Excessive scale or height in relationship to surrounding properties;
 - d. Hours of operation;
 - e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties;
 - f. Inconsistency with the development character or architecture of the adjacent properties

The applicant bears the burden of demonstrating to the City Council's satisfaction that the forgoing requirements have been met.

The Planning and Zoning Commission may recommend, and the City Council require, such conditions and restrictions, if necessary, upon the height and bulk and area of occupancy of any site approved for a Special Use Permit as may be reasonable under the particular circumstances to ensure compliance with this Ordinance.

SPECIAL USE PERMIT USES

§ 4-1-2 Special Uses Considered in Any District.

Particular uses not otherwise listed in any **District**; or those which are listed in certain **Districts** but which, under appropriate circumstances, may be considered for approval in any location, notwithstanding its zoning map **district** classification are as follows:

- A. **CONSIDERED USES.** Uses which may be considered in any District are:
 1. Churches, parish houses, convents, temples and similar places of worship, except temporary revival tents and temporary buildings.
 2. Wireless communications facilities, subject to the requirements of subsection 4-2-4.
 3. Day care (elderly or youth), preschool and child care nurseries.
 4. Residential office uses permitted in Section 3-3-1-A-1, -3 and -4 and residential service uses permitted in Section 3-3-2-A-8 and -10.
 5. Public, Parochial and Charter Schools.
 6. Energy generation facility.
 7. Inert Material Landfill which purpose is to facilitate land reclamation of a Public Project Borrow Pit.
- B. **ACCESSORY USES.** Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
- C. **DEVELOPMENT REGULATIONS.** Unless otherwise modified by Council approval, the standards and regulations of the District in which the Special Use is located shall apply.

SPECIAL USE PERMIT USES

§ 4-1-3 Special Uses Considered in Specified Districts.

Particular **uses** not otherwise listed in any **District**; or those which are listed in certain **Districts** but which, under appropriate circumstances, may be considered for approval in specified **Districts** are follows:

A. CONSIDERED USES. Uses which may be considered in certain Districts are:

1. Commercial Districts.


- a. Adult live entertainment, erotic dance or performance studio (C-2 only), subject to the requirements of Section 4-2-1.
- b. Amusement park, auditorium, stadium, arena, gymnasium, or other similar places for public events (C-2 only).
- c. Bus terminal, railroad passenger station.
- d. Large Retail Users (C-2 only), subject to the requirements of Section 4-2-7.
- e. Self-service storage facilities that do not meet the regulations outlined in Section 4-2-20 (Self-Service Storage Facilities Regulations).
- f. Plant nurseries, which are defined as a business where trees, shrubs, flowers and other plants are grown on or brought to the premises and maintained there for the purpose of sale from the premises. Such other additional products shall be permitted to be sold as are customarily incidental to the plant nursery operation.
- g. Private clubs and fraternal organizations.
- h. Restaurants, bars/cocktail lounges, brewpubs or microbreweries with any of the following factors (C-2 only):
 1. Live music or entertainment when the facility is located less than three hundred (300) feet from the property line of any residentially zoned or designated property;
 2. The area within the facility designated for music or entertainment activities exceeds five thousand (5,000) square feet;
 3. The area devoted to patron dancing exceeds twenty-five (25) percent of the total floor area; or
 4. Open after hours as defined by State law (generally, closing time of the dance floor is later than that of the bar).
- i. Teen Entertainment Center, if the facility is located a minimum of five hundred (500) feet from a bar/cocktail lounge (C-2 only).
- j. Microbrewery (C-2 only), producing more than fifteen thousand (15,000) barrels of beer per year.

SPECIAL USE PERMIT USES

2. Industrial Districts.





- a. Any Special Use which may be considered in Commercial Districts.
 - b. Airport, heliport, helistop, and other landing areas, subject to local, State and Federal requirements and restrictions.
 - c. Cemeteries, crematories, mausoleums, including those for pets.
 - d. Circus and carnival grounds having permanent facilities.
 - e. Development or extraction of earth products, clay, gas, gravel, minerals, sand, stone, topsoil.
 - f. Drive in theaters.
 - g. Race tracks, speedways.
 - h. Sanitary landfills, transfer stations, recycling facilities.
 - i. Swap meets, auctions.
 - j. Zoos.
 - k. Brewery (I-2 only), producing more than forty thousand (40,000) barrels of beer per year.
 - l. Brewery (I-2 only), if the brewery will have live music or entertainment activities.
 - m. Microbrewery (I-1 only), producing more than fifteen thousand (15,000) barrels of beer per year.
 - n. Microbrewery (I-1 only), with any of the following factors:
 1. Live music or entertainment when the facility is located less than three hundred (300) feet from the property line of any residentially zoned or designated property;
 2. The area within the facility is designated for music or entertainment activities exceeds five thousand (5,000) square feet;
 3. The area devoted to patron dancing exceeds twenty-five (25) percent of the total floor area; or
 4. Open after hours as defined by State law (generally, closing time of the dance floor is later than that of the bar).
- B. ACCESSORY USES. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
- C. DEVELOPMENT REGULATIONS. Unless otherwise modified by Council approval, the standards and regulations of the District in which the Special Use is located shall apply. (Am. Ord. 24-1606, passed 7-08-24)

RESIDENTIAL HOUSING TYPE ANALYSIS

Residential Use, Term	Residential Use, Types/Images	Definition (existing / alternate / new)	Common Density Range	Building Method	Typical Ownership	Placement
Dwelling, one single family detached		<p>Existing: A building containing only one (1) family unit.</p> <p>Alternate: A dwelling unit designed for or used by one housekeeping unit, located on an individual lot, and having no walls in common with adjoining dwellings.</p>	1-8 du/ac	Site built or modular	Ownership	On ground (not stacked)
Dwelling, one single family attached	 <p>Two-Unit</p>  <p>Two-Unit</p>  <p>Three-Unit</p>  <p>Four-Unit</p>	<p>Existing: Dwelling, Single Family. A building containing only one (1) family unit.</p> <p>Existing: Attached Building. Building with parts of exterior wall in common with another building, or connected to another building by roof.</p> <p>Alternate: A dwelling unit designed for or used by one housekeeping unit, constructed in a group of two or more attached units that are located on individual lots, and arranged side-by-side. Each dwelling unit has its own external entrance.</p>	6-16 du/ac	Site built or modular	Ownership	On ground (not stacked)








RESIDENTIAL HOUSING TYPE ANALYSIS

Residential Use, Term	Residential Use, Types/Images	Definition (existing / alternate / new)	Common Density Range	Building Method	Typical Ownership	Placement
Dwelling, two family (duplex)	 <p>Side-by-side</p>  <p>Stacked</p>	<p>Existing: A building containing only two (2) units; a duplex.</p> <p>Alternate: A single building containing two dwelling units, located on a single lot, designed for or used by single housekeeping units living independently of each other. Dwelling units are typically arranged side-by-side or one above the other, each with an entry from the street.</p>	6-10 du/ac	Site built or modular	Ownership/ Condo	On ground or Stacked
Dwelling, more than two family (triplex, quadplex) <i>** Potential New Dwelling Type**</i>	 <p>Triplex</p>  <p>Fourplex</p>	<p>New: A building that consists of more than two dwelling units, located on a single lot, arranged side-by-side and/or stacked. Dwelling units are accessed via shared or individual entries from the street.</p>	6-16 du/ac	Site built or modular	Ownership/ Condo	On ground or stacked




RESIDENTIAL HOUSING TYPE ANALYSIS

Residential Use, Term	Residential Use, Types/Images	Definition (existing / alternate / new)	Common Density Range	Building Method	Typical Ownership	Placement
Dwelling, Multiple	 <p>Shared entry</p>  <p>Individual entry</p>	<p>Existing: A building containing three (3) or more dwelling units.</p> <p>Alternate: A single building or buildings containing more than four dwelling units on an individual lot for occupancy by housekeeping units living independently of each other. Dwelling units are accessed via shared or individual entries from the street.</p>	12+ du/ac	Site built or modular	Condo or Apartment	Stacked
For Rent Community (Build to Rent)	 	<p>New: A professionally managed residential community comprised of multiple detached or attached single-family dwellings that are designed for and used by one housekeeping unit, where all dwellings are collectively located on a single lot and are presented for rent only.</p>	8-12 du/ac	Site built or modular	Lease/ Rental Note: could also be condo platted in certain situations	On ground (not stacked)
Mixed-Use Residential ** Potential New Dwelling Type **		<p>New: A single building that contains a mixture of residential dwelling units and commercial retail sales, service or office uses.</p>	12+ du/ac	Site built or modular	Condo or Apartment	Stacked



RESIDENTIAL HOUSING TYPE ANALYSIS

Residential Use, Term	Residential Use, Types/Images	Definition (existing / alternate / new)	Common Density Range	Building Method	Typical Ownership	Placement
Dwelling, Manufactured Home		Existing: Dwelling that has been certified as a manufactured home by the applicable State of Arizona or United States government agency, which may be fabricated, in whole or in part, off the site and delivered to the site for final assembly and construction in compliance with applicable building and fire codes.	1-12 du/ac	Off-site built/ manufactured	Ownership	On ground (not stacked)



TEMPORARY SIGNS ANALYSIS

Goodyear’s Existing Temporary Sign Requirements

City	Size	Placement	Duration	Permit Requirements
Goodyear	Limited in size (ex – construction signs typically ≤32 sq ft)	Must not interfere with pedestrian or vehicular travel, poses a hazard to either pedestrian or vehicles or within specified “sight visibility triangles”; signs shall not be located within any easement/public right-of-way or City property	Temporary signs that require a permit have varying durations (typically between 10-30 days); for signs that do not require a permit, most are restricted to daylight hours only	Certain temporary signs require a permit (construction, grand opening/special promotions, portable signs, sale or lease)

How does Goodyear compare to other municipalities?

City	Size	Placement	Duration	Permit Requirements
Avondale	Limited in size (ex – banners typically ≤32 sq ft)	Must not obstruct visibility, pedestrian pathways, or traffic flow	Typically allowed for up to 30 days per event or permit cycle; extensions may require approval	Certain temporary signs require a permit (sign walkers, wayfinding, future development, etc.)
Buckeye	Limited in size (ex – banners typically ≤32 sq ft)	At the site, one sign at each street intersection; may be located within street right-of-way but not within any median, travel lane, sidewalk or visibility triangle	Typically allowed for 30 consecutive days with 15 days between each use; maximum cumulative display time of 180 days	Needs to obtain a Temporary Sign Permit (TSP) from the Development Services Director
Chandler	Size limits vary by sign type (ex – banners typically ≤32 sq ft)	Must not be placed on any public facility nor obstruct views or paths	Typically allowed for 30 days per event; maximum of 60 days per calendar year; grace periods and renewals may apply	Most temporary signs require a permit (air-activated signs, banners, feather signs, large temporary freestanding signs)
Glendale	Size limits vary by sign type (ex – banners typically ≤32 sq ft)	Must be placed on private property and not obstruct public right-of-way, public access easement, driveway, or drive aisle	Typically allowed for 30-60 days per calendar year; some signs may have different durations	Certain temporary signs do not require a permit (A-Frame, Downtown Promotional Banners, political signs, sign walker, pennant)
Peoria	Size limits vary by sign type (ex – banners typically ≤32 sq ft)	Must be located outside of visibility triangles and must not cause obstructions	Duration dependent on sign type (14 days up to 3 years)	Certain temporary signs do not require a permit (yard or neighborhood sign, subdivision flags, entry A-frame, property signs, etc.)



CITY OF GOODYEAR

Zoning Code Update





Timeline



← Total of 18 Months →



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%





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

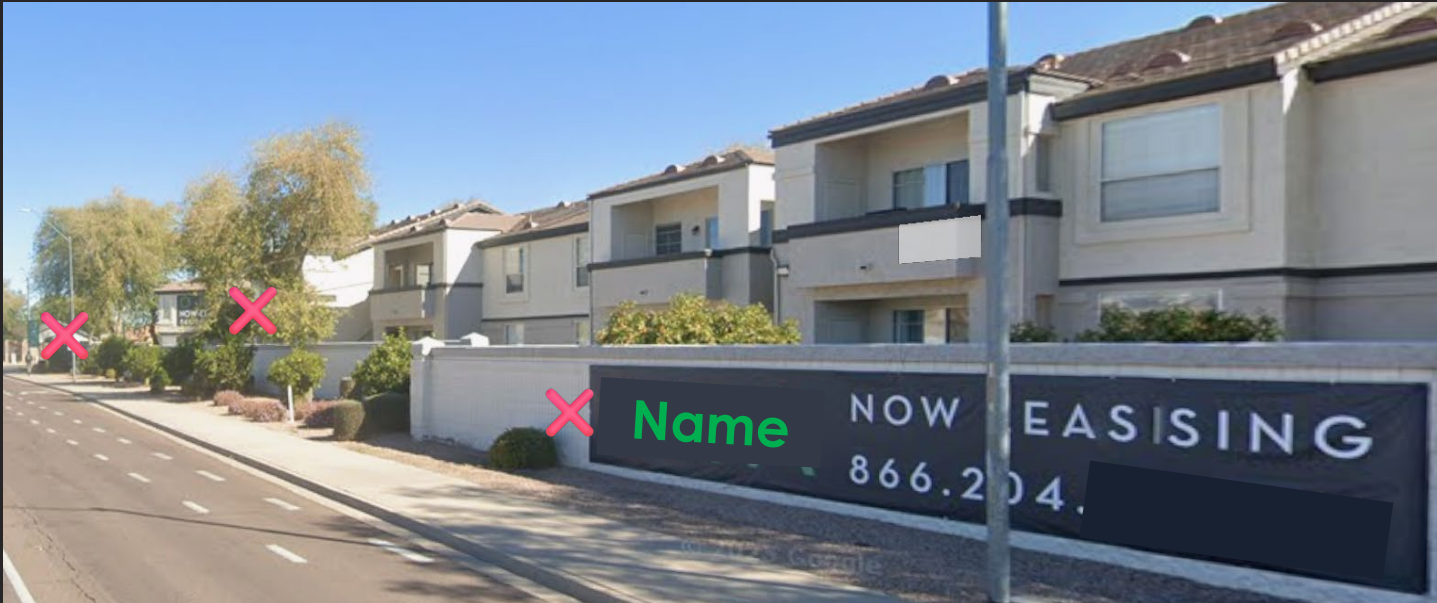
- Size
- Duration
- Placement
- Permitting Process





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





Noticing Requirements

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Work Session

Notice of Public Hearing



Site Location:
Southwest Corner of MC
85 South Estrella Parkway

Case Name:
QuikTrip 1541

Case Number:
P24-00171

Dear Property Owner:
This notice is to inform you that the City of Goodyear is considering an application from Brian Greathouse of Burch & Cracchiolo, P.A., representing the property owner, requesting a Use Permit for a convenience use (convenience store with gas station) on property zoned C-2 (General Commercial) under the Estrella Commerce Park Planned Area Development (PAD) overlay. The request is to facilitate the development of a QuikTrip convenience store and gas station on the property, which does include semi-truck fueling canopies but not other truck stop facilities.

Public hearings for this item are scheduled for **Wednesday, February 12 at 6 PM** before the Planning and Zoning Commission and **Monday, February 24 at 5 PM** before City Council. Both hearings will be held in the Goodyear Council Chambers, 1900 North Civic Square, Goodyear, Arizona 85395. The public is invited to participate in these hearings. Prior to the meetings, if you have any questions or comments, please contact the below:

Applicant: Brian Greathouse, bgreathouse@bcattorneys.com 602.234.9903
City Staff: Justin Gabrielson, justin.gabrielson@goodyearaz.gov, 623.882.7990
To view application materials on this case, please visit www.goodyearaz.gov/devapps

CITY OF GOODYEAR NOTICE OF PUBLIC HEARING

Planning & Zoning Commission: 6:00 pm on 9/13/2023
City Council: 5:00 pm on 9/25/2023

LOCATION OF HEARINGS: GOODYEAR COUNCIL CHAMBERS
1900 NORTH CIVIC SQUARE GOODYEAR, AZ 85395

EXISTING ZONING:
C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING:
I-1 (LIGHT INDUSTRIAL)

REQUEST: TO REZONE 30.3 ACRES TO FACILITATE DEVELOPMENT OF A 4-BUILDING LIGHT INDUSTRIAL PARK

REZONE CASE NO: 22-200-00024 CITRUS & INDIAN SCHOOL INDUSTRIAL
APPLICANT: ED BULL, 602-234-9913
CITY PLANNER: KAREN CRAVER, 623-882-7930
- ADDITIONAL INFORMATION CAN BE FOUND AT: [HTTP://WWW.GOODYEARAZ.GOV/DEVAPPS](http://WWW.GOODYEARAZ.GOV/DEVAPPS)

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**CITY OF GOODYEAR
NOTICE OF PUBLIC HEARINGS**

PLANNING COMMISSION APRIL 9, 2025 6:00 PM	CITY COUNCIL April 28, 2025 5:00 PM
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**GOODYEAR CITY HALL COUNCIL CHAMBERS
1900 NORTH CIVIC SQUARE
GOODYEAR, AZ 85395**

PURSUANT TO ARIZONA REVISED STATUTES SECTION 9-462.04 et seq., NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing at the date and time set forth above and in the place set forth above. If the Planning and Zoning Commission votes to forward a recommendation to the City Council, then a second public hearing will be held at the date and time set forth above and in the place set forth above. The public is invited to participate in the public hearings on these requests. The staff report and other information related to the requests will be available the Friday prior to the meeting date as noted above at the following web address: https://publicdata.cityofgoodyear.com/legenda_public/city/64-00039

Case No: P24-00226; I-10 Citrus Gateway Planned Area Development
Acres & Location: Approx. 267 acres located at the southwest corner of Citrus Road and Roosevelt Street.

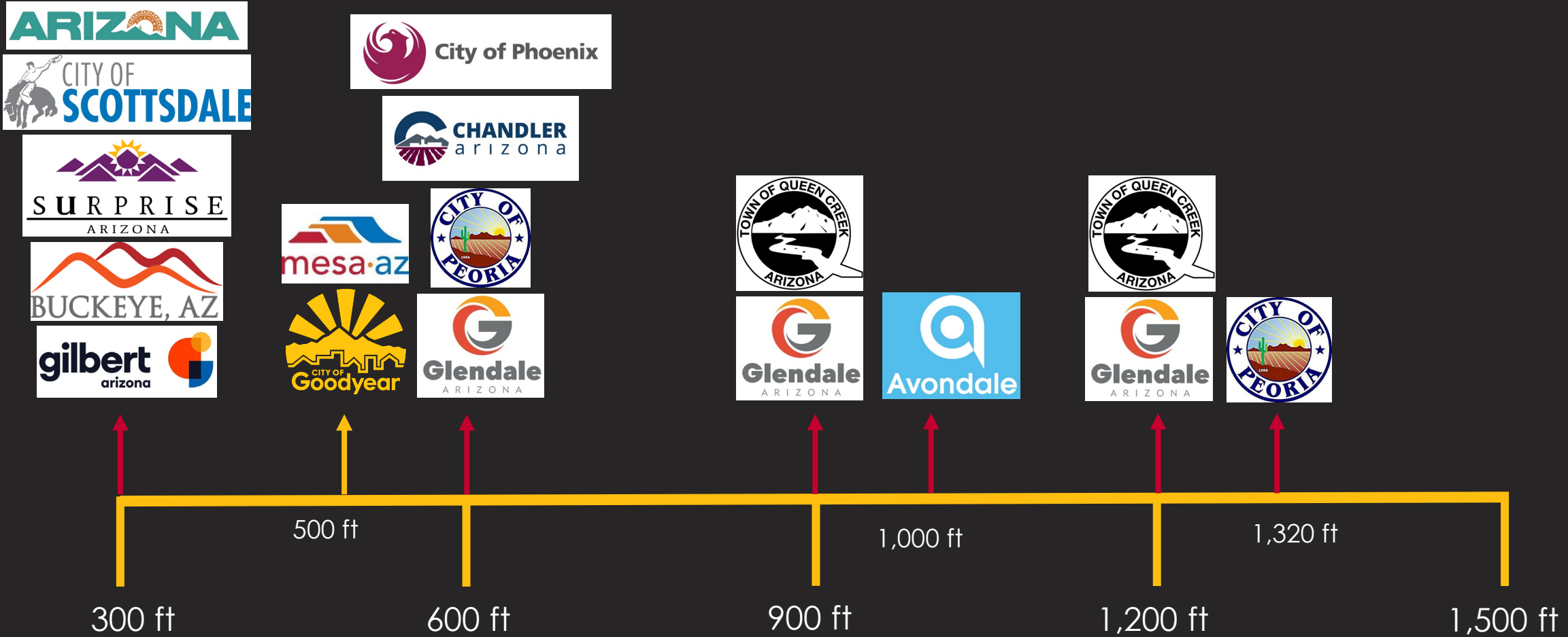
Applicant: Elyse DiMartino, ed@erysdi.com
City Planner Contact: Guadalupe Ortiz Cortez, guadalupe.ortiz@goodyearaz.gov, 602-882-7907.
Request: Rezone approximately 267 acres of property located at the southwest corner of N Citrus Road and W Roosevelt Street from the Las Palmas Planned Area Development (PAD) to I-10 Citrus Gateway (IGD) which would allow a mix of Business Park District (BPD), Light Industrial Park (I-1) and General Commercial District (C-2) land uses on certain areas of the property, rezone the permitted building height, add Wireless Communication Facilities and adjust permitted uses and development standards on the property. Additional information can be found at the following web address: <http://www.goodyearaz.gov/devapps>

Written comments on this request may be submitted prior to the meeting to the Development Services Department for consideration by the Planning Commission and City Council by contacting the city planner contact. Written comments may also be submitted at the public hearing.

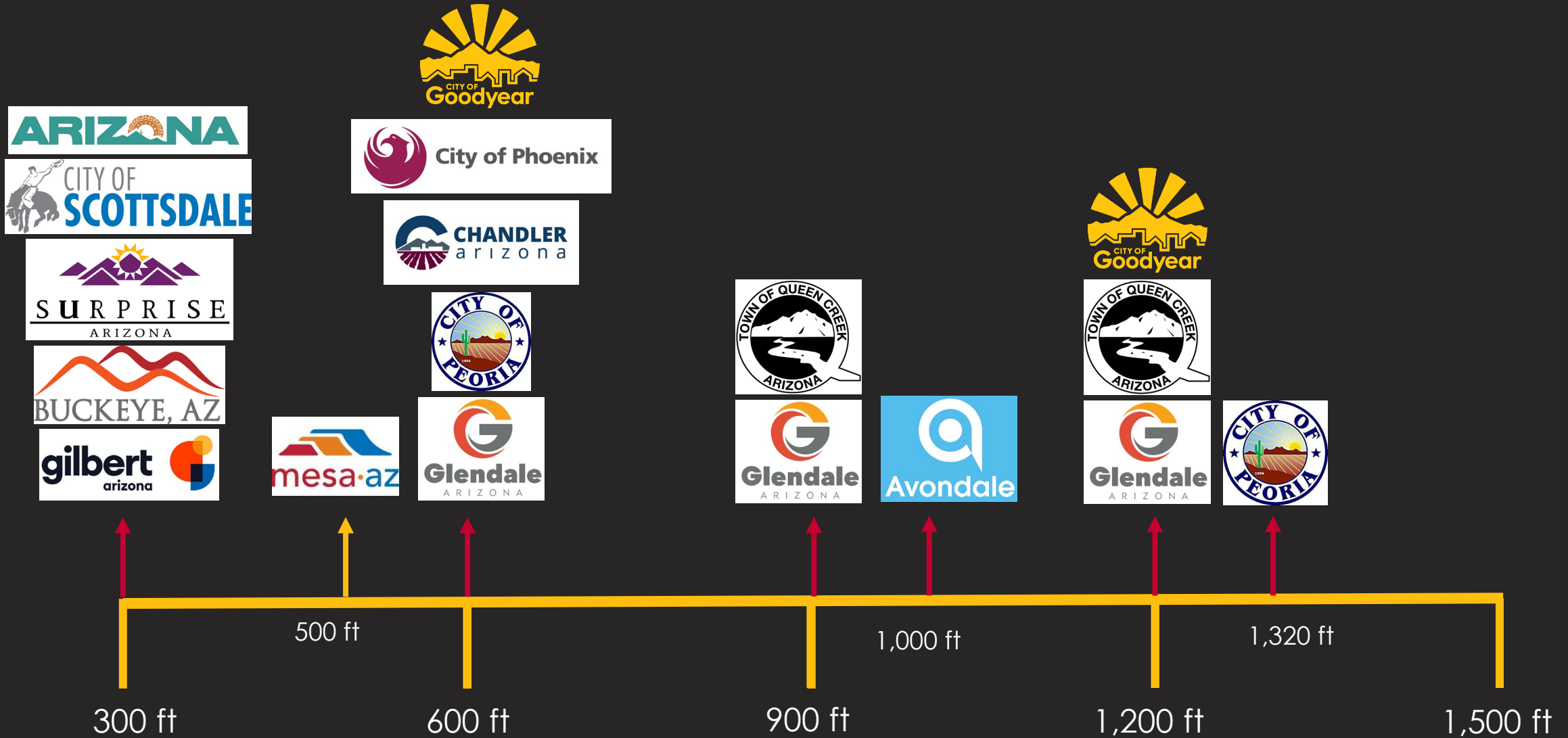
THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. Please call the City Clerk at 623-882-7830 to request an accommodation to participate in these public meetings. Requests should be made 48 hours in advance.

Published in the Arizona Republic West Valley Edition on March 21, 2025. Goodyear Legal Ad #25-0072.

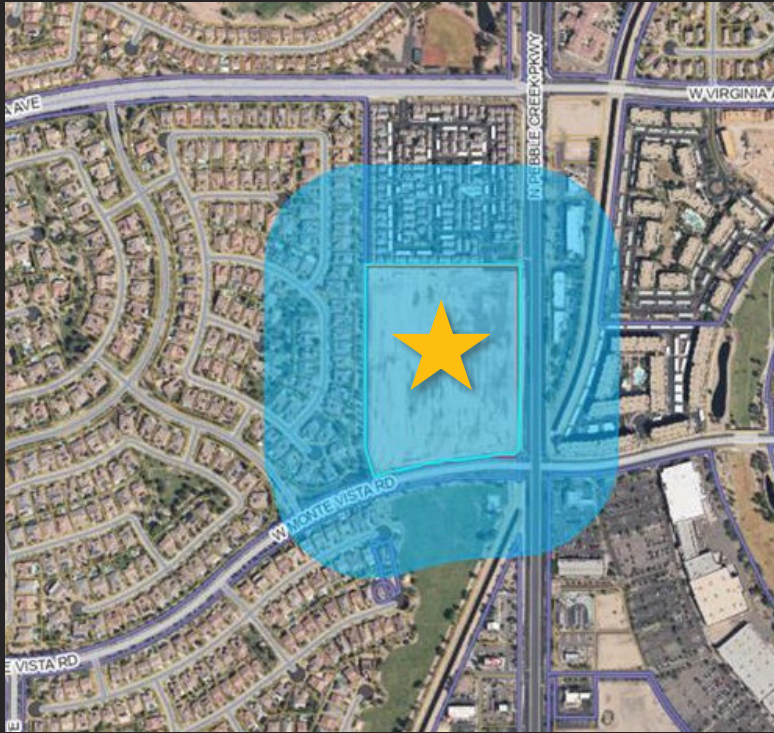
Comparison with Benchmark Cities



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
- Additional SF Dwelling for every 20 acres above 10
- **Assisted Living Facility**
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- **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 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



Recommended Commercial Permitted v. Use Permit Uses

- Automobile Service Stations
- Car Wash (hand or automatic)
- Convenience Use
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- **Limited Outdoor Display in conjunction with a primary retail use**
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- Drive-In Restaurants
- Drive-Through Restaurants
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- 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

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
- 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

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

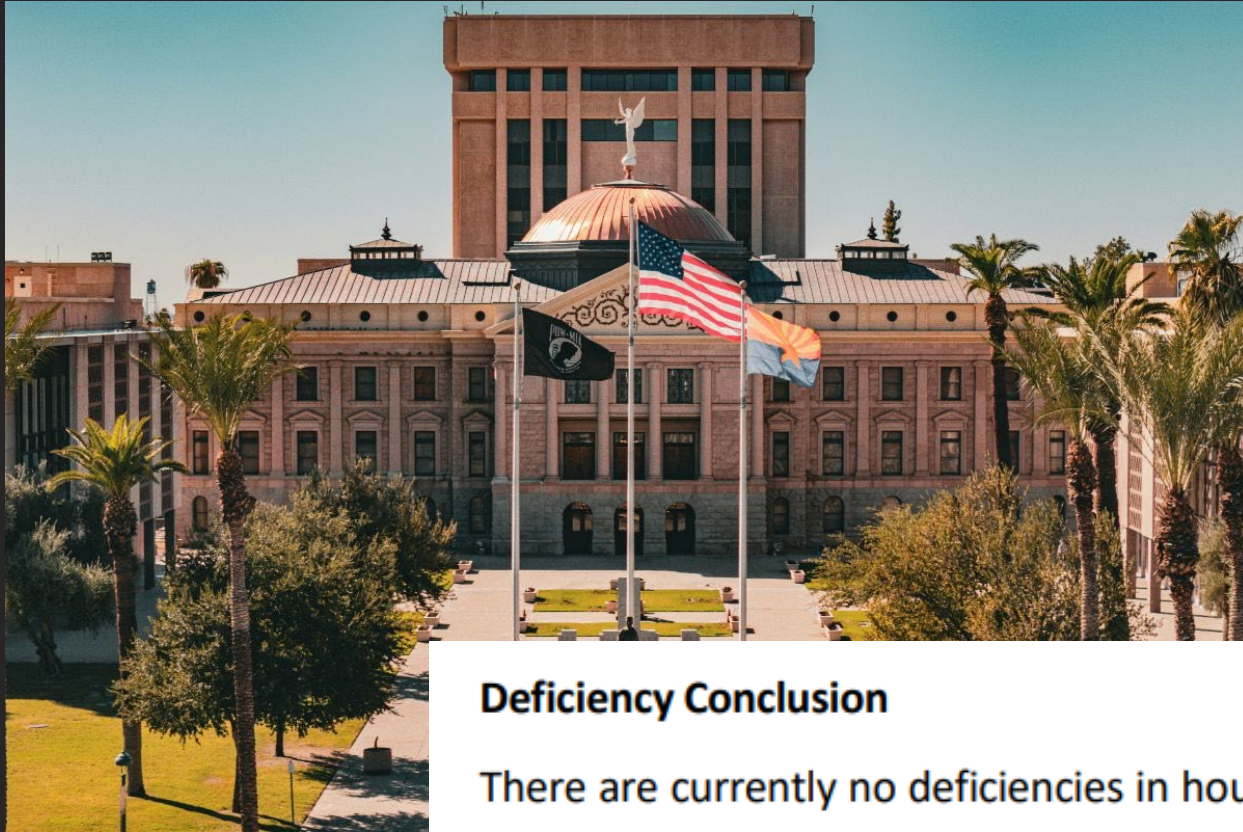
FY27



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:



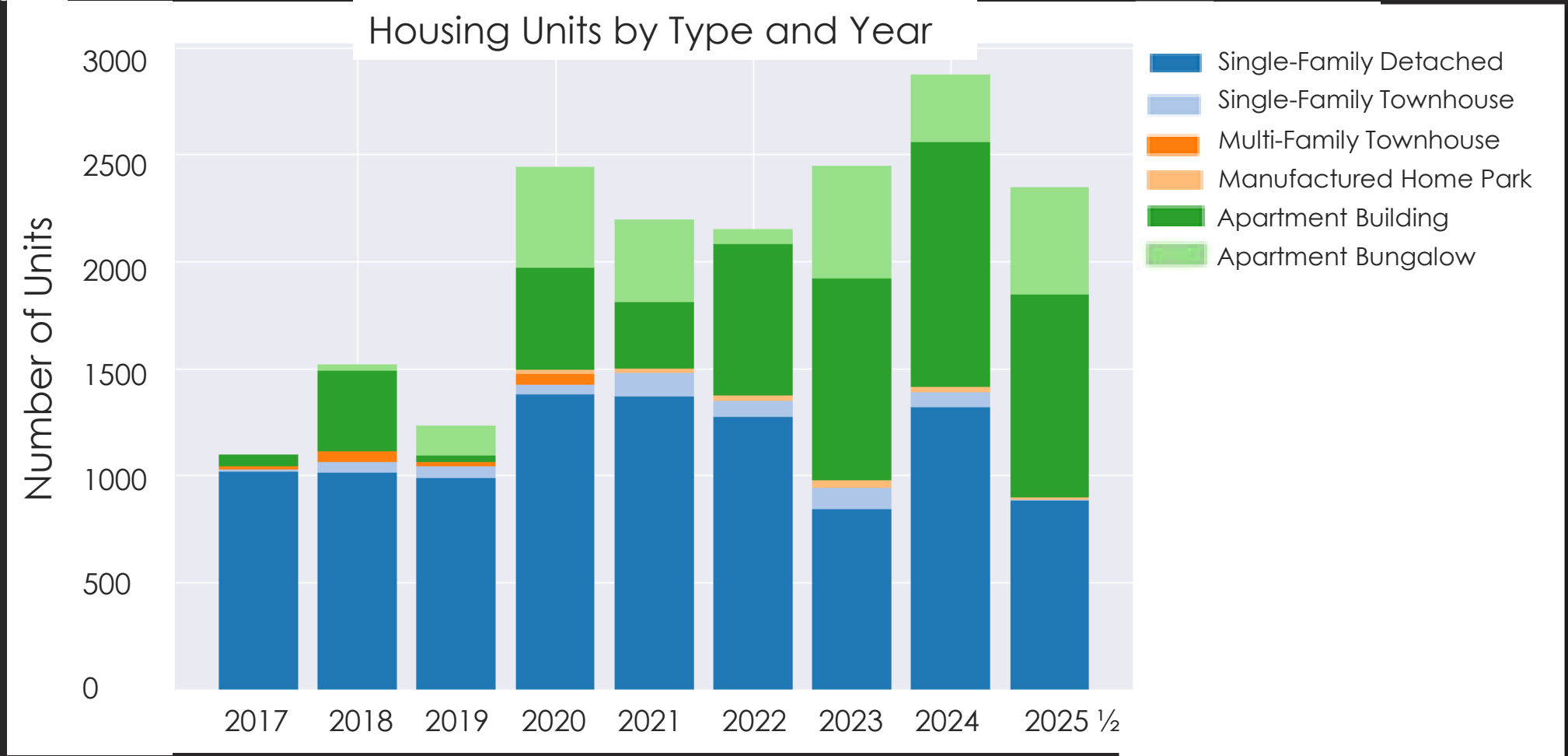
Elliott D. Pollack & Company
5111 N. Scottsdale Road, Suite 202
Scottsdale, Arizona 85250

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!