



CITY OF GOODYEAR

Zoning Code Update





Timeline

Jan. 2025

Project Kick-Off

March 2025

Council One on Ones



April 2025

Community Workshop

June 2025

Dev. Community Forums

Nov. 2025

Commission and Council Work Sessions





Timeline

March 2026

Commission
and Council
Work
Sessions



Spring 2026

Community
Workshop

Spring 2026

Dev.
Community
Forums

May 2026

Commission
and Council
Work
Sessions



June 2026

Council
Action





Agenda

- Battery Energy Storage Systems (BESS)
- Data Centers
- Additional Staff Recommendations



Battery Energy Storage Systems (BESS)





Recommended BESS Regulations

- **Where Allowed:** Special Use Permit use in I-1 & I-2
- **Separation:** 500' from residential
150' from commercial or industrial
- **Screening/ Landscape**
- **Emergency Response Plan**
- **Other Considerations:** Noise – hazard mitigation analysis; decommissioning plan





Data Centers





Recommended Data Center Regulations

- **Where Allowed:** Permitted with conditions in I-1 and I-2
- **Setbacks:** 300' from residential
100' from commercial or industrial
- **Noise:** within 500 ft of residential; pre + post-construction
- **Backup Power:** Posting schedule; limited times/days
- **Water:** "Will-Serve" letter, source documentation





Staff Updates



Arts District Overlay



Medical Office Parking



Mixed Use, Affordable and Age-Restricted Parking



Drive-throughs



Next Steps

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Thank you!