

# PAD Development and Parking Standards Tables

STANDARDS	PROPOSED PAD DISTRICT	RH HIGH DENSITY RESIDENTIAL (TABLE 18.35.040)
<b>LOT DENSITY STANDARDS</b>		
<b>MINIMUM LOT AREA</b>	200,000 sf	7,000 sf
<b>MAXIMUM LOT COVERAGE</b>	50% max.	50% max.
<b>DWELLING UNIT DENSITY</b>	28.50 du / ac	24 du / ac
<b>BUILDING STANDARDS</b>		
<b>MAXIMUM BUILDING HEIGHT</b>	52' or 4-story	42'
<b>BUILDING SETBACKS</b>		
<b>FRONT</b>	20'	20'
<b>INTERIOR SIDE</b>	20'	5'
<b>REAR</b>	20'	20'
<b>MINIMUM BUILDING SEPARATION</b>	10'	10'
<b>MAXIMUM ACCESSORY STRUCTURE HEIGHT</b>	15' or 1-story	15'
<b>ACCESSORY STRUCTURE SETBACKS</b>		
<b>FRONT</b>	20'	5'
<b>SIDE</b>	10'	5'
<b>REAR</b>	5'	5'
<b>PARKING SETBACKS</b>		
<b>FRONT</b>	40' from Street Frontage	40' from Street Frontage
<b>SIDE</b>	n/a	n/a
<b>REAR</b>	n/a	n/a

STANDARDS	PROPOSED PAD DISTRICT	RH HIGH DENSITY RESIDENTIAL (TABLE 18.35.040)
<b>TRANSITIONAL HEIGHT STANDARDS (STEP-BACK)</b>	The maximum height within 30 feet of a single-family residential property or structure is 30 feet. From this point, the building height may be increased one foot for each additional foot of upper story building setback to the maximum building height.	The maximum height within 30 feet of an RS District is 30 feet. From this point, the building height may be increased one foot for each additional foot of upper story building setback to the maximum building height.
<b>LANDSCAPE STANDARDS</b>		
<b>OPEN SPACE</b>	30%	20%
<b>PRIVATE OPEN SPACE</b>	Ground Floor: 120 SF Second Floor: 80 SF Third Floor: 40 SF Note: Private Open Space may be met through the collective calculation of total space at each level, then proportionally distributed as desired on the first, second, third and fourth levels.	Ground Floor: 120 SF Second Floor: 80 SF Third Floor: 40 SF
<b>SIGNS</b>	1. Building number or letter signs for multiple building developments shall be in compliance with fire department requirements and shall not be counted as part of the aggregate sign area. 2. A maximum of two (2) freestanding monument identification signs with a total sign area of 24 square feet each may be permitted per development. The maximum height shall be eight (8) feet and located at the primary entrance. Note: For the purposes of implementation of sign standards, the subject property will be subdivided into 3 parcels. Each parcel will be enabled to utilize the sign	1. Building number or letter signs for multiple building developments shall be in compliance with fire department requirements and shall not be counted as part of the aggregate sign area. 2. A maximum of two freestanding monument identification signs with an aggregate area of 24 square feet may be permitted per development. The maximum height shall be five feet. Signs should be located near the main entrance(s) (Section 18.115.080.B)

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	<p>area and height allocations. The targeted location for the community signs for Overland, Butterfield Commons, and for Waterman are within an easement at the immediate northeast corner of John Wayne Boulevard and Honeycutt Avenue. An easement will be sought from the City of Maricopa (or a future property owner) for placement of an off-site sign.</p>	
<b>FENCING &amp; WALLS</b>	<p>Perimeter walls adjacent to residential or commercial uses not to exceed six (6) feet in height; Perimeter walls adjacent to Union Pacific Railroad track not to exceed ten (10) feet in height, unless recommended by a sound engineer to ensure exterior noise levels affiliated with train operations do not exceed 65 LDN</p>	<p>Front &amp; Street Side: 3.5' max Interior Side &amp; Rear: 6' Max (Section 18.80.090.A)</p>
<b>SCREENING</b>	Section 18.80.110	Section 18.80.110
<b>PARKING LOT LANDSCAPING</b>	<p>Section 18.90.050 Note: Where landscape strips are provided between facing parking spaces, giving an opportunity to provide more trees and vehicular shading, the maximum length of contiguous parking spaces without a landscape island break may be extended to 12 spaces.</p>	Section 18.90.050

RESIDENTIAL USE	MINIMUM PARKING REQUIREMENTS
<b>FAMILY WORKFORCE RESIDENTIAL - OVERLAND APARTMENTS</b>	
1-BEDROOM	1.25 per unit
2-BEDROOM	1.50 per unit
3-BEDROOM	2.00 per unit

<b>RESIDENTIAL USE</b>	<b>MINIMUM PARKING REQUIREMENTS</b>
GUEST	0.20 per unit
<b>SENIOR 55+ RESIDENTIAL - WATERMAN SENIOR APARTMENTS</b>	
1-BEDROOM	0.75 per unit
2-BEDROOM	1.00 per unit
GUEST	0.10 per unit
<b>MARKET RATE RESIDENTIAL - BUTTERFIELD COMMONS</b>	
1-BEDROOM	1.25 per unit
2-BEDROOM	1.50 per unit
3-BEDROOM	2.00 per unit
GUEST	0.20 per unit