

Off-Street Parking Handout – Regulation Updates

Development/Use Type	Existing Goodyear Zoning Code	Recommendation
Age Restricted Communities/ Affordable Housing (Multi-Family development only)	Follows standard multi-family parking generation factors • Efficiencies, studios 1 space per dwelling unit • One bedroom 1.5 spaces per dwelling unit • Two or more bedrooms 2 spaces per dwelling unit • Townhomes 2 spaces per dwelling unit • All multi-family developments with five (5) or more units shall also provide guest parking at one (1) space per ten (10) units. At least one (1) space per multi-family dwelling unit must be covered and assigned to a dwelling unit.	Required parking may be reduced by up to 25 percent upon approval of a parking demand study demonstrating that the number of vehicles parked at the anticipated peak hour can be parked fully on site. A request for a reduction in parking requirements by 25 percent or more shall further prepare a Transportation Management Plan (TMP) which shall be recorded with Maricopa County. The amount of parking reduction shall be discretionary to be determined by the city and depends on the type and extent of strategies in the TMP. A TMP may include transit passes or equivalent alternative transportation mode subsidies for tenants; resident carpool program; enhanced shuttle service; on-site bicycle share program; other approaches accepted by the City that reduce parking demand.
Mixed-Use Development in walkable areas	Follows standard parking generation factors based on use/size of each proposed use type (commercial, residential, etc. combined)	Required parking may be reduced by up to 25 percent upon approval of a parking demand study demonstrating that the number of vehicles parked at the anticipated peak hour can be parked fully on site.
Medical Office	1 space per 150 sq. ft. indoor floor area	1 space per 200 gross sq. ft. (Phoenix, Mesa)