ZONING ORDINANCE

Readopted May 7, 2001

Updated through December 6, 2016

TABLE OF CONTENTS

SECTION 1.000 ---------- 1
2.000 RULES AND DEFINITIONS ---------- 27
3.000 RESIDENTIAL: SINGLE-FAMILY ---------- 39
4.000 RESIDENTIAL: MULTIPLE-FAMILY DISTRICT ---------- 43
50.000 RESIDENTIAL: MANUFACTURED HOME ---------- 49
6.000 RESIDENTIAL: FACTORY-BUILT ---------- 55
7.000 RURAL RESIDENTIAL ---------- 57
8.000 RECREATIONAL OPEN SPACE ---------- 59
9.000 RESERVED FOR FUTURE USE ---------- 61
10.000 LANDSCAPING ---------- 63
11.000 COMMERCIAL: NEIGHBORHOOD CONVENIENCE (C-1) ---------- 73
12.000 COMMERCIAL: COMMUNITY BUSINESS (C-2) ---------- 77
13.000 COMMERCIAL: SERVICE BUSINESS (C-3) ---------- 83
14.000 C-2: HMR OVERLAY DISTRICT: DISTRICT REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA ---------- 89
15.000: BANK STREET DESIGN REVIEW OVERLAY DISTRICT ---------- 105
16.000 LIGHT-INDUSTRY (I-1) ---------- 111
17.000 HEAVY-INDUSTRY (I-2) ---------- 117
18.000 KINGMAN CROSSING PLANNED DEVELOPMENT DISTRICT ---------- 121
19.000 PLANNED DEVELOPMENT DISTRICT (PDD) ---------- 153
20.000 PERFORMANCE STANDARDS ---------- 159
21.000 HILLSIDE DEVELOPMENTS ---------- 161
22.000 OFF-STREET PARKING AND LOADING REQUIREMENTS ---------- 167
23.000 RESERVED FOR FUTURE USE ---------- 181
24.000 HOME OCCUPATION REGULATIONS ---------- 183
25.000 SIGN CODE ---------- 187
26.000 GENERAL DEVELOPMENT STANDARDS ---------- 215
27.000 ADMINISTRATION & ENFORCEMENT ---------- 235
28.000 BOARD OF ADJUSTMENT ---------- 237
29.000 CONDITIONAL USE PERMITS ---------- 241
30.000 NONCONFORMING BUILDINGS, STRUCTURES AND USES OF LAND ---------- 249
31.000 AMENDMENTS AND ZONE CHANGES ---------- 253
32.000 SEPARABILITY ---------- 259
33.000 HISTORIC OVERLAY DISTRICT (HOD) ---------- 261
34.000 OUTDOOR LIGHTING CODE ---------- 275
35.000 OVERLAY DISTRICT: DESIGN REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA PLAN ---------- 279
36.000 HUALAPAI MOUNTAIN MEDICAL CENTER - PLANNED DEVELOPMENT DISTRICT (HMMC-PDD) ---------- 293

SECTION 1.000

1.100 ESTABLISHING ORDINANCE

ORDINANCE NO. 135

AN ORDINANCE RELATING TO ZONING; ESTABLISHING COMPREHENSIVE ZONING REGULATIONS AND ZONING DISTRICTS; PROVIDING FOR THE ADMINISTRATION AND ENFORCEMENT THEREOF; REPEALING ARTICLES TWO THROUGH SEVEN INCLUSIVE OF CHAPTER TWELVE, KINGMAN MUNICIPAL CODE; AND FURTHER REPEALING ORDINANCE NUMBER 121; PROVIDING FOR PENALTIES FOR VIOLATIONS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF KINGMAN THAT:

Articles Two through Seven inclusive of chapter Twelve, Kingman Municipal Code are hereby repealed in their entirety.

1.110 PURPOSE AND INTENT

The Comprehensive Zoning Ordinance is intended to do the following:

1. Provide the economic and social advantages resulting from an orderly planned use of the City's resources.
2. Conserve and promote the public health, safety and general welfare.
3. Encourage the most appropriate use of land consistent with the general plan.
4. Provide a basis for planning the provision of public facilities necessary to fulfill the requirements of existing and future development.

1.120 GENERAL CONTENT

In order to accomplish the above purposes, this Ordinance regulates and restricts the height, number of stories and size of buildings and other structures; the percentage of a lot that can be occupied; the size of yards, courts, and open spaces; the density of population; the location and use of buildings, structures and land for commercial, industrial, residential or other purposes.

This Ordinance shall be known as the "Zoning Ordinance of the City of Kingman" and shall consist of the text thereof as well as that certain map identified by the approving signatures of the Mayor and City Council, marked and designated as "Zoning Map", which map is now on file in the office of the City Clerk. The map has been heretofore examined in detail by the Mayor and City Council and is hereby adopted as part of this Ordinance; however, this Ordinance and the map shall be subject to change from time to time as may be determined by the City Council.

Except as hereinafter provided, no land shall be used and no building, structure or improvement shall be made, erected, constructed, moved, altered, enlarged or rebuilt which is designated, arranged or intended to be used or maintained for any purpose or in any manner except in accordance with the requirements established in the district in which such land, building, structure or improvement is located, and in accordance with the provisions of the chapter contained herein relating to any or all districts.

…PASSED AND ADOPTED by the Common Council of the City of Kingman, Arizona this 14th day of June, 1971.

ATTEST:
L. I. Rake, Clerk

APPROVED:
Harry B. Hughes, Mayor

1.200 ESTABLISHMENT OF ZONES

In order to classify and segregate the uses of land and buildings, the following zones are hereby established:

R-1-6	Residential: Single-Family, 6,000 square foot lot minimum
R-1-8	Residential: Single-Family, 8,000 square foot lot minimum
R-1-10	Residential: Single-Family, 10,000 square foot lot minimum
R-1-20	Residential: Single-Family, 20,000 square foot lot minimum
R-1-40	Residential: Single-Family, 40,000 square foot lot minimum
R-2	Residential: Multiple-Family, Low Density
R-3	Residential: Multiple-Family, Medium Density
R-4	Residential: Multiple-Family, High Density
R-FB	Residential Factory Built
R-MH	Residential Manufactured Home
R-R	Rural Residential
O	Recreational Open Space
C-1	Commercial: Neighborhood Convenience
C-2	Commercial: Community Business
C-2 HMR	Commercial: Hualapai Mountain Road Design Overlay
C-3	Commercial: Service Business
HMMC-PDD	Hualapai Mountain Medical Center—Planned Development District
KC-PDD	Kingman Crossing-Planned Development District
I-1	Light Industry
I-2	Heavy Industry

1.300 ZONE BOUNDARIES

Where designated, zone boundaries on the Zoning Map are approximately street, alley or lot lines. Such lines shall be construed to be the boundaries; otherwise, such boundaries shall be determined by use of the scale appearing on the Zoning Map, unless specifically indicated by dimensions. Boundaries indicated as approximately following city limits shall be construed as following such City limits. Boundaries indicated as parallel to or extensions of features indicated above shall be so construed. Distances not specifically indicated on the official Zoning Map shall be determined by the scale of the map.

Where uncertainty exists as to boundaries of the zoning districts, or when the street or property lines existing on the ground are a variance with those on the Zoning District Map, the Board of Adjustment, upon motion shall interpret and determine the location of said boundaries.

1.400 TEXT AMENDMENTS

138	10/15/71	Amends Sec. 12.000, 13.000, 14.000 (Canceled by Ord. 307)
138	10/15/71	Amends Sec. 16.000 - Light Industry: Uses Which May Be Permitted by a Conditional Use Permit
144	02/08/72	Amends Sec. 14.000 (Canceled by Ord. 307)
147	04/10/72	Amends Sec. 3.000 (Replaced by Ord. 382)
148	04/17/72	Amends Sec. 16.000 - Light Industry: Uses Which May Be Permitted by a Conditional Use Permit
151	07/10/72	Amends Sec. 26.000 - General Development Standards: Fences and Walls
152	07/10/72	Amends Sec. 12.000 (Canceled by Ord. 307)
153	09/06/72	Amends Sec. 10.000 (Replaced by Ord. 382)
155	10/09/72	Amends Sec. 26.000 - General Development Standards: Fences and Walls
156	10/09/72	Amends Sec. 28.000 (Canceled by Ord. 197)
157	10/09/72	Amends Sec. 25.000 (Canceled by Ord. 307)
158	10/09/72	Amends Sec. 12.000 (Canceled by Ord. 307)
160	10/09/72	Amends Sec. 25.000 (Replaced by Ord. 268 and deleted by Ord. 317)
163	10/26/72	Amends Sec. 25.000 (Deleted by Ord. 317)
170	12/11/72	Amends Sec. 13.000 (Deleted by Ord. 307)
173	01/08/72	Amends Sec. 28.000 (Canceled by Ord. 187)
177	03/12/73	Amends Sec. 25.000 (Replaced by Ord. 317)
178	03/12/73	Amends Sec. 23.000 - Pets and Domestic Animals: Number Permitted
182	04/09/73	Amends Sec. 3.000, 4.000 (Replaced by Ord. 382)
182	04/09/73	Amends Sec. 22.000 - On Site Location of Parking Facilities
183	06/11/73	Amends Sec. 13.000 (Canceled by Ord. 307)
187	07/19/73	Cancels Ord. 173
189	07/20/73	Amends Sec. 13.000 (Canceled by Ord. 307)
189	07/20/73	Amends Sec. 16.000 - Light Industry: Permitted Uses
189	07/20/73	Amends Sec. 30.000 - Repairs of Damage for Partially Destroyed Structures

1.400 TEXT AMENDMENTS (Continued)

194	08/13/73	Amends Sec. 16.000 - Light Industry: Uses Which May Be Permitted by a Conditional Use Permit
197	09/10/73	Cancels Ord. 156
198	10/08/73	Amends Sec. 25.000 (Deleted by Ord. 317)
201	10/08/73	Amends Sec. 32.000 (Canceled by Ord. 203)
202	11/13/73	Amends Sec. 22.000 - Off-Street Parking and Loading Requirements: Number of Parking Spaces Required
203	11/13/73	Amends Sec. 32.000 (Cancels Ord. 201)
203	11/13/73	Amends Sec. 32.000 - Separability: Penalties
204	11/13/73	Amends Sec. 25.000 (Deleted by Ords. 268 and 317)
210	02/11/74	Amends Sec. 2.000 (Canceled by Ord. 382)
210	02/11/74	Amends Sec. 27.000 - Administration and Enforcement: Responsibility for Enforcement: Utility Connections: Site Plan Review
210	02/11/74	Amends Sec. 28.000 - Board of Adjustment: Appeals to the Board: Types of Appeals: Refusal Required
210	02/11/74	Amends Sec. 29.000 - Conditional Use Permits: Procedure
210	02/11/74	Amends Sec. 30.000 - Nonconforming Buildings, Structures and Uses of Land: Nonconforming Uses - Purposes
210	02/11/74	Amends Sec. 31.000 - Amendments and Zone Changes
211	03/11/74	Amends Sec. 15.000 (Canceled by Ord. 307)
212	03/11/74	Amends Sec. 13.000 (Canceled by Ord. 307)
214	05/13/74	Amends Sec. 15.000 (Canceled by Ord. 307)
218	07/08/74	Amends Sec. 3.000A (Replaced by Ord. 382
221	08/09/74	Amends Sec. 10.000 (Deleted by Ord. 382)
224	11/12/74	Amends Sec. 13.000 (Canceled by Ord. 307)
229	02/10/75	Amends Sec. 13.000 (Canceled by Ord. 307)
240	07/14/75	Amends Sec. 2.000, 12.000 (Canceled by Ords. 307 and 382)
240	07/14/75	Amends Sec. 16.000 - Light Industry: Definitions
244	09/08/75	Amends Sec. 13.000 (Canceled by Ord. 307)
245	09/08/75	Amends Sec. 14.000 (Canceled by Ord. 307)

1.400 TEXT AMENDMENTS (Continued)

246	01/12/76	Amends Sec. 29.000 - Conditional Use Permits: Expiration Date
251	10/18/75	Amends Sec. 26.000 - General Development Standards: Fences and Walls
252	10/14/75	Amends Sec. 30.000 - Nonconforming Buildings, Structures, and Uses of Land: Continuation of Nonconforming Uses
260	04/27/76	Amending Sec. 25.000 (Canceled by Ord. 268)
261	04/12/76	Amends Sec. 12.000 (Canceled by Ord. 307)
262	04/12/76	Amends Sec. 13.000 (Canceled by Ord. 307)
264	05/10/75	Amends Sec. 26.000 - General Development Standards: Fences and Walls
268	06/07/76	Amends Sec. 25.000 (Deleted by Ord. 317)
274	08/25/76	Amends Sec. 26.000 - Light Industry: Uses Which May Be Permitted By a Conditional Use Permit
277	10/12/76	Amends Sec. 13.000 (Canceled by Ord. 307)
278	10/12/76	Amends Sec. 3.000, 3.000A, 4.000, 5.000, 6.000, 7.000, 8.000, 9.000 (Replaced by Ord. 382)
287	05/10/77	Amends Sec. 16.000 - Light Industry: Uses Which May Be Permitted by a Conditional Use Permit
288	05/09/77	Amends Sec. 14.000 (Canceled by Ord. 307)
289	05/09/77	Amends Sec. 22.000 - Off-Street Parking and Loading Requirements: Number of Parking Spaces
292	10/11/77	Amends Sec. 25.000 (Deleted by Ord. 317)
299	09/12/77	Amends Sec. 12.000 (Canceled by Ord. 307)
303	11/12/77	Amends Sec. 26.000 - General Development Standards: Fences & Walls
307	12/12/77	Cancels Sec. 11.000, 12.000, 13.000, 14.000, 15.000
307	12/12/77	Replaces Sec. 11.000, 12.000, 13.000 - Commercial Zoning Regulations: C-1, C-2, C-3 (Deleted 14.000 - C-4; 15.000 - C-5)
317	04/10/78	Replacing Sec. 25.000 - Sign Code (Complete Replacement)
326	06/12/78	Amends Sec. 16.000 - Light Industry: Uses Which May Be Permitted by a Conditional Use Permit
344	03/12/79	Amends Sec. 12.000 - C-2: Uses Which May Be Permitted by a Conditional Use Permit
346	04/09/79	Replaces Sec. 24.000 - Home Occupations (Complete Replacement)

1.400 TEXT AMENDMENTS (Continued)

353	05/14/79	Amends Sec. 16.000 - Light Industry: Walls, Fences, and Landscaping
357	07/09/79	Amends Sec. 25.000 - Sign Code: Definitions: Off-Premise Signs
366	09/10/79	Amends Sec. 9.000 (Deleted by Ord. 382)
373	12/10/79	Amends Sec. 11.000 - C-1: Permitted Uses
379	03/10/80	Amends Sec. 13.000 - C-3: Uses Which May Be Permitted by a Conditional Use Permit
382	04/14/80	Deletes Sec. 2.000 through 10.000
382	04/14/80	Replaces Sec. 2.000, Rules and Definitions: Sec. 3.000-6.000, Residential: 7.000, Recreational Open Space (Deleting Sec. 8.000, 9.000, 10.000)
388	06/09/80	Amends Sec. 22.000: Off-Street Parking and Loading Requirements: Number of Parking Spaces Required
396	10/14/80	Amends Sec. 12.000 - C-2: Permitted Uses
397	10/14/80	Amends Sec. 4.000 - R-2: Yards
407	12/08/80	Amends Sec. 25.000 - Sign Code: Parking of Advertising Vehicles Prohibited
410	01/12/81	Amends Sec. 22.000 - Off-Street Parking and Loading Requirements: Parking Lot Standards
415	04/13/81	Amends Sec. 22.000 - Off-Street Parking and Loading Requirements: Number of Parking Spaces Required
422	06/08/81	Amends Sec. 24.000 - Home Occupations: Intent and Purpose
424	07/13/81	Amends Sec. 25.000 - SIGN CODE: Erection of Signs: Off-Premise Signs
444	03/08/82	Amends Sec. 22.000 - Off-Street Parking Requirements: Number of Parking Spaces Required
455	06/14/82	Amends Sec. 11.000, 12.000, 13.000 - Commercial: Conduct Of Uses
455	06/14/82	Amends Sec. 16.000, 17.000 - Industry: Walls, Fences & Landscaping
465	08/09/82	Amends Sec. 28.000 - Board of Adjustment: Appeals to Superior Court
466	08/09/82	Amends Sec. 12.000 (C-2), 13.000 (C-3), Adding a Permitted Use
467	09/13/82	Amends Sec. 5.000, Residential: Mobile Homes
468	09/13/82	Amends Sec. 26.000, General Development Standards to Include Recreational Vehicle Parks
471	10/12/82	Amends Sec. 12.000 (C-2), Adding a Permitted Use

1.400 TEXT AMENDMENTS (Continued)

476	12/13/82	Amends Sec. 22.000, Off-Street Parking and Loading Requirements
477	12/13/82	Amends Sec. 12.000 (C-2), Adding a Conditional Use
478-R	12/13/82	Amends Sec. 25.000 - SIGN CODE: Definitions, Projection & Erection, Permits
502	08/08/83	Amends Sec. 12.000 (C-3) - Adding Permitted Use
514	10/11/83	Amends Sec. 11.000 (C-1) - Replacing Permitted Uses
514	10/11/83	Amends Sec. 11.000 (C-1) - Delete from Conditional Use Permit
514	10/11/83	Amends Sec. 12.000 (C-2) - Adding Permitted Uses
520	11/21/83	Adds Sec. 8.000 (O-R) - Open Range Ranching, a New Zoning Classification
526	05/21/84	Amends Sec. 25.000 (Sign Code) - Shopping Centers
554	12/17/84	Amends Sec. 4.000 (R-2) - Rewritten and Adds R-3, R-4
555	01/07/85	Amends Sec. 22.000 - Off-Street Parking and Loading Requirements, Replacing in its Entirety Design and Improvements of Parking Areas
560	02/19/85	Amends Sec. 6.000 - Adding Permitted Use
560	02/19/85	Amends Sec. 7.000 - Adding Permitted Use
563	02/19/85	Amends Sec. 11.000 - Allowing Low Density Multiple Family Development
563	02/19/85	Amends Sec. 12.000 - Allowing Medium Density Multiple Family Development
563	02/19/85	Amends Sec. 13.000 - Allowing High Density Multiple Family Development
604	04/07/86	Amends Sec. 2.000 - Adding Definition of Truck Stop
604	04/07/86	Amends Sec. 13.000 - C-3: Uses Which May Be Permitted by Conditional Use Permit
618	07/21/86	Adds Sec. 33.000 - Adding Historic Overlay District
619	08/04/86	Amends Sec. 31.000 - Amendments and Zone Changes
627	09/15/86	Amends Sec. 26.000 - Adding Setbacks in the Airway Corridor
632	11/17/86	Amends Sec. 25.000 - Replacing Text for Off-Premises Signs
634	12/01/86	Amends Sec. 24.000 - Additions & Amendments to Home Occupations
643	03/16/87	Amends Sec. 2.000 - Additions & Amendments to Manufactured Homes, Recreational Vehicles, etc..
646	03/16/87	Amends Sec. 26.000 - Repealing Carnival, Circus or Temporary Religious Services - Being Restricted to the Fairgrounds is hereby repealed

1.400 TEXT AMENDMENTS (Continued)

647	04/20/87	Amends Sec. 22.000 - By Clarifying existing practices concerning Parking improvement Standards for Certain Uses
651	05/18/87	Amends Sec. 13.000 - C-3 Commercial: Service Business, Caretaker's Residences Only
671	09/08/87	Amends Sec. 2.000 (Definitions of Swap Meet) And Sec. 13.000 C-3 Commercial (Swap Meet Standards)
687	10/16/87	Amends Sec. 2.000, Rules and Definitions, Use, Accessory
689	11/16/87	Amends Sec. 26.000, General Development Standards adding Amateur Radio Antennas after Building Setbacks in the Airway Corridor
691	11/16/87	Amends Sec. 12.000, C-2, Community Business under Permitted Uses "Radio and Television: and Sec. 16.000, I-1, Light Industry, Permitted Uses "Television and Motion Picture Production Facilities"
688R	12/21/87	Amends Sec. 3.000, Residential Single-Family under YARDS for Accessory Uses and Setbacks (Deleting Sec. 26.000, Yards, 1.c)
694	01/18/88	Adds Section 34.000, Outdoor Lighting Code
695	01/18/88	Amends Sec. 2.000, Rules and Definitions, adding Shelter for (Victims of) Domestic Violence and Sec. 3.000, Residential: Single Family by adding a permitted Conditional Use of Shelter
696	01/18/88	Amends Sec. 2.000, Rules and Definitions, by adding Travel Trailer and Sec. 22.000, Off-Street Parking and Loading Requirements, #14.d. by adding after words "Manufactured Home" and Exclusive Travel Trailer Sales
699	03/21/88	Amends Sec. 25.000, Sign Code, under title "Permitted On-Premise Signs: Residential. Deletes 4a wording and replaces same with new verbiage
707	06/20/88	Amends Sec. 22.000, Off-Street Parking and Loading Requirements, Amends Sec. 26.000, General Development Standards under Intersection Visibility and Corner Cutback and Amends Sec. 25.000, Sign Code, all related to Intersection Visibility and Corner Cutback, deleting and adding new verbiage
709	06/20/88	Amends Sec. 31.000, Amendments and Zone Changes, under Commission Action, deleting two sentences and also amending verbiage in Action by the Council
743	05/01/89	Amends Sec. 3.000, Residential Single Family R-1-6 (10), (20) and R-1-40 and Sec. 6.000, Rural Residential by deleting "at the buildable area" from the Lot Width
748	06/19/89	Amends Sec. 12.000, C-3 Commercial Service Business "Uses Permitted by Conditional Use Permit" by adding the following use "Off-Premises Signs (billboards) Also amends Sec. 25.000 Sign Code under "Off-Premises Signs" by renumbering and adding a new number 1

1.400 TEXT AMENDMENTS (Continued)

749	06/19/89	Amends Sec. 12.000, C-2 Commercial Community Business under uses Permitted by Conditional Use Permit by adding "Restaurants and bars, including live entertainment and dancing"
755	07/17/89	Amends Sec. 4.000, Residential: Multiple-Family District under permitted uses by adding, "Within the R-2, R-3, R-4 Multiple-Family Zoning District, Home Occupations are permitted within single-family detached dwelling units only"
		Amends Sec. 24.000, Home Occupation Regulations, Sec. 24.100, Intent and Purpose, amending sentence in last paragraph to read: "Home Occupations": or commercial uses which are allowed in single-family detached dwelling units only, regardless of the residential zoning district"
766	08/21/89	Amends Sec. 16.000, Light Industry, Permitted Uses by Conditional Use Permit to include "Automobile sales, new and used
767	09/18/89	Amends Sec. 25.000, the Sign Code, by adding pictures and diagrams to clarify and explain text of the Sign Code Section
768	09/18/89	Adding a new section to Zoning Ordinance #135, Sec. 35.000: Overlay District: Design Review Manual for the Hualapai Mountain Road Area Plan
779	11/20/89	Amends Sec. 22.000, "Off-Street Parking and Loading Requirements" by deleting section "Parking and Storage of Certain Vehicles"
798	12/18/89	Amends Sec. 31.000, Amendments and Zone Changes by adding a portion for abandoned rights-of-way, whether City, County, State, Federal, to have "O" zoning until different zoning is applied for
799	01/15/90	Amends Sec. 28.000, Board of Adjustment, by stating membership to be 7 members for 3 year terms
824	05/21/90	Amends Sec. 12.000, C-2 Commercial, Community Business by adding under "Uses Permitted by Conditional Use Permit" "Mini-Storage", Amends Sec. 13.000, C-3: Commercial, Service Business by adding under "Uses Permitted by Conditional Use Permit" "unless noted otherwise and mini-storage as a use by CUP". Also amends Sec. 12.000 by deleting verbiage
824	05/21/90	Amends Sec. 12.000, C-2 Commercial, Community Business by adding under "Uses Permitted by Conditional Use Permit" "Mini-Storage", Amends Sec. 13.000, C-3: Commercial, Service Business by adding under "Uses Permitted by Conditional Use Permit" "unless noted otherwise and mini-storage as a use by CUP". Also amends Sec. 12.000 by deleting verbiage “automobile laundry" and replacing with "car washes" as conditional uses.
826	05/21/90	Amends Sec. 8.000, Open Range Ranching (O-R) by deleting entire paragraph referencing firearm discharge in the City Open Range Ranching zoning district
847	09/17/90	Amends Section 7.000 Recreational Open Space by adding the following: "Under uses which may be permitted by Conditional Use Permit" -- Public libraries to be allowed by Conditional Use Permit.

1.400 TEXT AMENDMENTS (Continued)

851	12/17/90	Amends Section 4.000, Residential: Multiple-Family District by repealing the entire paragraph (Ord. 755, 17Jul89) "Within the R-2, R-3, R-4 Multiple-Family Zoning District, Home Occupations are permitted within single-family detached dwelling units only", and adding "Home Occupations as regulated in Section 24.000 of this ordinance."; and Amends Section 24.000, Home Occupation Regulations, by repealing verbiage under "Intent and Purpose" -- "only, regardless of the residential zoning district, (Ord. 755, 17Jul89)", and replacing with -- "and multiple-family dwelling units, regardless of the zoning district"; and Amends Section 24.000, Home Occupation Regulations, by renumbering subsection 24.200 "Performance Standards" to -- 24.150 "Performance Standards"; and Amends Zoning Ordinance #135, Section 24.000, Home Occupation Regulations, by adding a new subsection -- 24.200 "Home Occupations in Single-Family Detached Dwelling Units"; also Amends Zoning Ordinance #135, Section 24.000, Home Occupation Regulations, by adding a new subsection -- 24.250 "Home Occupations in Multiple-Family Dwelling Units".
854	02/19/91	Amends Section 25.000, Sign Code, by rescinding verbiage under "Nonconforming and Illegal Signs", Item 2, 1st paragraph -- "and deemed nonconforming." and Amends Section 25.000, Sign Code, Item 2, 2nd paragraph, (regarding time frame for enforcement) by rescinding "thirty (30) days" and adding "a reasonable time period".
868	06/17/91	Amends Section 4.000 ("Residential: Multiple-Family District"), by rewriting the "Minimum Floor Area Per Dwelling" within the R-2 and R-3 zoning districts.
876	08/21/91	Amends Section 26.000: General Development Standards by adding a new subsection, "Temporary Construction Security Trailers" as related to security trailers on the site of active construction projects.
882	09/16/91	Amends Section 6.000: Rural Residential, "Uses Which May Be Permitted By Conditional Use Permit" by adding "Retail Sales Nursery".
893	12/16/91	Amends Section 2.000: Rules and Definitions by adding, deleting, and amending definitions related to manufactured housing and non-site-built structures.
894	12/16/91	Amends Section 6.000 ("Rural Residential"), 7.000 ("Recreational Open Space"), 8.000 ("Open Range Ranching"), and 24.000 ("Home Occupation Regulations") with respect to manufactured homes.
895	12/16/91	Adding a new section to Zoning Ordinance #135, Section 6.000 ("Residential: Factory-Built") and renumbering Sections 6.000, 7.000 and 8.000.
896	12/16/91	Amending Section 5.000 ("Residential: Manufactured Home") with respect to building permits.
897	12/16/91	Amending Section 26.000 ("General Development Standards") to specify appearance criteria for all residential construction in R-1, R-2, R-3, and R-4 districts.

1.400 TEXT AMENDMENTS (Continued)

905	01-20-92	Amending Sections 3.000, 4.000 and 5.000 by adding language clarifying the use of lots located in subdivisions platted prior to 1945 and located in existing R-1-6, R-MH-6 and R-2 zoning districts.
911	02-18-92	Amending Section 2.000 ("Rules and Definitions") clarifying definitions of Day Care Facilities.
912	02-18-92	Amending Sections 3.000, 4.000, 5.000, 6.000, 7.000 and 11.000 with respect to day care facilities.
919	04-20-92	Amending Section 26.000 ("General Development Standards") relating to appearance criteria for all residential construction in R-1, R-2, R-3 and R-4 districts.
921	05-04-92	Amended by adding definitions of "Sexually Oriented Businesses"; providing for and Land Use Regulations relating to sexually oriented business activities.
920	08-03-92	Amend Section 25.000: Sign Code to allow and set standards for grand opening and special event signs in C-1, C-2, C-3, and I-1 zoning districts.
929	08-17-92	Amending Section 25.000: Sign Code to allow certain types of small weekender type off-premise real estate signs in conjunction with open house, and model home sales.
946	12-07-92	Amending Section 22.000: Off-Street Parking & Loading Requirements relating to bicycle parking facilities and design guidelines for the bicycle parking facilities.
950	12-07-92	Amending Section 26.000: General Development Standards pertaining to Exterior Appearance Criteria which applies to all single-family detached dwellings in R-1, R-2, R-3 and R-4 districts.
952	12-21-92	Amending Section 2.000: Rules and Definition by adding a definition for "fairground", and 26.000: General Development Standards by adding a definition for "fairground facilities".
953	12-21-92	Amending Section 26.000: General Development Standards to specify screening materials for those operations requiring sight-obstructing fences.
958	02-16-93	Amending Section 16.000: I-1 (Light-Industry) by adding to Uses Which May Be Permitted by Conditional Use Permit: "Recreational and fitness centers including, health clubs, gymnasiums, martial arts and dance studios".
959	03-01-93	Amending Section 25.000: Sign Code, subsection "Temporary Signs", Weekend Signs, by deleting text "(g) Signs may be located no farther than a two (2) mile radius from proposed sale site", and deleting text "(h) No more than six such signs are sanctioned per open house, model home, or condominium development. If two or more model homes are in one block they shall be limited to six total signs".

1.400 TEXT AMENDMENTS (Continued)

960	03-15-93	Amending Section 26.000: General Development Standards by deleting subsection title "JUNK YARD, SALVAGE OR AUTO WRECKING YARD, OR THE STORAGE OF USED MACHINERY, BUILDING MATERIALS, PLUMBING FIXTURES OR APPLIANCES", and deleting paragraph 1, and replaces same with new subsection title "ALL COMMERCIAL AND INDUSTRIAL USES HAVING PERMITTED OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE, MATERIAL, OR EQUIPMENT", and replaces new verbiage for paragraph 1.
966	04-19-93	Amending Section 3.000: Residential: Single-Family, to permit the encroachment of covered but unenclosed accessory structures into the front side yard setback of a corner lot if certain conditions exist.
967	05-17-93	Amending Section 26.000: General Development Standards, by deleting the following paragraph from the Design Deviations section of the Appearance Criteria: "The Planning and Zoning Commission may approve a deviation from any two of the appearance criteria on the basis that the proposed architectural style provides compensating design features and that the dwelling will be compatible and harmonious with existing dwellings in the vicinity."; and replaces same with new paragraph and conditions 1, 2, 3, and 4 to allow the Planning Department to administratively approve a design deviation from one of the appearance criteria and to set standards for the approval of a design deviation.
972	11-01-93	Amending Section 2.000: Rules and Definitions by deleting "Swap Meet" definition and adding "Swap Meet, Indoor" and "Swap Meet, Outdoor" to the definitions.
982	12-06-93	(Note: ordinance was passed out of numerical order - see below.)
973	12-20-93	Amending Section 13.000: Commercial Service Business, by deleting "Swap Meet, numbers 1-5" from "Uses Which May Be Permitted By Conditional Use Permit" and replacing same paragraph with "Swap Meet, Indoor, numbers 1-3" and "Swap Meet, Outdoor, numbers 1-7".
974	12-20-93	Amending Section 16.000: Light Industry, by adding "Swap Meet, Indoor" and "Swap Meet, Outdoor" to "Uses Which May Be Permitted by Conditional Use Permit".
982	12-06-93	(Note: ordinance was passed out of numerical order.) Amending Section 29.000: Conditional Use Permits by repealing and rescinding the entire section and adopting by reference and replacing same with Section 29.000: Conditional Use Permits.
999	03-21-94	Amending Section 25.000: Sign Code, by adding under "Permitted On-Premises Signs, Residential" those regulations regarding subdivision identification signs.
1000	03-21-94	Amending Section 4.000: Residential, Multiple-Family adding a paragraph relating to "Setback Requirements for Accessory Structures" (see sub-section "Yards and Setbacks")
1004	05-16-94	Amending Section 2.000: Rules and Definitions by adding a definition for "Pot-Bellied Pig"; and Amending Section 23.000: Pets and Domestic Animals by adding verbiage relating to pot-bellied pigs.

1.400 TEXT AMENDMENTS (Continued)

1018	12-21-94	Amending Section 30.000: Nonconforming Buildings, Structures and Land Uses by deleting the subsection entitled "Building Sites" and its entire paragraph.
1019	11-21-94	Amending Section 4.000: Residential, Multiple-Family by adding a paragraph relative to modifications of the minimum parking requirements for Off-Street Parking Per Dwelling Unit for a specific development if five (5) conditions can be met.
1043	06-05-95	Amending Section 26.000: General Development Standards by adding the subsection entitled, "Secure Storage Units, Cargo, Freight, or Oversees Containers", describing where and under what conditions metal storage containers are permitted.
1061	11-20-95	Amending Section 21.000: Hillside Development Regulations by replacing entire section with new text.
1062	11-20-95	Amending Section 26.000: General Development Standards by modifying section concerning building setbacks in the Airway Avenue Corridor.
1107	11-18-96	Amending Section 33.000: Historic Overlay District to change the design review process by allowing administrative review; to establish an Historic Design Review Board; and rearranging text and adding new text to clarify the section.
1111	12-16-96	Amending Section 16.000: Light Industry zoning district to allow mining, sand and gravel operations and similar extractive uses by condition use in those zoning districts.
1111	12-16-96	Amending Section 17.000: Heavy Industry zoning district to allow mining, sand and gravel operations and similar extractive uses by condition use in those zoning districts.
1124	03-17-97	Amending Section 26.000: General Development Standards by changing recreational vehicles parks from permitted uses in the C-2 and C-3 zoning district to conditional uses in those zones.
1132	05-19-97	Amending Section 3.000: Residential: Single Family by amending text.
1142	10-20-97	Amending Section 26.000: General Development Standards dealing with childcare.
1145	10-20-97	Amending Section 25.000: Sign Code to change the section pertaining to signs on residential properties to include parcels zoned Rural Residential by rearranging text and adding new text to clarify the section.
1146	10-20-97	Amending Section 31.000: Amendments and Zone Changes by adding a paragraph bringing the code into conformity with the Arizona Enabling Legislation pertaining to zoning reversion.
1151	12-18-97	Amending Section 3.000: Residential: Single Family, Multiple Family and Rural Residential zoning districts, concerning housing issues.
1151	12-18-97	Amending Section 4.000: Residential: Single Family, Multiple Family and Rural Residential zoning districts, concerning housing issues.

1.400 TEXT AMENDMENTS (Continued)

1151	12-18-97	Amending Section 4.000: Residential: Single Family, Multiple Family and Rural Residential zoning districts, concerning housing issues.
1151	12-18-97	Amending Section 5.000: Residential: Single Family, Multiple Family and Rural Residential zoning districts, concerning housing issues.
1151	12-18-97	Amending Section 7.000: Residential: Single Family, Multiple Family and Rural Residential zoning districts, concerning housing issues.
1171	04-20-98	Added Section 10.000: Landscaping
1173	04-20-98	Amending Section 25.000: Sign Code: to set standards for the permitted height, area, and number of directional signs.
1174	04-20-98	Amending Section 3.000: Residential, Single Family, amending the text of the zoning ordinance concerning housing issues.
1178	06-15-98	Amending Section 22.000: Off-Street Parking and Loading Requirements, sub-section Design and Improvement of Parking Areas, concerning improvements for overflow parking areas in commercial districts.
1184	08-17-98	Amending Section 25.000: Sign Code, to add text relating to signs in C-1 Zoning Districts.
1214	03-15-99	Amending Section 5.000: Residential Manufactured Home by changing the setbacks between homes and accessory structures from 10-feet to 6-feet.
1228	07-19-99	Amending Sections 11.000: C-1 Commercial: Neighborhood Convenience and 12.000: C-2 Commercial: Service Business, to add some permitted uses and modify setbacks (in C-1 only).
1233	09-20-99	Deleting Section 9.000: Open Range Ranching and 18.000: Watercourse.
1237	11-15-99	Amending Sections 3.000, 4.000, 5.000, 7.00, 8.000, 11.000, 12.000, 13.000, 16.000, 17.000, and 26.000 to add Wireless Communication Facilities ordinance and related text.
1265	08-21-00	Amending Section 12.000 by establishing a historic commercial overlay district between 1st and 8th Streets along Beale Street in order to establish regulations for outdoor sales, display, and storage of merchandise.
1279	01-02-01	Replaces Section 31.000: Amendments and Zone Changes in its entirety.
1288	03-05-01	Amending Sections 2.000 and 4.000 to redefine “Dwelling, Multiple Family”
1296	05-07-01	Readopting Zoning Ordinances in a new format.
1299	07-02-01	Amending Section 22.000: Off-Street Parking and Loading, subsection 22.730 “Modifications to C-1: Commercial, Neighborhood Convenience concerning parking requirements.
1304	08-06-01	Amending Section 13.000: Commercial, Service Business concerning conduct of towing and storage lot businesses.

1.400 TEXT AMENDMENTS (Continued)

1311	10-01-01	Amending Section 4.000 to include Bed and Breakfast establishments without public restaurants by right.
1320	12-03-01	Amending Sections 2.000, 3.000, 4.000, 5.000, 11.000, 12.000, and 13,000 defining schools and clarifying zoning districts in which they may be located.
1321	12-03-01	Amending Section 31.000 by clarifying public hearing process, zoning of annexed areas and abandoned rights-of-way, and administratively imposed dedications or exactions.
1333	08-05-02	Amending Section 25.000 to add “free expression” signs in residential areas and to add a subparagraph regarding murals, including modifying the definition of a mural.
1362	02-05-03	Amending Sections 2.000, 13.000, 16.000, 17.000, 22.330, and 26.700 to reflect addition of automotive racetracks, BMX racetracks, drag strips and motocross racetracks.
1363	02-05-03	Amending Section 3.200 changing R-1-6 front-side setbacks to 10-feet.
1370	04-07-03	Amending Sections 13.000, 16.000, 17.000 to add BMX racetracks to uses permitted by CUP and Section 26.702, add BMX
1412	02-04-04	Amending Section 26.000 by adding a street side setback along Stockton Hill Road corridor form Detroit Avenue north to College Drive.
1442	09-07-04	Amending Section 25.710 by modifying allowances for signs for permitted uses other than residential and uses permitted by Conditional Use Permit in residential districts.
1449	10-04-04	Amending Section 29.300 by deleting items 2 through 5 and replacing them in their entirety in accord with current procedures.
1454	12-06-04	Creating a new district and zoning ordinance: Section 14.000: C-2, HMR
1473	02-07-05	Adding tri-vision signs to Section 25.000
1479	04-04-05	Adding Section 26.712 to define swimming pool setbacks in certain residential zoning districts
1505	11-07-05	Adding Section 15.000: Bank Street Design Review Overlay District
1517	12-05-05	Modifying front setbacks in Subsection 5.410 to 5-feet
1537	03-06-06	Amending Section 26.400 to define allowable fencing material and unacceptable fencing material in residential areas.
1548	07-03-06	Amending Section 11.200 to allow coffee shops, sandwich shops and bagel shops. Drive through service lanes are not permitted for any C-1 use.
1591	09-04-07	Amending Section 19.000 to allow modification to Hillside Ordinance to be considered as part of PDD process.
1605	01-22-08	Amending Section 25.400 Temporary Signs, Section 25.700 Permitted On-Premise Signs concerning political and ideological signs.

1.400 TEXT AMENDMENTS (Continued)

1626	08-18-08	Amending Section 29.420 Revocation of a Conditional Use Permit.
1631	09-02-08	Amending Section 31.420 Planning and Zoning Commission's Recommendations to amend the time period in which a substantially similar case may again be heard.
1632	09-04-08	Amending Section 29.320 Required Conditions to require a one-time one-year review of all conditional use permits. Repealed by Ord. 1770.
1633	10-06-08	Amending Section 31.000 Amendments and Zone Changes to state that an application to amend the Zoning Ordinance of the City of Kingman or the Official Zoning Map that is the same or substantially the same as an application that was denied by the City Council or overturned by the electorate with a referendum cannot be filed within one year of the date of the City Council's decision or referendum date, whichever is greater.
1628	11-03-08	Adding Subsection 26.1300 Small Wind Energy Systems to establish regulations for wind energy systems.
1638	11-03-08	Amending Section 16.000 Light Industry by adding skateboarding parks, including accessory use such as skateboard sales and repair as permitted uses.
1649	03-02-09	Amending Section 26.1300 Small Wind Energy Systems to change the maximum permitted tower height to 43-feet with 60 feet allowed in the Rural Residential district.
1652	05-04-09	Amending Section 13.000 Commercial: Service Business, Subsection 13.220 Uses Which May be Permitted by Conditional Use Permit and Subsection 13.370 Conduct of Uses to allow vehicle repair and service work to take place outside of an enclosed building if work is completed by the close of business and any outside permanent equipment necessary for auto repair and service to be allowed by conditional Use Permit.
1653	04-06-09	Amending Section 25.000 by providing regulations for sign walkers, revising the sign regulations for special events and grand openings, removing religious organizations from the Exceptions Section, modifying the language for temporary weekend signs and changing the definition of a temporary sign.
1659	07-06-09	Amending Section14.000 by deleting floor area requirements of electronic appliance stores and deleting high density multiple family developments as a permitted use.
1663	09-08-09	Adding Section 36.000: Hualapai Mountain Medical Center—Planned Development District
1671	12-07-09	Amending Subsection 25.400 Temporary Signs by allowing temporary signs on a on-going basis and deleting the prohibition of A-frame signs
1675	04-05-10	Amending Subsection 13.220 Uses Which May be Permitted by Conditional Use Permit in the C-3 district to allow the storage of gasoline and/or diesel fuel in an above ground storage tank with a maximum 15,000 gallon capacity under certain parameters.
1677	07-19-10	Amending Section 25.000 Sign Code by adding Subsection 25.760 Electronic message display regulations for on-premises signs

1.400 TEXT AMENDMENTS (Continued)

1687	09-07-10	Amending Section 25.000 Sign Code, Subsections 25.200 Definitions and 25.600 Off-Premises Signs to incorporate regulations for off-premises electronic message display signs.
1688	09-07-10	Eliminating Section 23.000 Pets and Domestic Animals as a result of the adoption of a revised Chapter 3 of the Code of Ordinances of the City of Kingman.
1693	10-05-10	Amending Section 8.000 Recreational Open Space to permit BMX tracks by conditional use permit.
1695	01-04-11	Amending Section 3.000 Residential: Single Family to eliminate reference to Section 23.000 and add reference to Chapter 3 of Kingman Code of Ordinances.
1696	01-04-11	Amending Section 25.000 Sign Code, Subsection 25.600 Off-Premises Signs by changing the minimum setback for off-premises signage in the Interstate Corridor from 500-feet from the end of the taper of entrance/exit ramps to zero feet from the end or the taper of the entrance/exit ramps.
1700-B	04-05-11	Implementing medical marijuana standards by amending Section 2.000 Rules and Definitions to define terms relating to medical marijuana; Section 11.000 Commercial: Neighborhood Convenience (C-1) clarifying that health care or therapeutic services uses do not include medical marijuana dispensaries; Section 12.000 Commercial: Community Business (C-2) clarifying that plant nurseries does not include the permission to cultivate medical marijuana; Section 13.000 Commercial: Service Business (C-3) clarifying that greenhouse uses does not include the cultivation of medical marijuana and that medical marijuana dispensaries and medical marijuana cultivation facilities in conjunction with a dispensary are allowed uses in this zoning district; Section 16.000 Light-Industry (I-1) to allow medical marijuana dispensaries and medical marijuana cultivation facilities in conjunction with a dispensary as permitted uses; and Section 17.000 Heavy-Industry (I-2) to allow medical marijuana dispensaries and medical marijuana cultivation facilities in conjunction with a dispensary as permitted uses.
1703	06-07-11	Amending Sections 2.000, 3.000, 4.000, 5.000, 7.000, 8.000, 11.000, 12.000, 13.000, 14.000, 22.000 and 26.000 concerning public assembly uses. Adds definitions of types of public assembly, and modifying uses and conditional uses regarding public assembly. Repeals various sections concerning special church uses, and repealing some general development standards, specific to churches and public buildings.
1704	07-19-11	Amending Section 2.000: Rules and Definitions and Section 8.000: 0: Recreational Open Space regarding fairground uses.
1705	06-07-11	Amending Section 24.000, regarding Home Occupations standards in multiple family dwellings and clarifying the weight carrying capability of vehicles allowed and not allowed to be parked, associated with Home Occupations.
1713	08-02-11	Amending Section 20.000 Performance Standards, by deleting Subsection 20.240 Noise and Subsection 20.250 Noise at Zone Boundaries.
1719A	10-04-11	Amends Section 2.000 Rules and Definitions and Section 16.000: Light Industry to add a definition for “wastewater treatment plant, electro-coagulation closed loop system only” and include this use amongst those uses are allowed as a permitted in the Light-Industry (I-1) Zoning District.

1.400 TEXT AMENDMENTS (Continued)

1720	10-04-11	Amends Section 25.000 Sign Code, Subsection 25.400 Temporary Signs, Political and Ideological Signs, to allow political signs in the local public rights-of-way in accordance with Arizona Revised Statutes §16-1019 as created by House Bill #2500.
1724	03-06-12	Amends Section 25.000 Sign Code, Subsections 25.200 Definitions and 25.400 Temporary Signs, Political and Ideological Signs, to remove previous regulating language from the definitions subsection and adding reference to Resolution 4766 which established two zones where political signs are excluded from right-of-way.
1725	03-06-12	Amends Section 32.000 Separability, Subsection 32.100 Penalties by making the penalty clause identical to Section 1-8 of the Kingman City Code of Ordinances.
1766	09-03-13	Amends Section 14.000 C-2-HMR, Subsection 14.700 by adding mini-storage as a use which may be permitted by Conditional Use Permit.
1770	10-01-13	Amends Section 29.000 Conditional Use Permits, Subsection 29.320 by removing requirements for a one-time one-year review of all Conditional Use Permits.
1779	05-06-14	Amends Section 28.000 Board of Adjustment, to align regulations with the Arizona Revised Statutes and to add a minimum one-year period between applications to the Board of Adjustment that are the same or essentially the same.
1780	05-06-14	Amends Section 31.000 Amendments and Zone Changes, Subsection 31.600 Protest Provision by complying with Arizona Revised Statutes requirements that three-fourths vote of the entire Council is required when there is a protest. In addition, when there is a conflict of interest, a three-fourth vote of the remaining membership is required, provided it is not less than a majority of the full membership.
1782	09-02-14	Amends Section 25.000 Sign Code, Subsection 25.400 Temporary Signs, Special Event Signs, by permitting temporary special event banners with commercial copy to be placed on street light poles on portions of Stockton Hill Road, Andy Devine Avenue, and Beale Street under specified criteria.
1784	10-07-14	Amends Section 26.000 General Development Standards, Subsection 26.800 Storage Facilities, regarding the size, density, screening, and stacking of secure storage units, cargo, freight, or overseas containers in the I-1 and I-2 zoning districts, modifying the screening requirements in the C-3 zoning districts, and prohibiting such units in the O zoning district.
1787	12-02-14	Amends Section 22.000 Off-Street Parking and Loading Requirements, Subsection 22.300 Number of Parking Spaces Required, by adding a new minimum parking regulations for a judicial center and reformatting the placement of the minimum parking regulations for arcades and roller rinks.
1791	01-06-15	Amends Section 25.000 Sign Code, Subsection 25.500 Prohibited Signs, by clarifying the language in which vehicles used for signage purposes are prohibited.
1796-R	08-04-15	Amends Section 10.000 Landscaping by repealing the appeal process and 2:1 credit for landscaping in right-of-way, adding an updated plant list, requiring 5-percent of development area to be landscaped for remodels and expansions of existing development, adding parking lot landscape standards, revising plan submittal and irrigation standards, allowing 10% of landscape area to be artificial turf, requiring dead plant materials to be removed after 45-days, and exempting remodeled properties that are over 95-percent developed from landscape requirements.

1.400 TEXT AMENDMENTS (Continued)

1801	09-01-15	Amends Section 5.000 Residential Manufactured Home and Subsection 26.900 Recreational Vehicles Parks to permit recreational vehicles (RVs) to be allowed by Conditional Use Permit (CUP) within manufactured home parks located in an R-MH-6 zoning district.
1806	01-19-16	Adding Section 18.000 Kingman Crossing Planned Development District.
1815	06-07-16	Amends Sections 4.000, 14.000, 15.000, 16.000, 18.000, 22.000, 26.000, and 35.000, in regards to landscape related provisions as well as fences and walls.
1816	08-02-16	Amends Sections 14.000, 15.000, 22.000, and 35.000 in regards to driveway locations and distances from street intersections.
1822	11-01-16	Amends Subsection 13.220 Uses Which May Be Permitted by Conditional Use Permit in the C-3 zoning district by adding a helipad as an accessory use to a permitted use.
1823	12-06-16	Amends Subsection 10.000 Landscaping by requiring landscaping in the front and street-side yards on lots or parcels that are one-half acre or less prior to the approval of a final inspection and occupancy of a residence.

1.500 ZONING MAP CHANGES

ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED
137	10-12-71	139	11-08-71	140	11-08-71
141	12-13-71	142	12-13-71	149	04-17-72
167	11-13-72	171	12-11-72	179	03-12-73
180	04-09-73	184	05-14-73	188	07-19-73
195	08-13-73	199	12-21-73	219	09-09-74
220	09-09-74	226	10-15-74	223	11-12-74
226	12-09-74	225	04-14-75	236	05-12-75
237	05-12-75	239	06-09-75	242	12-08-75
247	09-08-75	254	01-12-76	257	03-08-76
263	04-12-76	265	05-10-76	269	07-12-76
272	08-25-76	273	08-25-76	275	09-12-76
276	09-12-76	280	11-08-76	281	11-08-76
283	04-11-77	294	08-08-77	295	08-08-77
297	09-12-77	298	09-12-77	300	09-27-77
304	12-12-77	305	11-14-77	306	11-14-77
308	01-09-78	309	01-09-78	312	02-14-78
313	02-14-78	314	02-14-78	315	03-13-78
316	04-10-78	320	05-08-78	321	05-08-78
322	06-12-78	323	06-12-78	324	07-10-78
328	07-10-78	329	07-19-78	332	09-11-78
333	09-11-78	334	09-11-78	336	10-10-78
337	11-13-78	338	11-13-78	339	12-11-78
342	02-13-79	343	03-12-79	347	04-09-79
348	04-09-79	350	05-14-79	351	05-14-79
352	05-14-79	355	06-11-79	356	06-11-79
358	07-09-79	359	07-09-79	363	08-13-79
364	09-10-79	365	09-10-79	368	10-09-79
372	12-10-79	374	1-14-80	376	3-10-80
377	03-10-80	378	03-10-80	383	04-14-80
392	08-11-80	393	09-11-80	395	10-14-80
399	11-10-80	400	11-10-80	404	12-08-80

1.500 ZONING MAP CHANGES

ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED
406	12-08-80	409	01-12-81	411	01-12-81
413	02-10-81	414	03-09-81	416	05-11-81
419	06-08-81	420	06-08-81	421	06-08-81
426	08-10-81	427	08-10-81	432	09-14-81
433	09-14-81	434	09-14-81	435	09-14-81
436	11-09-81	438	03-08-82	439	01-11-82
442	02-09-82	443	03-08-82	448	04-12-82
451	05-10-82	452	05-24-82	456	06-14-82
457	06-14-82	458	06-14-82	459	07-12-82
463	08-09-82	464	08-09-82	475	11-08-82
483	01-19-83	485	02-15-83	487	03-14-83
490	04-11-83	491	04-11-83	492	04-11-83
495	05-09-83	496	06-13-83	499	07-11-83
503	09-12-83	508	09-12-83	511	10-11-83
512	10-11-83	513	10-11-83	517	11-21-83
531	08-20-84	537	10-15-84	538	10-15-84
550	12-17-84	551	12-17-84	552	12-17-84
553	12-17-84	561	02-19-85	562	02-19-85
569	04-15-85	575	05-20-85	576	05-20-85
577	05-20-85	578	05-20-85	584	08-19-85
588	09-16-85	589	09-16-85	592	11-04-85
595	12-16-85	600	02-18-86	607	04-21-86
608	04-21-86	628-1	10-06-86	631	10-20-86
644	03-16-87	645	03-16-87	648	04-20-87
652	05-18-87	653	05-18-87	658	06-15-87
680	09-08-87	681	09-21-87	684	10-19-87
685	11-16-87	686	12-08-87	698	03-21-88
706	06-20-88	708	06-20-88	712	07-18-88
713	08-15-88	715	08-15-88	725	11-21-88
726R	11-21-88	731	12-19-88	732	12-19-88
730	12-19-88	733	01-16-89	735	01-16-89

1.500 ZONING MAP CHANGES

ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED
737	02-21-89	739	02-21-89	741	03-20-89
750	06-19-89	753	07-17-89	754	07-17-89
752	08-21-89	764	08-21-89	765-R	08-21-89
769	09-18-89	779	11-20-89	798	12-18-89
799	01-15-90	800	01-15-90	801	01-15-90
802	01-15-90	803	01-15-90	808	02-20-90
809	02-20-90	810	02-20-90	812	03-19-90
813	03-19-90	814	03-19-90	815	03-19-90
818	04-16-90	819	04-16-90	820	04-16-90
841	08-20-90	844	09-04-90	845	09-04-90
849	10-15-90	850	11-19-90	859	04-15-91
863	05-20-91	864	05-20-91	869	07-01-91
870	06-17-91	872	07-15-91	873	07-15-91
892	11-18-91	904	02-03-92	906	01-20-92
908	02-03-92	907	02-18-92	918	04-20-92
924	05-18-92	925	05-18-92	928	06-20-92
948	11-16-92	955	01-19-93	956	01-19-93
964	04-19-93	965	04-19-93	969	06-21-93
970	06-21-93	971	06-21-93	976	07-12-93
977	07-12-93	978	07-19-93	979	07-19-93
980	07-19-93	981	07-19-93	985	09-20-93
986	09-20-93	989	11-15-93	990	11-15-93
993	12-06-93	994	12-20-93	995	12-20-93
997	02-22-94	1002	04-18-94	1003	04-18-94
1025	01-17-95	1026	01-17-95	1027	02-21-95
1039	04-17-95	1040	04-17-95	1044	05-15-95
1100	10-21-96	1101	10-21-96	1103	11-18-96
1104	11-18-96	1106	11-18-96	1112	12-16-96
1114	01-21-97	1115	01-21-97	1116	01-21-97
1117	01-14-97	1118	02-03-97	1119	02-18-97
1120	02-18-97	1122	03-17-97	1123	03-17-97

1.500 ZONING MAP CHANGES

ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED
1125	04-21-97	1126	04-21-97	1129	05-19-97
1130	05-19-97	1131	05-19-97	1133	07-21-97
1134	07-21-97	1135	07-21-97	1139	08-18-97
1140	08-18-97	1141	08-18-97	1143	09-15-97
1144	09-15-97	1153	12-15-97	1154	12-15-97
1157	01-20-98	1158	01-20-98	1159	01-20-98
1170	03-16-98	1172	04-20-98	1176	05-18-98
1177	05-18-98	1180	07-20-98	1182	08-17-98
1183	08-17-98	1185	09-21-98	1186	09-21-98
1187	09-21-98	1188	09-21-98	1189	09-21-98
1192	10-19-98	1193	10-19-98	1194	11-16-98
1195	11-16-98	1196	11-16-98	1197	12-21-98
1198	12-21-98	1199	12-21-98	1200	12-21-98
1203	01-19-99	1204	01-19-99	1207	02-16-99
1210	03-15-99	1211	03-15-99	1212	03-15-99
1213	03-15-99	1218	04-19-99	1221	06-07-99
1223	06-21-99	1224	06-21-99	1225	07-19-99
1226	07-19-99	1230	08-16-99	1241	12-20-99
1245	02-21-00	1248	03-20-00	1250	04-17-00
1251	04-17-00	1252	04-17-00	1256	05-15-00
1258	06-19-00	1259	06-19-00	1260	06-19-00
1262	07-17-00	1263	07-17-00	1264	08-21-00
1268-R	10-02-00	1274	12-04-00	1275	12-04-00
1276	01-02-01	1277	01-02-01	1286	03-05-01
1287	03-05-01	1291	04-02-01	1292	05-07-01
1293	05-07-01	1294	05-07-01	1302	08-06-01
1307	09-04-01	1308	09-17-01	1309	09-04-01
1312	10-01-01	1313	10-01-01	1315	11-05-01
1318	12-03-01	1319	12-0301	1325	03-04-02
1328	04-01-02	1329	05-06-02	1330	05-06-02
1332	06-03-02	1336	09-03-02	1337	09-03-02

1.500 ZONING MAP CHANGES

ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED
1338	09-03-02	1339	09-03-02	1340	09-03-02
1341	09-03-02	1342	09-03-02	1343	09-03-02
1344	09-03-02	1352	11-04-02	1353	11-04-02
1358	12-02-02	1359	12-02-02	1360	01-06-03
1361	01-06-03	1364	02-03-03	1365-R	03-03-03
1366-R	03-03-03	1367	03-03-03	1368	04-07-03
1369	04-07-03	1373	06-02-03	1374	07-21-03
1376	07-07-03	1377	08-04-03	1378	08-04-03
1379	08-04-03	1380	08-04-03	1383	08-04-03
1387	09-02-03	1388	09-02-03	1389	09-02-03
1401	11-03-03	1402	11-03-03	1404-R	12-15-03
1409-R	02-02-04	1410	02-02-04	1411	02-02-04
1414	03-01-04	1415	03-15-04	1421	04-06-04
1424	06-07-04	1426	06-07-04	1427	06-07-04
1428	06-07-04	1431	06-07-04	1433	09-07-04
1435	08-02-04	1436	08-02-04	1437	08-02-04
1440	09-07-04	1444	10-04-04	1445	10-04-04
1446	10-04-04	1447	10-04-04	1451-R	11-01-04
1466-R	01-18-05	1467	01-03-05	1468-R	01-03-05
1470	02-07-05	1471	02-07-05	1472	02-07-05
1476	04-04-05	1481	05-02-05	1482	05-02-05
1484	06-06-05	1485	06-06-05	1487	07-05-05
1488	07-05-05	1489	07-05-05	1490-R	07-05-05
1500	09-06-05	1504	11-07-05	1507	12-05-05
1508	12-05-05	1509	12-05-05	1510	12-05-05
1511	12-05-05	1512	12-05-05	1513	12-05-05
1513	12-05-05	1514	12-05-05	1514	12-05-05
1515	12-05-05	1516	12-05-05	1521	01-03-06
1522	01-03-06	1523	02-06-06	1524	01-03-06
1525	01-03-06	1528	01-03-06	1530	02-06-06
1531	02-06-06	1532	02-06-06	1536	03-06-06

1.500 ZONING MAP CHANGES

ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED	ORD. NO.	DATE PASSED
1538	03-06-06	1539	04-03-06	1541	05-01-06
1544	06-05-06	1546	07-03-06	1547	07-03-06
1551	08-07-06	1552	09-05-06	1558	11-06-06
1562	02-05-07	1563	04-02-07	1564	03-05-07
1566	03-05-07	1570	05-07-07	1571	12-04-06
1572	02-05-07	1573	02-05-07	1574	02-05-07
1575	04-02-07	1576	04-02-07	1577	05-21-07
1578	05-21-07	1580	06-04-07	1583	07-02-07
1584	07-02-07	1585	07-02-07	1586	07-02-07
1587	07-02-07	1588	07-02-07	1589	08-07-07
1595	10-01-07	1596	11-05-07	1600	12-03-07
1601	12-03-07	1602	12-03-07	1604	01-07-08
1611	02-04-08	1615	06-02-08	1616	05-05-08
1617	05-19-08	1621	06-16-08	1622	07-07-08
1623	06-19-08	1625	07-07-08	1627	09-15-08
1629	09-02-08	1630	09-02-08	1636	11-03-08
1657	06-01-09	1662	09-08-09	1663	09-08-09
1670	12-07-09	1685	08-16-10	1739	08-07-12
1769	10-01-13	1772	02-04-14	1778	05-06-14
1795	04-07-15	1798	06-02-15	1804	10-06-15
1806	01-19-16	1808	12-01-15	1809	02-02-16

2.000 RULES AND DEFINITIONS

The following words and terms, wherever they occur in this ordinance, shall be construed as herein defined. Words not defined shall be interpreted in accordance with definitions in any standard dictionary. Words used in the present tense shall include the future tenses; words in the singular number include the plural and words in the plural include the singular, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory.

Adult Arcade: Means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by emphasizing the depicting or describing of "specified sexual activities" or " specified anatomical areas."

Adult Bookstore or Adult Video Store: Means a commercial establishment having the primary portion of its stock and trade any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which are characterized by their emphasis on matters depicting or describing "specified sexual activities" or "specified anatomical area"; or
2. Instruments, devices or paraphernalia which are designed or intended for use in connection with "specified sexual activities".

Adult Cabaret: Means a nightclub, restaurant or other similar commercial establishment which primarily features:

1. Persons who appear in a state of nudity; or
2. Live performances which are characterized by the exposure of "specified anatomical area" or by "specified sexual activities"; or
3. Films, motion pictures, video cassettes, or other photographic reproductions which are characterized by their emphasis on the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Hotel: is any hotel or motel in which a primary portion of such hotel or motel's business consists of renting a room or rooms to one or more persons for periods of six (6) consecutive hours or less, or in which a primary portion of the materials presented are distinguished or characterized by an emphasis on matters depicting, describing or relating to "specified sexual activities" or "specified anatomical area", for observation, viewing or purchase by the individuals therein.

Adult Motion Picture Theater: Means a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are primarily shown which are characterized by their emphasis on the depiction or description of "specified sexual activities" or "specified anatomical area".

Agriculture: The tilling of the soil, raising of crops, horticulture, small livestock farming, dairying, and/or pasture and range livestock productions, including all uses customarily incidental thereto, but not including slaughter houses, fertilizer yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust, or fumes.

Airport: A licensed facility where commercial, military and private aircraft may land or take off and where additional space is provided for repairs, services, storage facilities, and offices, and buildings for administration and passenger convenience.

Alley: A public right-of-way with a width not exceeding twenty-five (25) feet which affords a secondary means of access to abutting property.

Animal Hospital: Facilities for medical or surgical care, treatment, and limited boarding of small, domesticated animals, including a"Veterinary Clinic".

Apartment House: A single detached dwelling designed for and occupied by three or more families living independently of each other as separate housekeeping units, including apartment hotels and flats, but not including auto or trailer courts or camps, hotels, or resort-type hotels.

Automobile and Trailer Sales Lot: An open area other than the street, used for display, sale or rental of new or used automobiles and trailer coaches, but where no repair, repainting or remodeling is done other than that which is incidental to the sales of the unit.

Automobile Service Station: Any building or premises used primarily for the retail sale of gasoline and lubricants, but which may also provide for the incidental servicing of motor vehicles including grease racks, tire repairs, battery charging, hand washing of automobiles, sale of merchandise and supplies related to the servicing of motor vehicles and minor replacements, but excluding body and fender work, engine overhauling, painting, welding, storage of autos not in operating condition or other work involving noise, fumes, glare or smoke.

Automobile Repair Shop: The facilities for the incidental storage of damaged vehicles in connection with the operation of mechanical repairs of automotive vehicles.

Automobile Dismantling and Salvage Yard: Any area of land where three (3) or more motor vehicles not in running condition, or the parts thereof, are stored in the open and are not being restored to operation; or any land, building, or structure used for the wrecking or storing of such automobiles, or parts thereof.

Automotive Racetrack: A racetrack that can be either paved or unpaved for the exclusive purpose of racing motorized vehicles for paid admission, which could include necessary accessory structures for parking, concessions, garages, staging, control and seating.

Awning: A roof-like cover, temporary in nature, which projects from the wall of a building.

BMX Racetrack: a dirt racetrack for the exclusive purpose of bicycle racing, which could include necessary accessory structures for parking, staging, control and seating.

Board of Adjustment; The official body designated by local ordinance to hear and decide application for variance from the terms of the Zoning Ordinance and appeals from the decision of the Zoning Administrator pursuant to A.R.S. 9-462.06.

Boarding House: A dwelling other than a hotel, where for compensation and by pre-arrangement for definite periods, meals or lodging and meals are provided for three (3) or more but not exceeding twelve (12) persons, but not including rest homes.

Borrow Pit: Any place or premises where dirt, soil, sand, gravel, cinders, or other materials are removed from the site by excavation or other means below the grade of surrounding land for any purpose other than necessary and incidental to grading and/or building construction on the premises.

Buildable Area: All the portion of a lot or parcel located within the proper zone for the proposed principal building, except those portions of the lot or parcel which must be reserved for open spaces, yard spaces, building line set backs, or which may be required for accessory building or uses.

Building: Anything constructed for shelter or enclosure which is permanently affixed to the land.

Building, Accessory: A subordinate building or portion of a principal building, the use of which is incidental to that of the principal building permanently affixed to the land.

Building Height: The vertical distance measured from the established average finished grade within five (5) feet of the building line; to the highest point of the underside of the building line; to the highest point of the underside of the roof beams in the case of a flat roof; to the deck line of a mansard roof; to the mean level of the underside of rafters between the eaves and ridge of a gable, hip, or gambrel roof. Chimneys, spires, towers, elevator penthouses, tanks, air conditioners, and similar projections other than the sign shall not be included in calculating the height.

Building, Residential: A building arranged, designed, used or intended to be used for residential occupancy by one (1) or more families. Residential buildings include, but are not limited to the following types:

1. Single-Family detached dwellings;
2. Two-Family detached dwellings;
3. Single-Family semi-detached or attached dwellings; and
4. Multiple-Family dwellings.

Building Setback Line: This shall mean the minimum distance as prescribed by this Ordinance between any property line and the closest point of any building or structure or from a perpendicular projection parallel with the walls of said building or structure of any overhang or projection which is a part thereof.

Building Site: A parcel of land occupied or intended to be occupied by one main building, and buildings and uses accessory thereto, together with all open space and yard requirements by this Ordinance; does not include any street, alley access, easements or other right-of-way necessary for access to this property or as a means of access through this property to other properties.

Campground: A public or semi-public open area with sanitary facilities for overnight or limited camping and may include the overnight parking of trailer or other vehicle types intended for camping purposes.

Carport: A permanent roofed structure with not more than two (2) enclosed sides and intended to be used for automobile storage.

Cellar: A freestanding structure located partly or wholly underground and having one-half (1/2), or more than half, of its clear floor-to-ceiling height below the average grade of the adjoining ground.

Cemetery: Land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbarium, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such premises.

Charter School: A public institution established by contract with a district governing board, the state board of education or the state board for charter schools to provide learning that will improve pupil achievement.

Clinic, Medical and Dental: A building where in a staff of one (1) or more doctors with necessary assistants to conduct the examination and treatment of outpatients but does not have operating room for major surgery.

Commercial Day Care Facility: A facility in which day care is provided for compensation for periods of less than twenty-four (24) hours per day for more than ten (10) children.

Community College: An educational institution authorized by the Arizona State Board of Directors for Community Colleges to offer academic or technical courses and to grant associate academic degrees.

Contractor's Yard: An operation where building materials and construction equipment are stocked while waiting to be used for various projects.

Conditional Use: A use permitted in one (1) or more districts as defined by this Ordinance, but which use, because of characteristics peculiar to it, or because of size, technological processes, or type of equipment, of because of the exact location with reference to surroundings, streets, and existing improvements or demands upon public facilities, requires a special degree of control to make such uses consistent with and compatible to other existing or permissible uses in the same districts, and to assure that such uses shall not be inimical to the public interest.

Coverage: The lot is covered by the building, including all overhanging roofs except where otherwise specifically designated.

District: Any section or section of Kingman for which regulations governing the use of buildings and premises or the height and area of buildings are uniform

Dormitory: A guest room designed, intended or occupied as a sleeping quarters by more than two (2) persons.

Drag Strip: A strip of asphalt or concrete consisting of two (2) lanes no less than one eighth (1/8) of a mile, for the exclusive purpose of two (2) motorized vehicles racing against one another for paid admission by the public, which could include necessary accessory structures for parking, garages, staging, concessions, control and seating.

Dwelling Units: A house, an apartment, a condominium, townhome, or patio home, a factory-built building, an on-site building, a group of rooms, or a single room, occupied or intended for occupancy by one (1) family as defined in this Ordinance, *but excluding a manufactured home or recreational vehicle*. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and whose quarters have either:

1. Direct access from the outside of the building or through a common hall; or
2. Complete kitchen facilities for exclusive use of the occupants.

The garage area is not considered part of the dwelling unit area.

Dwelling, attached: A dwelling joined to one (1) or more other dwellings by party wall(s).

Dwelling, Commercial: A motel, hotel, rooming house, boarding house, and other similar facilities where a person or persons are afforded temporary residency with or without meals for compensation.

Dwelling, Multiple-Family: Two (2) or more attached or single-family detached dwelling units on the same property.

Dwelling, Single-Family Detached: A residence containing one (1) non-attached dwelling unit for occupancy by one (1) family. Single-family detached dwellings shall include both factory-built buildings and on-site buildings as defined herein but shall not include manufactured homes or recreational vehicles.

Efficiency Unit: A dwelling unit consisting of at least one (1) principal room with separate bathroom. Such unit shall provide for kitchen and closet facilities.

Establishment: Means and includes any of the following:

1. The opening or commencement of any sexually oriented business as a new business; or
2. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; or
3. The addition of any sexually oriented business to any other sexually oriented business; or
4. The relocation of any sexually oriented business.

Factory-Built Building: A dwelling unit (or non-residential building which includes a dwelling unit or habitable room), other than a mobile home, recreational vehicle, or manufactured home as defined herein, which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site and is constructed pursuant to construction and safety standards for factory-built buildings as certified by a regulatory agency of the State of Arizona.

Fairground: An area of land where fairs, festivals, displays, exhibitions, and other similar events are held. These events could include, but are not limited to, the buying and selling of goods, and the exhibition of farm products, manufactured goods and other items. These events could also include livestock shows, motor sport events (except events that include top fueled and jet fueled vehicles) and non-motor sport events, and horseracing as well as entertainment and various competitions.

Family: One or more persons, related to the other by blood, marriage or legal adoption, or a group of not more than five (5) not all so related, together with his or their domestic servants maintaining a common household in a dwelling unit. A family may include not more than two (2) roomers, boarders, or permanent guest not a part of the common household, whether or not gratuitous.

Feed Lots, Commercial: A parcel of land used for holding and caring for livestock, not operated in connection with a bona fide farm, including stockyards, hop farms, chicken and turkey ranches.

Flood Plain: Any parcel of land on which the surface area elevation is, or becomes lower than the high water elevation (See Ordinance No. 293) of the City of Kingman.

Floor Area: For the purpose of determining off-street parking and off-street loading requirements. The sum of the gross horizontal areas of the several floors of the building, or portion thereof, devoted to a use requiring off-street parking or loading. This area shall include accessory storage areas located within selling or working space, such as counters, racks, or closets, and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

Floor Area Ratio: For the purpose of determining Floor Area Ratio.

1. The sum of the gross horizontal area of the several floors, including the basement floor of the building. It is measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area of space used for mechanical equipment except equipment, open or enclosed, located on the floor; penthouses; attic space having headroom of seven (7) feet ten (10) inches or more; interior balconies and mezzanines; enclosed porches; and floor area devoted to accessory uses, provided that any space devoted to off-street parking or loading shall not be included in the floor area.
2. Floor area ratio is the numerical value obtained through dividing the gross floor area of a building or buildings by the lot area on which such buildings are located.

Frontage: That portion of a parcel of property which is contiguous with a dedicated public street or highway or right-of-way, or approved access easement; or a side lot line on the street side of a corner lot.

Garage, Private: An accessory building or an accessory portion of the principal building, including a carport which is intended for and used for storing of the private passenger vehicles of the family or families resident upon the premises.

Garage, Public: Any building where automotive vehicles are painted, repaired, rebuilt, reconstructed, stored or otherwise serviced for compensation.

Garage, Storage: A building or premises used for housing only of motor vehicles, pursuant to previous arrangements and not rebuilt, serviced, hired or sold except that fuel, grease or oil may be dispensed, or car washing may be done within the building to vehicles stored therein.

Golf Course: A parcel or portion of a parcel used for the playing of golf, including driving ranges, and all uses incidental to the principal use.

Greenhouse: A building or structure constructed chiefly of glass, glass-like translucent material, cloth, lath or similar materials which is devoted to the protection or cultivation of flowers or other plants.

Ground Floor Area: The lot area covered by a building measured from the exterior faces of exterior walls, but excluding open terraces and garages.

Guest House: An accessory building on the same lot as the main building intended to houseguests on a temporary basis. Such quarters shall not be rented or otherwise used as a separate dwelling unit.

Guest, Permanent: A person who occupies, or has the right to occupy, a lodge or dwelling accommodation for a period of thirty (30) days or more.

Guest Ranch: Buildings and premises offering recreational facilities for such pursuits as horseback riding, swimming, skiing, hiking and supplementing living or boarding accommodations.

High Water Elevation: The highest level of floodwater observed during past floods or that level which may be reasonably anticipated in the future, as defined by the City Engineer, in accordance with Ordinance No. 293 of the City of Kingman.

Hospital or Out Patient Facility: Any building or portion thereof used for the accommodation and medical care including surgery care of the sick, injured, or infirm persons and including sanitariums, alcoholic sanitariums, institutions for the chronic drug addicts and mental patients.

Hotel: A building containing lodging rooms, a general kitchen and dining room, a common entrance lobby, halls and stairway; and where lodging rooms do not have a doorway opening directly to the outdoors, except for emergencies; and where more than fifty percent (50%) of the lodging rooms are for rent, with or without meals.

Instructional School: A public or private school providing but not limited to: domestic, recreational and other types of instruction, such as dance, gymnastics, cooking, music, martial arts and handicraft.

Junkyard: An open area not less than two-hundred (200) square feet of the lot or any lot where used materials are bought, sold, exchanged, stored, baled, packed, dissembled, or handled including, but not limited to, scrap iron, and other metals, paper, rags, tires, bottles, used building material. A junk yard includes an auto wrecking yard but does not include uses carried on entirely within closed buildings or the incidental storage of damaged vehicles in connection with the operation of an auto repair shop or public garage, provided such storage is enclosed by a solid eight (8) foot fence constructed in accordance with the Building Code, City of Kingman and duly approved by the Building Inspector.

Kennel: A building lot or premises on which five (5) or more dogs, cats or other small animals are kept, maintained, trained, boarded with or without compensation or offered for sale.

Lot: A parcel or tract of land located within a single block, occupied by or intended for occupancy by one (1) principal building or principal use, and having frontage upon a street. New lot lines may be established only in accordance with the subdivision regulations of the City of Kingman.

Lot, Area: The area of a horizontal plane bounded by the vertical planes through front, side and rear lot lines.

Lot, Corner: A lot situated at the junction of and abutting on two (2) or more intersecting streets; or a lot at the point of deflection in alignment of a single street, said deflection being forty-five (45) degrees or more.

Lot Line: The lines bounding a lot as defined herein, except that where any portion of the lot extends into the abutting street or alley the lot line shall be deemed the street or alley line.

Lot Line Front: Any boundary of any lot which is along an existing or dedicated street.

Lot Line Rear: That boundary of a lot which is most distant from, and is parallel or approximately parallel to the front lot line. If the rear lot line is less than two (2) feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten (10) feet in length within the lot, the rear lot line shall be the boundary line opposite one of the street lot lines and established as the rear lot line at the time of application for the building permit.

Lot Line Side: Any boundary of a lot which is not a front or rear lot line.

Lot Through: A non-corner lot that fronts on two (2) streets.

Marquee: A roof-like structure of permanent nature which projects from the wall of a building.

Manufactured Home: A residential structure, other than a mobile home, recreational vehicle, or factory-built building as defined herein, which is built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974, as amended, as certified by a regulatory agency of the United States of America or State of Arizona.

Manufactured Home Park: Any parcel of land used or offered for use in whole or in part, with or without charge for parking two (2) or more manufactured homes for dwelling purposes.

Manufactured Home Space: A parcel of land for rent within a manufactured home park which has been designed to accommodate a manufactured home and provides the required sewer and utility connections.

Manufactured Home Subdivision: A subdivision designed and intended for residential use where residence are in manufactured homes exclusively, and lots are individually owned.

Medical Marijuana: Means of all parts of the genus cannabis whether growing or not, and the seed of such plants that may be administered to treat or alleviate a qualifying patients debilitating medical condition or symptoms associated with the patient's debilitating medical condition.

Medical Marijuana Cultivation: The process by which a person grows a marijuana plant. A facility shall mean a building, structure or premises used for the cultivation or storage of medical marijuana that is physically separate and off-site from a medical marijuana dispensary.

Medical Marijuana Dispensary: A non-profit entity defined in A.R.S. § 362801(11), that sell, distribute, transmit, give, dispense, or otherwise provide medical marijuana to qualifying patients.

Medical Marijuana Infusion (or Manufacturing) Facility: A facility that incorporates medical marijuana (cannabis) by the means of cooking, blending, or incorporation into consumable/edible goods.

Medical Marijuana Qualifying Patient: A person who has been diagnosed by a physician as having a debilitating medical condition as defined in A.R.S. § 36-2801.13.

Mine: The quarry, extraction, grinding or crushing of minerals or earthen materials, (i.e., sand, gravel, rock and fill dirt) for sale or off-premise use. Also, land containing excavations, machines or other property including impoundment, retention dams, tailings, and waste dumps, on the surface or underground, used in, to be used in or resulting from the work of extracting minerals or other materials.

Mobile Home: A structure, other than a recreational vehicle, manufactured home, or factory-built building as defined herein, which was built before January 15, 1976 and not constructed in accordance with the Housing and Community Development, Act of 1974, on a permanent chassis, capable of being transported in one (1) or more sections, and designed to be used with or without a permanent foundation as a dwelling when connected to on-site utilities.

Motel, Motor Hotel, Motor Inn: A building containing lodging rooms having adjoining individual bathrooms and where the lodging rooms are not entered from a common entrance lobby and where more than fifty percent (50%) of the lodging rooms are for rent to transient guests.

Motocross Racetrack: A dirt racetrack for the exclusive purpose of racing motorcycles or all-terrain vehicles, which could include necessary accessory structures for parking, garages, staging, control and seating.

Municipality: Shall mean the City of Kingman, Arizona.

Museum: A non-profit, non-commercial establishment operated as a repository for a collection of nature, scientific or literary curiosities or objects of interest or works of art, not including the regular sale or distribution of the objects collected.

Non-Conforming: A lot whose width, area, or other dimensions and/or the use of a building which does not conform with the provisions of this Ordinance but which was in conformance with all ordinances and laws on the effective date of this Ordinance or any subsequent amendment.

Nude Model Studio: Means any place where a person who appears in a state of nudity or displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration in the context of an art, photography or modeling class operated by a college, junior college, or university supported entirely or partially by taxation or at a private college, junior college or university in which credits earned are transferable to a similar institution.

Nudity or a State of Nudity:

1. The appearance of unclothed, human anus, male or female genital organs, or the nipple and/or areola of the female breast; or
2. A state of dress which fails to fully and opaquely cover a human anus, male or female genital organs, or the areola of the female breast.

Nurseries: Facilities for commercial development, growth and sale of plants and/or for the utilization of and storage of equipment for landscaping operation and wholesale and/or retail or commercial gardening supplies.

Nursing Home (Rest Home): A residence for the care of children, the aged, infirm, or convalescent of any age.

On-Site Building: A dwelling unit (or non-residential building which includes a dwelling unit or habitable room), other than a mobile home, recreational vehicle, manufactured home, or factory-built building as defined herein, which is substantially constructed on-site. (Ord 896, 16Dec91)

Open Sales Lot: Any land used or occupied for the purpose of buying and selling merchandise or personal property including, but not limited to, passengers cars, trucks, mobile homes, motor scooters, motorcycles, boats and monuments or for the storing of same prior to sale. (Definition Corrected Nov 88)

Open Space Land: Publicly or privately held property not used for buildings or structures, which may be undeveloped or developed for active or passive recreation or resource conservation.

Operates or Causes to be Operated: Means to cause to function or to put or keep in operation. A person may be found to be operating or causing to be operated a sexually oriented business whether or not that person is an owner, part owner or managing employee of the business.

Owner: Any individual firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in property to commence and maintain proceedings to control, divide or otherwise deal with the same under this Ordinance.

Party Wall: A wall having no openings and extending from its footing below finished ground grade to the height of the exterior surface of the roof.

Performance Standard: A criterion to all matters of general welfare, including, but not limited to, control, noise, appearance, traffic, general housekeeping, odor, smoke toxic or noxious matter, vibration, fire, and explosive hazards, or glare or heat generated by or inherent in uses of land or buildings.

Person: Means an individual, proprietorship, partnership, association, corporation or other legal entity.

Planned Unit Development (PUD): A unified development, in single ownership or control, which includes one (1) or more principal buildings where the specific requirement of a given zoning district may be or have been modified by approval of an overall development plan.

Planning and Zoning Commission: The Planning and Zoning Commission of the City of Kingman, Arizona.

Pot-Bellied Pig: A miniature breed or swine commonly referred to as Vietnamese, Chinese or Oriental pot-bellied pig (sus scrofa vittatus), maximum weight one-hundred (100) lbs., maximum height twenty-two (22) inches at shoulder.

Pre-Fabrication: A complete building and/or structure built in accordance with the Uniform Building Code which is fabricated at locations other than the lot on which the building and/or structure is intended to be erected, but not including mobile homes.

Pre-School: An organized program devoted to the education and/or day care of children younger than elementary school age.

Private School: A non-public institution where a curriculum of general instruction similar to a public school is imparted.

Public Assembly-Indoor, General: Venues where patrons gather for limited sized indoor activities, which follow a regular pattern, such as fitness centers, dance or other forms of physical or instructional training, churches, temples, religious assemblies, institutions or structures, private clubs, social and fraternal lodges, and dance halls, libraries, community centers.

Public Assembly-Indoor, Entertainment: Establishment where patrons gather for medium to larger sized indoor entertainment and where the assemblage follows a daily or regular pattern. It includes, but is not limited to, private clubs with restaurants, and/or bars, indoor theatres of all types, movies, live plays, dance halls, concert halls, music auditoriums, museums.

Public Assembly-Outdoor, General: Venues where people typically gather in an outdoor area, and the majority of the area is devoted to recreational equipment or attractions with the minority of space dedicated to patron occupancy, including but not limited to amusement parks, fairgrounds, miniature golf, water parks, and zoos.

Public Assembly-Outdoor, Entertainment: Establishment where patrons gather for large scale outdoor entertainment and where the assemblage does not follow a daily or regular pattern. It includes, but is not limited to, outdoor amphitheatres, outdoor entertainment venues, rodeo grounds, sport arenas, stadiums, race tracks, high end beach clubs, and tennis clubs.

Public Building: Facilities for the conducting of public business constructed for various public agencies and includes courthouses, City halls, post offices, governmental office buildings, libraries, and museums, but does not include schools, or churches.

Recreational Vehicle: A vehicular type unit forty (40) feet or less in length and twelve (12) feet or less in width and is less than four-hundred (400) square feet in box area. Primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

Recreational Vehicle Park: Any parcel of land used or offered for use in whole or part, with or without charge, for parking of travel trailers, pick-up campers, motor homes or similar devices used for temporary portable housing for a residential occupancy.

Recreational Vehicle Space: A parcel of land for rent which has been designed to accommodate a recreational vehicle.

Regulated Day Care/Group Facility: A residential facility in which day care is regularly provided, for compensation, for periods of less than twenty-four (24) hours per day, for not less than five (5) full-time and part-time children, but not more than ten (10) full-time children through the age of fourteen (14) years.

Rooming House Tourist Home: A building, or portion thereof containing lodging rooms which accommodate three (3) or more persons who are not related to the building owner.

Sanitary Landfill: Special areas for disposal of all manner of refuse, constructed, operated, and maintained according to rules and regulations of the State Department of Health.

School: Any public or private institution providing primary and secondary education for grades kindergarten through twelve (12), such as elementary, middle, junior high and high schools.

Screen: A wall, partition, fence, or hedge for separation of one (1) land use from another.

Sexually Oriented Business: Means an adult arcade, adult bookstore or adult video store, adult cabaret, adult hotel, adult motion picture theater.

Shelter for (Victims of) Domestic Violence: A facility which provides temporary shelter for persons, regardless of age, who, for various reasons, cannot reside in their family home. Twenty-four (24) hour supervision is mandatory and professional counseling, group therapy, meals and referrals to legal services provided. The purpose of a shelter for domestic violence is to provide alternative housing for persons who need a transitional environment for future successful re-entry into the community as an independent and productive person.

Shopping Center: Shall mean a group of three (3) or more separate commercial establishments which share the same site, with common facilities including parking, ingress/egress, landscaping and pedestrian malls which functions as a unit. Distinguishing characteristics of a shopping center may, but need not, include common ownership of the property upon which the center is located, common wall construction, and multiple occupant commercial use of a single structure.

Smelter: Any establishment used for the purpose of pyrometallurgical operations and appurtenant buildings, shops, facilities for the production of steam or electrical power, or equipment used in conjunction with any of the above.

Specified Anatomical Areas: Means nudity or a state of nudity, or the exposure of clothed male genital organs in a discernable state of sexual arousal.

Specified Sexual Activities:

1. The fondling or any erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy; or
3. Masturbation, actual or simulated; or
4. Excretory functions as a part of or in connection with any of the activities set forth in (1) through (3) above.

Substantial Enlargement: Of a sexually oriented business means, the increase in floor area occupied by such business by an amount equal to or greater than twenty-five percent (25%), as said floor area existed on the September 1, 1991.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

Street (Avenue, Place, Road, Terrace, Court, Lane, or Parkway): A right-of-way not less than twenty-four (24) feet wide which affords the primary means of access to abutting property.

Structure: Anything constructed or erected, the use of which requires location on the ground or attached to something having a location on the ground.

Structural Alterations: Any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or exterior walls.

Swap Meet, Indoor: A swap meet which is located in a completely enclosed building.

Swap Meet, Outdoor: A place of commercial activity which is composed of semi-enclosed or outdoor stalls, stands, or spaces allotted to vendors for the purpose of display and sales or exchange of merchandise. Swap meets shall not include: Short-term residential yard sales, Christmas tree sales (November, December), circuses/carnivals, farmers agricultural markets, short-term sidewalk sales in conjunction with adjacent retail businesses, nor weekend arts and crafts shows.

Toxic Material: A substance (liquid, solid, or gaseous) which, by reason of an inherent deleterious property, can be injurious to living organisms of plants, animals, or human beings.

Trade School: Schools offering instruction in the technical, commercial or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technical schools and similar commercial establishments operated by a non-governmental organization.

Travel Trailer: A recreational vehicle (not including boats) that is towed by a car or truck.

Truck Stop: A facility for the servicing of diesel powered trucks and tractor-trailers. A truck stop shall mean any one (1) or more of the following:

1. Four (4) or more diesel fuel dispensers;
2. Two (2) or more bays for truck washing;
3. Facilities for diesel engine repair.

Other uses present at the same facility such as convenience markets or restaurants shall not be determinative of whether or not the facility is a truck stop. The scrapping or stripping of trucks or truck parts shall not be considered a truck stop, but shall be defined as junkyards.

Unregulated Day Care Facility: A residential facility in which day care is provided for compensation for periods of less than twenty-four (24) hours per day for not more than four (4) children.

Use, Accessory: A subordinate use, such as a private garage, which is clearly incidental to the principal use of a building or premises, which does not alter the character of the area and is not detrimental to the area, and which is located on the same lot as the principal building or use, except for such accessory parking facilities as are specifically authorized to be located elsewhere. Accessory uses may include, but are not limited to: storage sheds; garages; carports; greenhouses; gazebos; non-commercial private hobby rooms; water towers; satellite antennas; windmills; flagpoles; private swimming pools; private tennis courts; fallout shelters; solar energy system; woodsheds and animal pens.

Use, Permitted: Any building, structure, or use which, on the effective date of this Ordinance, complies with the applicable regulations governing permitted uses of the zoning district in which such building, structure, or use is located.

Use, Principal: The main use of land or building as distinguished from a subordinate or accessory use.

Utility: Private or municipal facility for distribution to the public or various services such as power, heat, light, water sewage removal and communications.

Wastewater Treatment Plant, Electro-coagulation Closed-Loop System: A wastewater treatment plant that uses an electro coagulation system that consists of a non-biological rapid flow "closed loop" treatment system designed to capture, reuse or recycle all waste, energy and contaminants found in wastewater through the use of a grit screen and overflow system with a electro coagulation (EC) treatment cell and clarifier with odorless tertiary treatment components.

Yard, Front: A yard extending from the front lot line to the front line of the principal building. On corner lots and through lots, both street lot lines are considered front lot lines without regard to location of the main entrance of the principal building.

Yard, front-Side: On a corner lot, a yard extending from one (1) of the front lines of the principal building and the front lot line along one (1) street and established as the front-side yard at the time of application for the building permit.

Yard, Rear: The portion of the yard on the same lot with the principal building, located between the rear line of the building and the rear lot line not to extend into the front-side yard.

Yard, Side: A yard extending along the side lot line between the front and rear yards.

Zoning Administrator: Shall mean the official responsible for enforcement of the zoning ordinance.

Zoning Ordinance: The ordinance of the City of Kingman regulating the use of the land or structure, or both, as provided herein.

Revised 2/05/03 per Ord. No. 1362
Revised 5/05/11 per Ord. No. 1700-B
Revised 10/4/11 per Ord. No. 1719-A

3.000 RESIDENTIAL: SINGLE-FAMILY

R-1-6
R-1-8
R-1-10
R-1-20
R-1-40

3.100 INTENT AND PURPOSE

These districts are intended to provide for and encourage the development of single-family living at designated population densities. The provisions of these zones are intended to ensure that the residential character of such areas will be stabilized and maintained. They are further intended to provide a basis for planning of related amenities such as parks, schools, public utilities, streets and highways and other community facilities.

3.200 GENERAL PROVISION

In Single-Family Residential Districts, every single-family dwelling hereafter erected or structurally altered shall be located on one (1) lot, and there shall be not more than one (1) principal building on one (1) lot or parcel. In the event a duplex is permitted by Conditional Use Permit, the density shall not exceed one (1) unit per minimum designated lot area.

PERMITTED USES:	R-1-6	R-1-8	R-1-10	R-1-20	R-1-40
Single-family detached dwellings	X	X	X	X	X
Home occupations as regulated in Section 24.000	X	X	X	X	X
Parks and public playgrounds-publicly owned and operated	X	X	X	X	X
Residential group homes for persons with disabilities, in accord with Federal and State Fair Housing Laws. a. Any licensed group home in single-family residentially zoned areas must not be less than six-hundred-sixty (660) feet from another licensed home. b. In accord with ADHS licensing guidelines, up to ten (10) persons may reside in such homes.	X	X	X	X	X
Schools, Private School, Charter School or Community college (not providing housing, dormitories or sleeping overnight)	X	X	X	X	X
Keeping of horses in connection with the residential use of the property, subject to the provisions of Chapter 3 of the Code of Ordinances of the City of Kingman.	X	X	X	X	X
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities, thirty-five (35) feet. (See also Subsection 26.100 WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)	X	X	X	X	X

ACCESSORY USES TO THE ABOVE PERMITTED USES:	R-1-6	R-1-8	R-1-10	R-1-20	R-1-40
Unregulated Day Care Facility	X	X	X	X	X

USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT:	R-1-6	R-1-8	R-1-10	R-1-20	R-1-40
Commercial off-street parking in conjunction with an adjacent permitted commercial use	X	X	X	X	X
Convents, monasteries and seminaries	X	X	X	X	X
Duplexes	X	X	X	X	X
Golf course, tennis clubs, swimming clubs, and other similar recreational facilities including restaurants, cocktail lounges, and other related facilities only when associated with and incidental to a golf course, tennis club, or other recreational facility. Such uses shall be permitted only when they are for the exclusive use of club membership. In granting a permit for such activities, the Planning Commission shall ensure, through the imposition of appropriate conditions that no interference with the conduct of nearby residential uses occurs.	X	X	X	X	X
Historical sites and museums.	X	X	X	X	X
Municipal or non-profit privately owned recreational buildings and community centers.	X	X	X	X	X
Parks and playgrounds, privately owned and operated but not for profit.	X	X	X	X	X
Pre-schools, tutorial schools, Regulated Day Care/Group Facility	X	X	X	X	X
Public Assembly-Indoor, General	X	X	X	X	X
Public libraries.	X	X	X	X	X
Shelter (for Victims of) Domestic Violence: 1. This activity shall be required to obtain or show evidence of eligibility for a license from the appropriate agencies. 2. This activity must meet specified spacing and density requirements and all other development standards found in Section 3.000, RESIDENTIAL: SINGLE-FAMILY and Section 12.000, OFF-STREET PARKING AND LOADING REQUIREMENTS. 3. The agent managing the shelter must submit a statement of the exact standards of operation for the planned home. 4. Conform to the extent possible to the type and outward appearance of the residences in the area.	X	X	X	X	X
Utility and public service uses including: Electric substations Fire stations Police stations Telephone exchanges, and telephone transmission equipment buildings Water filtration plants, pumping stations and reservoirs	X	X	X	X	X
Cemeteries				X	X
Public riding stables and academy					X
Wireless Communication Facilities: Antennas, antenna support structures and communication towers; maximum height of 100 feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)	X	X	X	X	X

DISTANCES BETWEEN BUILDINGS:	R-1-6	R-1-8	R-1-10	R-1-20	R-1-40
The minimum space between buildings or structures on the same lot	6-ft	6-ft	6-ft	6-ft	6-ft

OFF STREET PARKING:	R-1-6	R-1-8	R-1-10	R-1-20	R-1-40
No required front or side yard shall be used for parking, except on established and improved driveways	X	X	X	X	
See Section 22.000: OFF-STREET PARKING, of this Ordinance	X	X	X	X	X

SETBACKS				
	FRONT	FRONT-SIDE	REAR	SIDE
R-1-6	20	10	15	5
R-1-8	20	15	15	5
R-1-10	20	15	15	5
R-1-20	20	20	20	10
R-1-40	30	30	20	20

Accessory building setbacks (All Zoning Districts):

Accessory buildings and uses shall be located to the rear of the front yard setback and shall not be closer than four (4) feet to any alley line or rear lot line, and shall not be closer to any side lot line than the required side yard. Accessory buildings in the aggregate may not occupy over ten percent (10%) of the lot area.

LOT & BUILDING DIMENSIONS					
	MINIMUM LOT WIDTH	MINIMUM LOT AREA	MAXIMUM PRINCIPAL BLDG, HEIGHT*	MAXIMUM ACCESSORY BLDG, HEIGHT	FLOOR AREA RATIO
R-1-6	50	6,000*	30	15	0.6
R-1-8	65	8,000	30	15	0.6
R-1-10	80	10,000	30	15	0.6
R-1-20	100	20,000	30	20	0.5
R-1-40	150	40,000	30	25	0.45

* All other structures shall not exceed thirty-five (35) feet in height.

3.300 PROPERTY DEVELOPMENT STANDARDS (R-1-6 ZONING DISTRICT ONLY):

1. All newly created lots shall be not less than six-thousand (6,000) square feet or less than fifty (50) feet in width.

2. The City of Kingman, however, recognizes that a large number of subdivisions were platted in sizes that do not meet modern subdivision standards. Many of these subdivisions in the Kingman area were recorded prior to January 1, 1945 and are now within the City limits of the City of Kingman. Further, the City recognizes that it is in the interest of the City and in accord with the Kingman General Plan to infill, develop these old subdivisions, and thus contribute to the strategy of minimizing sprawl development. To assist in implementing these objectives the following regulations shall apply in R-1-6 districts in which all original lots were platted prior to January 1, 1945.

3. For lots platted in subdivisions originally recorded prior to January 1, 1945, located in R-1-6 Zoning Districts, and platted in lot sizes of primarily twenty-five feet by one-hundred feet (25'x100') or fifty feet by one-hundred feet (50'x100'), building sites may be used in any configuration for a single family detached home. The building site must have a minimum of five-thousand (5,000) square feet and the site width must be a minimum of fifty (50) feet.

4. For lots platted in subdivisions originally recorded prior to January 1, 1945, located in R-1-6 zoning districts, and originally platted in lot sizes of forty feet by one-hundred feet (40'x100'), the minimum building site area for a single family detached home continues to be six-thousand (6,000) square feet, with lot width a minimum of fifty (50) feet. However, if modern resurvey of the area has shown that errors in the original survey occurred such that the original building site dimensions were in error, then the Zoning Administrator is authorized to approve single-family detached home permits provided the building site area is not less than fifty-nine-hundred (5,900) square feet. The Zoning Administrator must be satisfied that the problem is a survey correction matter and was not self-imposed by the owner or developer.

Revised 2/05/03 per Ord. No. 1363
Revised 1/04/11 per Ord. No. 1688

4.000 RESIDENTIAL: MULTIPLE-FAMILY DISTRICT

R-2 Low Density Multiple-Family
R-3 Medium Density Multiple-Family
R-4 High Density Multiple-Family

4.100 INTENT AND PURPOSE

Multiple-Family residential districts are hereby established to provide for the development of multiple-family residential living areas in an environment having maximum living amenities. It is the purpose of the multiple-family districts to provide low, medium and high density and promote greater residential design flexibility as to be complementary to adjacent activities, to have more efficient use of open space and better separation of pedestrian and vehicular traffic.

4.200 GENERAL PROVISIONS

4.210 PERMITTED USES

Bed and Breakfast establishments without a public restaurant
Single-Family detached dwellings, subject to all provisions of the R-1-6 district
Multiple-family dwellings
Condominiums, townhouses, patio homes
Home Occupations as regulated in Section 24.000 of this Ordinance
Parks and public playgrounds – publicly owned and operated
Residential group homes for persons with disabilities, in accord with Federal and State Fair Housing laws
Unregulated Day Care Facility
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is twenty-five (25) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)
Accessory uses to the above permitted uses.

4.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

Commercial off-street parking in conjunction with an adjacent permitted commercial use
Convents, monasteries and seminaries
Golf courses, tennis clubs, swimming clubs, and other similar recreational facilities, including restaurants, cocktail lounges, and other related facilities only when associated with and incidental to a golf course, tennis club, or other recreational facility. Such uses shall be permitted only when they are for the exclusive use of club membership. In granting a permit for such activities, the Planning Commission shall ensure, through the imposition of appropriate conditions that no interference with the conduct of nearby residential uses occurs
Historical sites and museums-commercially operated
Hospitals
Municipal or non-profit privately owned recreational buildings and community centers
Municipally owned health centers
Parks and playgrounds, privately owned and operated but not for profit
Preschools, tutorial schools, Regulated Day Care/Group Facility
Public Assembly-Indoor, General
Public libraries
Schools, Private School and Charter Schools where housing, dormitories or sleeping overnight is provided
Utility and public service uses including: electric substations, fire stations, police stations, telephone exchanges, telephone transmission equipment buildings, water filtration plants, pumping stations and reservoirs.

Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is one-hundred (100) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS).

4.300 PROPERTY DEVELOPMENT STANDARDS

DISTRICT	R-2	R-3	R-4
	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY
Minimum Net Site Area (sq ft)	6,000	6,000	6,000
Minimum Lot Area Per Unit	2,200 sq ft	1,850 sq ft	1,500 sq ft
Density/Dwelling Units Per Acre	19	23	28
Minimum Lot Width In Feet	60	60	60
Minimum Lot Length In Feet	100	100	100
Maximum Building Coverage	55%	55%	55%

4.310 MINIMUM FLOOR AREA PER DWELLING (SQUARE FEET)

DISTRICT	TYPE OF DWELLING UNIT		
	EFFICIENCY	ONE BEDROOM	TWO + BEDROOM
R-2	500	600	700
R-3	425	525	625
R-4	350	450	550

The Planning and Zoning Commission may allow modifications to the MINIMUM FLOOR AREA PER DWELLING for a specific development in R-2 and R-3 zones if the following conditions are met (R-4 zones are not available for modification):

1. Only one unit type may receive a modification from the minimum floor area requirement.

2. Any modification shall not be greater than ten percent (10%) of the minimum standard.

3. The development meets all other criteria established under Section 4.000: PROPERTY DEVELOPMENT STANDARDS.

4. The developer can demonstrate to the Commission that the proposed modification will further a positive public purpose, and not be for mere convenience. One example could be that the modification would increase affordable housing opportunities.

5. Other units in the complex mix are significantly above the minimum floor areas.

6. Only R-2 and R-3 zones will be considered for modifications. The minimum floor areas in the R-4 zones are not available for modification.

   Porches, balconies, garages, entries, terraces, patios and cellars shall not be included in the minimum floor area requirement set forth above.

4.320 MINIMUM USABLE OPEN SPACE FOR DWELLING (SQUARE FOOT)

There shall be a minimum outdoor living space for each district calculated as follows:

DISTRICT	TYPE OF DWELLING UNIT		
	EFFICIENCY	ONE BEDROOM	TWO + BEDROOM
R-2	200	225	250
R-3	175	200	225
R-4	150	175	200

May overlay with setback requirements depending upon layout design of buildings.

4.330 OFF-STREET PARKING PER DWELLING UNIT

The minimum parking requirements permitted in all multiple-family districts shall be as follows:

Efficiency……....1 space per unit
One Bedroom……..1.5 spaces per unit
Two + Bedrooms…… 2 spaces per unit

The Planning and Zoning Commission may recommend to the Common Council modifications to the minimum parking requirements of OFF-STREET PARKING PER DWELLING UNIT for a specific development if the following conditions are met:

1. The developer can demonstrate to the Commission and the Council that the multiple-family development will not generate the need for the number of parking spaces required by the Zoning Ordinance. Examples of this reduced parking generation could be:
    a. Special resident populations;
    b. Alternative transportation systems available to serve residents such as provisions for extensive bicycle or transit uses.

2. No less than one (1) parking space per unit plus one (1) space per two (2) employees.

3. The development meets all other criteria established under Section 4.000: PROPERTY DEVELOPMENT STANDARDS.

4. Any modification to the minimum parking requirements which is allowed by the Commission shall run with the land so long as the conditions of approval continue to be met.

5. The Common Council must approve the Commission recommendations.

Parking spaces may be located in the front or rear yard setback areas. All parking and driveway areas shall be designed and improved in accordance with Section 22.000 in this Ordinance.

4.340 PERMITTED HEIGHTS

Buildings used for residential purposes shall not exceed forty (40) feet in height. Accessory buildings and structures shall not exceed fifteen (15) feet in height.

4.350 YARDS AND SETBACKS

Front Yard – not less than twenty (20) feet
Side Yard – not less than five (5) feet Note: Zero (0) side setback on the interior—common—lot lines, when associated with condominiums, town houses, row houses, or patio home development.
Corner Side Yard – not less than ten (10) feet
Rear Yard – not less than fifteen (15) feet

Accessory buildings and uses shall be located to the rear of the front yard setback and shall not be closer than four (4) feet to any alley or rear lot line, and shall not be closer to any side lot line than the required side yard.

4.360 ADDITIONAL SETBACKS

Where building heights exceed fifteen (15) feet and are located adjacent to a single-family residential district, the following additional setback shall be required: One (1) additional foot of yard setback from any adjacent single-family residence property line for every foot of building height above fifteen (15) feet.

4.370 DISTANCE BETWEEN BUILDINGS

The minimum space between buildings or structures on the same lot shall be six (6) feet.

4.380 PRE-1045 SUBDIVISION LOT REGULATIONS

For lots platted in subdivisions originally recorded prior to January 1, 1945, located in R-2 Zoning Districts, and originally platted in lot sizes of primarily (25' x 100') or (50' x 100'), building sites may be used in any configuration for a single family detached home only. The building site must have a minimum off 5,000 square feet and the site width must be a minimum of 50-feet.

Additionally, for lots in subdivisions recorded prior to January 1, 1945 and located in R-2 Zoning Districts, and originally platted in lot sizes of (40' x100'), the minimum building site area for a single family detached home continues to be six-thousand (6,000) square feet, with a fifty (50) foot minimum lot width.

4.390 WALLS, FENCES AND REQUIRED SCREENING

Walls, fences and hedges not to exceed six (6) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space within which they may not exceed three (3) feet in height, or except as otherwise provided in Section 26.000. Where single-family residences abut multiple-family districts, a solid screening of wood, brick, slump block, masonry wall with stucco or mortar wash or compatible alternatives approved by the Planning and Zoning Commission, no less than six (6) feet shall be required except within the frontage yard. Such a screening is intended to preserve the integrity of the single-family residence and shall be permanently maintained.

4.3100 LANDSCAPING

Properties shall be landscaped at the time of development in accordance with the requirements of Section 10.000: LANDSCAPING.

4.3110 ACCESS

All lots shall have frontage on and have vehicular access from a dedicated street. Any secondary means of permanent vehicle access shall be approved by the Planning and Zoning Commission and the City Council.

4.3120 ABUTTING PROPERTY LINES

All land uses abutting the property lines of a proposed multiple-family development shall be listed on or attached to the site plan. A list of all land use activities adjacent to the development will aid the Planning and Zoning Commission and the City Council in protecting the public's health, safety and welfare against any incompatible uses.

4.400 CONDITIONS OF APPROVAL

At the time of application for a building permit, the applicant shall supply the building department with a detailed site plan drawn to scale that shows the location and dimension of all buildings, driveways, parking areas, setbacks and areas of open space. This site plan shall also show in the legend; legal description, existing zoning, total lot area, total number of apartment units, total common open space area, density, number of parking spaces, and typical unit size. Each development reviewed shall require as a condition of approval the following additional criteria:

1. Soil evaluation for land use compatibilities*,
2. Water and sewer availability (line size and capacity),
3. Ready access to an arterial (without increasing traffic in a single-family residential neighborhood),
4. Compatibility with existing land uses,
5. Drainage considerations, flood plain analysis **,
6. And parcel size.

These criteria are necessary to reduce detrimental impacts to the land/property (i.e. carrying capacity of soils, drainage, water and sewerage facilities, and surrounding land uses, specifically single-family residential areas).

* The soil type of the proposed development site shall be determined by the Staff, using the soil inventory developed by the U.S. Soil Conservation Service. If the site is located in a soil type that reflects limitations for high-density development, the City shall ask the Soil Conservation Service Office to provide a site-specific evaluation of the property. If this evaluation reflects severe limitation problems for the proposed development, the developer may be required to provide a detailed soils analysis prepared by a qualified testing laboratory.

** If the proposed development site is located in an "A" zone as identified by the Flood Insurance Rate Map (F.I.R.M.), a drainage report shall be prepared by a qualified registrant outlining the method proposed to eliminate flooding problems. This report shall be submitted with the development plans. If the site is outside of the "A" zone of F.I.R.M., but is an area known to have flooding problems or potential, the City Engineer may require a drainage report to be prepared by a qualified registrant and submitted for review and approval.

5.000 RESIDENTIAL: MANUFACTURED HOME

R-MH-6
R-MH-8
R-MH-10
R-MH-20
R-MH-40

5.100 INTENT AND PURPOSE

This district is intended to set forth appropriate standards for the development of residential manufactured homes in planned integrated manufactured home parks and subdivisions.

5.200 GENERAL PROVISIONS

5.210 PERMITTED USES

Home occupations as regulated in Section 24.000, of this Ordinance
Manufactured Home Park in the R-MH-6 district as regulated by Section 5.400 of this Ordinance
Parks and public playgrounds—publicly owned and operated
Residential group homes for persons with disabilities, in accord with Federal and State Fair Housing laws
Residential manufactured homes; only one manufactured home as defined in this Ordinance may be placed on each lot or parcel of land.
Schools, Private School, Charter School, Pre-Schools or Community Colleges (not providing housing, dormitories or sleeping overnight)
Single-Family, detached dwellings are subject to all provisions of the corresponding R-1 districts, in lieu of a residential manufactured home. No more than one (1) such dwelling shall be permitted on not less than one (1) lot, regardless of size, provided all setback requirements shall be maintained as outlined by this Ordinance. In the case of a manufactured home park, such single-family, detached dwelling unit shall be solely for the use of a caretaker or other person responsible for maintaining or operating the park
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is thirty-five (35) feet. (See also Subsection 36.1000: WIRELESS COMMUNICATION FACILITIES in Section 36.000: GENERAL DEVELOPMENT STANDARDS.)

5.220 ACCESSORY USES TO THE ABOVE PERMITTED USES

Unregulated Day Care Facility

5.230 USES WHICH MAY BE PERMITTED BY CONDTIONAL USE PERMIT

Public Assembly-Indoor, General
Unregulated Day Care Facility
Commercial off-street parking in conjunction with an adjacent permitted commercial use.
Golf courses, tennis clubs, swimming clubs, and other similar recreational facilities, including restaurants, cocktail lounges, and other related facilities only when associated with and incidental to a golf course, tennis club, or other recreational facility. Such uses shall be permitted only when they are included as a part of the manufactured home park or subdivision design plan and are intended for the use of the park or subdivision residents. In granting a permit for such activities, the Planning and Zoning Commission shall ensure, through the imposition of appropriate conditions that no interference with the conduct of nearby residential uses occurs.
Municipal or non-profit privately owned recreational buildings and community centers.

Parks and Playgrounds, privately owned and operated but not for profit. This does not include the requirements for recreational facilities required under "PROPERTY DEVELOPMENT STANDARDS FOR MANUFACTURED HOME PARKS" of this section.

Public libraries

Recreational vehicles within a Manufactured Home Park in the R-MH-6 district as regulated by Subsection 26.900: Recreational Vehicle Parks

Regulated Day Care/Group Facility

Utility and public service uses including: electric substations, fire stations, police substations, telephone exchanges, and telephone transmission equipment buildings.

Wireless communication facilities not located or co-located, concealed or camouflaged and/or antennas, antenna support structures, and communication towers up to a maximum height of one-hundred (100) feet. (See also Subsection 26.100: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

5.300 MANUFACTURED HOME SUBDIVISION

5.310 PROPERTY DEVELOPMENT STANDARDS:

For the purpose of regulating lot sizes, dimensions, yards and other development characteristics, requirements for conventional single-family subdivisions of the same density shall apply. For all lands zoned R-MH and intended for subdivision, a numerical designation of six (6), eight (8), ten (10), twenty (20) or forty (40) shall be recorded on the zoning map (e.g. R-MH-6) to correspond to densities in the R-1 districts. Property development standards in R-1 districts shall apply to the corresponding manufactured home districts as follows:

RESIDENTIAL: MANUFACTURED HOME	RESIDENTIAL: SINGLE-FAMILY
R-MH-6	R-1-6
R-MH-8	R-1-8
R-MH-10	R-1-10
R-MH-20	R-1-20
R-MH-40	R-1-40

For lots platted in subdivisions originally recorded prior to January 1, 1945, located in R-MH-6 Zoning Districts, and platted in lot sizes of primarily twenty-five feet by one-hundred feet (25' x 100') or fifty feet by one-hundred feet (50' x 100'), building sites may be used in any configuration for a single-family detached home only. The building site must have a minimum of five-thousand (5,000) square feet and the site width must be a minimum of fifty (50) feet.

5.320 PERMITS

All manufactured home setups shall be in accordance with this Ordinance and the Arizona State Division of Manufactured Housing requirements. The installation of a manufactured home whether on a subdivision lot, parcel, or manufactured home park, requires an approved building permit and/or State of Arizona, whichever entity or combination of entities has jurisdiction.

5.330 DISTANCE BETWEEN BUILDINGS

The minimum distance between the residential dwelling unit and all detached accessory buildings or structures shall be six (6) feet.

5.340 OFF-STREET PARKING

See Section 22.000: OFF-STREET PARKING of this Ordinance.

5.400 MANUFACTURED HOME PARK

5.410 PROPERTY DEVELOPMENT STANDARDS

AREA OF MANUFACTURED HOME PARK: The minimum area for a manufactured home park shall be three (3) acres.

DENSITY: There shall be no more than ten (10) manufactured home sites per acre of the park.

SIZE OF MANUFACTURED SPACE AND YARDS: Minimum size of space shall be thirty-two-hundred (3,200) square feet, except in areas where individual septic tank systems are used, in which case minimum size of space shall be six-thousand (6,000) square feet.

All manufactured homes and accessory buildings shall be separated by a minimum of six (6) feet.

Each manufactured home space shall have setbacks no less than:

Front – five (5) feet; Rear – five (5) feet; Side – five (5) feet

ACCESSORY BUILDINGS: Manufactured homes and their accessory buildings (including storage, carports, and/or awnings) shall cover no more than fifty-six percent (56%) of the total lot area. No accessory building shall encroach on any required front, rear, or side setbacks.

OFF–STREET PARKING: Off-street parking shall be in accordance with the provisions of Section 22.000: OFF-STREET PARKING.

WALLS, FENCES, AND LANDSCAPE: A six (6) foot high opaque screening shall be built along the exterior boundary lines of a manufactured home park, except where determined not necessary by the Planning and Zoning Commission and Common Council. It may be constructed of wood, masonry, shrubbery or screening as found acceptable by the Planning and Zoning Commission and the Common Council.

RECREATION FACILITIES: The manufactured home park shall provide not less than three percent (3%) of the gross area of the park for common park and green space (does not include private roads, streets, driveways), consolidated into usable areas that shall be centrally located and easily accessible to all park residents.

Unless the park excludes children under eighteen (18), the facilities shall include playground apparatus; sand pit; and if recommended, pathways for tricycles, roller skating and similar activities.

If a manufactured home park contains a swimming pool or other pool over ten (10) inches deep, it shall be completely surrounded by at least a five (5) foot high wall or chain link fence with a gate, which shall be kept closed at all times and shall be equipped with a self-closing and self-latching mechanism located not less than four (4) feet above grade.

RECREATIONAL VEHICLES: Recreational vehicles used for living quarters may be permitted by Conditional Use Permit subject to the regulations of Subsection 26.900: Recreational Vehicles Parks. Recreational vehicle spaces shall comprise no more than 40-percent of the spaces within a manufactured home park when located in an R-MH-6 zoning district. The locations of the RV spaces shall be clearly identified on an approved site plan and recreational vehicles shall not be permitted in spaces designated for manufactured homes. In all zoning districts manufactured homes shall not be permitted on recreational vehicle spaces which do not meet the manufactured home space size requirements per this ordinance.

5.420 UTILITIES AND SERVICES

LIGHTING: Adequate lighting shall be provided as follows:

1. At all interior street intersections.
2. At all guest parking areas.
3. At all recreational areas.
4. At all buildings containing public facilities.

SERVICE FACILITIES: Toilet facilities, sanitation facilities, and service buildings shall comply with Arizona Regulations, Chapter 8, ENVIRONMENTAL SANITATION R9-8-541, 542, and 543.

STORAGE AREAS: There shall be an area for the parking of boats, campers, unoccupied recreational vehicles, and similar vehicles, and an area for utility, maintenance, and/or storage areas equal to one (1) parking space per two (2) lots which shall be screened from view by an opaque wall or fence with a minimum height of five (5) feet. This area shall be paved or graveled.

DRAINAGE: Provisions shall be made for the collection and disposal of surface and storm water that originates on or flows onto the premises, in a manner satisfactory to the City Engineer. Grading and drainage plans shall be submitted to the City Engineer for approval, prepared by a certified engineer registered in the State of Arizona.

OTHER RESTRICTIONS: No manufactured home shall support a building or roof, except when made of light metal or fiberglass.

STREETS: Access to manufactured home park lots shall be by internal private drive and each lot shall be accessible from an approved private street or road. No lot shall have direct access to a public street or road. All internal streets must be improved to minimum City standards (except width). Park street width shall be a minimum of twenty (20) feet.

Entrances to manufactured home parks shall be designated to minimize congestion and traffic hazards through designated driveways and allow free movement of traffic on adjacent streets.

Dead-end streets shall be limited to serve no more than twelve (12) lots and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least sixty (60) feet.

For parks with roads serving more than twelve (12) sites, these roads shall be continuous.

SIDEWALKS: Sidewalk, curbs and gutter requirements shall be determined on an individual basis by the City Engineer, Planning and Zoning Commission, and the Common Council during the review process.

UTILITIES: Adequate underground water and electrical power shall be provided at each manufactured home site. Gas service shall be provided where available.

SEWERS: Sanitary sewage disposal facilities shall be installed to serve each lot and shall connect with the existing public sewer line, unless such sewer line is not easily accessible, in which case individual septic tank systems or a centralized disposal system may be installed which meet the health standards of Mohave County and the State of Arizona

5.430 APPLICATION PROCEDURE

The following shall be submitted to the Planning and Zoning Director for review:

1. Fifteen (15) copies of a site plan.
2. A grade and drainage report.
3. Two (2) copies of improvement plans including water and sewer lines, streets, sidewalks, and curbs/gutters.

5.440 REVIEW/APPROVAL PROCESS:

1. Review by the City Planning and Engineering Staff, and utility companies.
2. Review by the Planning and Zoning Commission.
3. Review and approval by the Common Council.

6.000 RESIDENTIAL: FACTORY-BUILT

R-FB-6
R-FB-8
R-FB-10
R-FB-20
R-FB-40

6.100 INTENT AND PURPOSE

This district is intended to set forth appropriate standards for the development of factory-built buildings in planned integrated subdivisions.

6.200 GENERAL PROVISIONS

PERMITTED USES:

Factory-built buildings as defined herein. Only one (1) such building may be placed on each lot or parcel of land.
Unregulated Day Care Facility

USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT:
Regulated Day Care/Group Facility

6.210 PROPERTY DEVELOPMENT STANDARDS

For the purpose of regulating lot sizes, dimensions, yards, and other development characteristics, requirements for conventional single-family subdivisions of the same density shall apply. For all land zoned R-FB and intended for subdivision, a numerical designation of six (6), eight (8), ten (10), twenty (20), or forth (40) shall be recorded on the zoning map (e.g. R-FB-6) to correspond to densities in the R-1 districts. Property development standards in R-1 districts shall apply to the corresponding factory-built districts as follows:

RESIDENTIAL: FACTORY-BUILT	RESIDENTIAL: SINGLE-FAMILY
R-FB-6	R-1-6
R-FB-8	R-1-8
R-FB-10	R-1-10
R-FB-20	R-1-20
R-FB-40	R-1-40

6.220 PERMITS

The installation of a factory-built building, whether on a subdivided lot or parcel, requires an approved building permit and/or site plan approval from the City of Kingman and/or the State of Arizona, whichever entity or combination of entities has jurisdiction.

6.230 DISTANCE BETWEEN BUILDINGS

The minimum distance between the factory-built building and all detached accessory buildings or structures shall be six (6) feet.

6.240 OFF-STREET PARKING

See Section 22.000: OFF-STREET PARKING of this Ordinance.

7.000 RURAL RESIDENTIAL

7.100 INTENT AND PURPOSE

This district is intended to preserve certain areas for rural type activities and low density residential development by protecting them from the incursion of incompatible urban uses.

7.200 GENERAL PROVISIONS

7.210 PERMITTED USES

All Agricultural uses:
Killing and dressing of beef, pork, poultry, fowl, or rabbits raised on the premises and intended for domestic use, provided that any building so used shall be not less than fifty (50) feet from any property line.
Commercial riding, training or boarding horse stables
Harvesting, processing or selling of crops produced on the same premises, including one (1) stand exclusively of wood frame construction (except the floor) and not exceeding three-hundred (300) square feet in gross floor area for the display and sale of agricultural crops produced on the same premises.
Historical sites and museums
Home occupations as regulated in Section 24.000 for those occupations other than permitted agricultural uses.
Public Assembly-Indoor, General
Residential group homes for persons with disabilities, in accord with Federal and State Fair Housing laws.
Schools, Private School, Charter School or Community College (not providing housing, dormitories or sleeping overnight)
Single-Family detached dwellings and manufactured homes. No more than one (1) such dwelling or manufactured home shall be permitted on not less than one (1) lot.
Utility and public service uses including: electric substations, fire stations, police stations, telephone exchanges, telephone transmission equipment buildings, water filtration plants, pumping stations and reservoirs.
Wireless Communication Facilities: maximum height forty (40) feet. (See also Subsection 36.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

7.220 ACCESSORY USES TO THE ABOVE PERMITTED USES

Unregulated Day Care Facility

7.230 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

Antennas, antenna support structures and communication towers; maximum height two-hundred-fifty (250) feet. (See also Subsection 36.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)
Cemeteries
Pre-Schools
Public Assembly-Indoor, Entertainment
Retail Sales Nursery
Regulated Day Care/Group Facility

7.300 PROPERTY DEVELOPMENT STANDARDS

7.310 LOT AREA

Not less than forty-thousand (40,000) square feet

7.320 LOT WIDTH

Not less than one-hundred-fifty (150) feet

7.330 FLOOR AREA RATIO

Not to exceed one-quarter (0.25)

7.340 PERMITTED HEIGHTS

The maximum height of any building shall be three (3) stories or forty (40) feet, whichever is less, except that this regulation shall not apply to barns, sheds, silos, towers, water works facilities, including storage tanks or other similar agricultural or public utility uses.

7.350 YARDS

Front Yard	-	not less than thirty (30) feet
Side Yard	-	not less than twenty (20) feet
Front Side Yard (corner)	-	not less than thirty (30) feet
Rear Yard	-	not less than twenty (20) feet

7.360 DISTANCE BETWEEN BUILDINGS

The minimum space between buildings or structures on the same lot shall be six (6) feet.

7.370 OFF-STREET PARKING

The provisions of Section 22.000: OFF-STREET PARKING shall apply.

8.000 RECREATIONAL OPEN SPACE

8.100 INTENT AND PURPOSE

This zone is intended to provide for permanent open space in the community by limiting development in areas which are so located, so configured or possessed of such geologic features that the residential or other structural use of the land might endanger the health, safety and welfare of residents from possible flood, fire, subsidence or erosion.

8.200 GENERAL PROVISIONS

8.210 PERMITTED USES

The following uses are permitted and land shall be used and buildings and structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following uses only:

Fairgrounds
Parks, campgrounds, recreational areas, and open space
Public Assembly-Outdoor, General
Public parking areas
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is thirty (30) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)
Accessory uses to the above permitted uses

8.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

BMX racetrack, no motorized cycles or vehicles permitted.
Cemeteries
Public Assembly-Outdoor, Entertainment
Public libraries
Riding academies and stables for renting of horses
Single-family detached dwellings and manufactured homes on parcels of not less than five (5) acres. No more than four (4) dogs, cats or other small mammals may be kept in connection with the residential use of the property and no stable, barn, pen or corral shall be within fifty (50) feet of any lot line or of any dwelling or other building used for human habitation on the lot.
Utility and public service uses including: electric substations, fire stations, police stations, telephone exchanges, and telephone transmission equipment buildings, water filtration plants, pumping stations and reservoirs.
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is one-hundred (100) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

8.300 PROPERTY DEVELOPMENT STANDARDS

8.310 LOT AREA

Not less than five (5) acres

8.320 LOT WIDTH

Not less than three-hundred (300) feet

8.330 FLOOR AREA RATIO

Not to exceed one-quarter (0.25) feet

8.340 PERMITTED HEIGHTS

The maximum height of any main or accessory building shall be two (2) stories or thirty (30) feet, whichever is less.

8.350 YARDS

Front Yard	-	not less than fifty (50) feet
Side Yard	-	not less than fifty (50) feet
Rear Yard	-	not less than fifty (50) feet

8.360 DISTANCE BETWEEN BUILDINGS

The minimum space between buildings or structures on the same lot shall be six (6) feet.

8.370 OFF-STREET PARKING

The provisions of Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS shall apply.

Revised 10/05/10 per Ord. 1693
Revised 07/19/11 per Ord. 1704

9.000 RESERVED FOR FUTURE USE

SECTION 9.000
RESERVED FOR FUTURE USE

10.000 LANDSCAPING

10.100 INTENT AND PURPOSE

To promote attractive and high quality development, it is the purpose of these regulations to establish standards for landscaping in order to preserve and enhance the natural beauty of the City. Creative, safe, attractive landscaped areas will be encouraged to be installed adjacent to public streets, dispersed throughout parking areas and used to ensure compatibility of adjacent land uses. It is hereby recognized that the effective use of plant landscaping controls dust, glare, and erosion; assists in the screening of objectionable light and noise; visually softens building masses; improves air quality; and helps to create harmony, continuity and the enhancement of property values throughout the community. The style of landscape is not prescribed by the City of Kingman; however, the planting of indigenous, drought tolerant, and low maintenance plants that conserve water and minimize fire hazards will be encouraged.

10.200 APPLICABILITY

A. These standards shall apply to Commercial, Industrial and Multiple-Family developments in the following manner:

1. This section shall apply to all new commercial, industrial, and multiple-family development.

2. These regulations shall also apply to any redevelopment, addition or remodeling of any multiple-family, commercial, or industrial property that requires a building permit and for which the improvement increases the area of the building or area of the developed portion of the property by twenty-five percent (25%) or more, or for which the improvement costs exceed twenty-thousand dollars ($20,000.00) in value, based on the City's valuation schedule used to compute building permit fees.

3. Further, these provisions shall apply to any building or site that might require rezoning, variance, or conditional use permit approval.

B. On lots or parcels that are one-half acre or less, prior to approval of a final inspection and occupancy of a residence, the required front and street-side yard areas shall be landscaped with decorative rock, lawn, trees, shrubs, or other plant materials, and shall be permanently maintained in a neat and orderly manner as a condition to use. Decorative screen-types walls, forty-two (42) inches or less in height where an integral part of landscaping scheme composed primarily of plant materials are permitted.

10.300 LANDSCAPING PLAN REVIEW

10.310 SITE PLAN CONTENT

A scaled drawing of the site shall be provided showing the area, location, and type of ground cover. The drawing shall also show the plant type, size, location and counts for each type of plant. An irrigation plan shall be provided indicating the layout and details of the irrigation system, including the size of water meter, backflow preventer, and all materials utilized.

10.320 SUBMITTAL OF PLAN

The landscaping plan shall either be incorporated into the site plan required for building permit purposes, or be provided as a separate document within the plan set that is submitted for a building permit. The plans for required landscaped areas will be reviewed for compliance with minimum standards as set forth in this section. The approval of landscaping plans shall also serve as the approval of non-substantial encroachment permits, and right-of-way permits, and those fees shall be waived.

10.400 LANDSCAPING STANDARDS/PROVISIONS

10.410 GENERAL REGULATIONS

A. MINIMUM LANDSCAPED AREAS FOR NEW BUILDINGS, REMODELINGS AND EXPANSIONS OF EXISTING BUILDINGS:

1. For all new development, ten percent (10%) of the net site area shall be provided with on-site landscaping. Landscape areas shall consist of ground treatments including any combination of landscape rock, decomposed granite five-eighths inches (5/8") and above, and/or turf. Landscape areas shall also include trees, shrubs, vines, succulents, and groundcovers with minimum numbers and sizes specified in Sections 10.410(B) and 10.410(C). The portion of the public right-of-way between the property line and public sidewalk shall be similarly landscaped and maintained in addition to the on-site requirements.

2. Remodeling and expansions of existing buildings located on properties that as of September 1, 2015 have less than five percent (5%) of the net site area landscaped shall provide a minimum of on-site landscaping equal to five percent (5%) of the development area, except where exempt as provided in Section 10.430. The development area includes the gross floor area of the buildings(s) as well as any parking areas, outdoor display areas, or storage areas that are a part of the building permit approval requirements. Landscape areas shall consist of ground treatments including any combination of landscape rock, decomposed granite five-eighths inches (5/8") and above, and/or turf. Landscape areas shall also include trees, shrubs, vines, succulents, and groundcovers with minimum numbers and sizes specified in Sections 10.410(B) and 10.410(C). The portion of the public right-of-way between the property line and public sidewalk shall be similarly landscaped and maintained in addition to the on-site requirements.

B. MINIMUM PLANT NUMBERS: All landscaped areas shall be composed of any combination of ground cover, shrubs, succulents and trees as set forth below:

1. **Trees:** Minimum of one (1) per five-hundred (500) square feet of required landscaped area. Additionally, a minimum of one (1) tree shall be required within each landscape island, where required by Section 10.410(E).

2. **Shrubs, Vines, Succulents and Ground Covers:** Minimum of two (2) per three-hundred (300) square feet of required landscaped area. Additionally, a minimum of two (2) shrubs, vines, succulents and/or groundcovers shall be required within each landscape island where required by Section 10.410(E).

C. MINIMUM PLANT SIZES:

1. **Trees:** Fifteen (15) gallon size, with three-quarter inch to one-and-one-quarter inch (3/4" to 1 ¼") caliper at the time of planting. A multiple trunk tree shall have no less than two (2) one inch (1") caliper trunks.

2. **Shrubs, Vines, Succulents and Ground Covers:** Five (5) gallon size minimum. Shrubs, vines, and succulents shall be approximately one (1) to two (2) feet in height and one (1) foot in width at the time of planting.

3. **Annuals/Perennials, Grasses, and Accent Grasses:** No minimum number or plant size.

D. RECOMMENDED PLANT LIST:

1. See attached **Exhibit 1** for a list of recommended plants for Kingman, Arizona. Staff may approve other varieties or alternatives to the listed plants provided they are suitable to the local climate and soil conditions.

E. PARKING LOT LANDSCAPING:

1. **Applicability:** The following landscaping standards shall apply to all off-street parking lots for all new development containing fifteen (15) or more parking spaces. See also Section 22.000 OFF STREET PARKING AND LOADING REQUIREMENTS. Parking lot landscaping shall be counted as part of the required landscape area.

2. **Design Standards:**

   a. One (1) landscape island shall be provided at each end of each row of parking spaces between the spaces and the adjacent drive aisle. In addition, one (1) landscape island shall be provided for every fifteen (15) contiguous parking spaces within the parking space row. The specific location of the landscape island may vary within the parking row provided that there are no more than 15 parking spaces in a row without an intervening landscape island.

   b. Each landscape island shall be a minimum of nine (9) feet in width and be the same length as the adjacent parking space. Where double-row parking areas exist, the landscape islands shall be the length of two parking spaces. All measurements are to the outside face of the curbs.

   c. Radius curbing for landscape islands shall be provided along drive aisles with a minimum four (4) foot radius.

   d. Parking areas used exclusively for outdoor sales and display of automobiles, recreational vehicles, and watercraft shall be exempt from the landscape island requirements. Customer and employee parking areas are not exempt from these requirements.

   e. A landscape area at least ten (10) feet deep shall be provided along the site perimeter between the parking lot area and a street where the parking area directly abuts the street.

F. INSTALLATION:

1. For all new construction and additions to existing buildings, landscaping, watering devices, walls and screening structures shall be installed in accordance with the approved final landscape and site plan prior to issuance of a Certificate of Occupancy Permit, or final inspection for the building or use.

2. Vegetation shall be selected, planted, and maintained so that at maturity, it will not interfere with utility lines, vehicular parking, pedestrian circulation, site triangles, and will not cause damage of sidewalks, pavement, and underground, overhead, or at grade utility lines and equipment.

G. SIGHT TRIANGLE:

1. To ensure that landscape materials do not constitute a driving hazard, a “sight triangle” will be maintained at all street intersections or intersections of driveways with streets. Within this sight triangle, there shall be no visual obstructions. The height of mature landscaping, walls and fences shall not exceed three (3) feet measured from the top of the existing curb grade.

2. Trees are permitted within the sight triangle, as long as no branches, limbs or leaves are permitted to obscure views between the ground and eight feet above ground. See Figure 1, Section 26.000: GENERAL DEVELOPMENT STANDARDS.

H. PROHIBITED PLANTS: Due to pollen/seeds which can aggravate allergies and other health problems:

1. ***Fruiting*** Mulberry or Olive is prohibited.

2. ***Fruitless*** varieties of Mulberry or Olive are ***not*** prohibited.

10.420 DESIGN ELEMENTS

A. ARTIFICIAL LANDSCAPE: For water conservation purposes, artificial turf may be a maximum of ten percent (10%) of the required minimum landscape area. Other artificial landscape materials such as artificial trees, shrubbery, or plants shall not count toward the required landscape area.

B. IRRIGATION STANDARDS:

1. All landscape areas containing living plant materials shall be supported by an automatic irrigation system.

2. A backflow prevention assembly shall be provided with the installation of all irrigation systems according to standard details adopted by the City of Kingman.

3. Under certain soil conditions, irrigation systems shall be located a minimum distance from structures as may be recommended by a geotechnical report.

4. All irrigation systems and landscape areas shall be designed, constructed, and maintained to promote water conservation, and to prevent water overflow or seepage into the street, sidewalk, or parking areas.

C. EXTENT OF LANDSCAPING AREAS: Any part of a site not graded, developed, and used for buildings, parking, driveways, sidewalks, utilities, stormwater detention areas, and approved storage shall be retained in its present vegetative natural state or landscaped.

D. PROTECTION OF LANDSCAPE AREAS: All landscape areas and islands adjacent to vehicular parking and access drives shall be protected from vehicular traffic by the provision of concrete curbs, except where curb breaks are necessary to accommodate stormwater drainage flows from the parking lot into retention areas.

E. OUTDOOR LIGHTING: Installation of outdoor lighting in conjunction with landscaped areas shall adhere to the OUTDOOR LIGHTING CODE, Section 34.000, of the City of Kingman Zoning Ordinance.

F. STORM WATER DETENTION AREAS: Storm water detention areas, including detention areas located in perimeter landscape areas defined in Section 10.410(E)2(e), may be landscaped in accordance with the requirements of this code. When used, weed barriers, such as landscape fabric, should be permeable to aid in the absorption of storm water generated by the development on-site. If non-permeable sheet plastic is used in landscape areas, the project engineer shall account for the effects on runoff when calculating the storm detention required for the site.

10.430 EXEMPTION

Properties with over ninety-five percent (95%) of the gross site area developed with buildings, off-street parking, sidewalks, and other similar hardscape are exempt from the requirements of 10.410(A)2 when a building is being remodeled. However, any expansion of the existing building envelope or the construction of additional buildings on the same property remains subject to the requirements of 10.410(A)2.

10.440 MAINTENANCE

Maintenance of all landscaping shall be the responsibility of the owner, lessee, heirs, assigns, agent, or other liable entity of the property. Landscaped areas shall be regularly maintained, including pruning, mowing, weeding, trimming, watering, refuse removal, fertilizing, and maintenance of the irrigation systems, to create an attractive appearance for the development. Any dead plant material shall be replaced by the property owner within forty-five (45) days of its demise.

Public and private utilities will be responsible for the replacement and repair of landscaping materials specifically damaged by their construction in the public right-of-way. However, unless otherwise specified, the continuing maintenance of landscaping in the public right-of-way is the responsibility of the adjacent property owner.

10.450 ENFORCEMENT

Any person violating any of the provisions of this ordinance shall be guilty of a zoning violation and upon conviction shall be subject to penalties as outlined in Section 32.000: SEPARABILITY of the Kingman Zoning Ordinance.

EXHIBIT 1
RECOMMENDED PLANT LIST
For Kingman, Arizona

For further information and advice, please contact the Mohave County University of Arizona Cooperative Extension Office or local area plant nurseries and landscape professionals.

*Asterisk indicates trees not recommended within parking lot islands or adjacent to sidewalks due to thorns and/or surface rooting tendencies that can disrupt paved surfaces.

TREES

COMMON NAME	SCIENTIFIC NAME
*Afghan Pine (Mondel, Goldwater)	Pinus eldarica
*Aleppo Pine	Pinus halepensis
*American Sycamore	Platanus occidentalis
*Arizona Ash	Fraxinus velutina
Arizona Cypress	Cupressus arizonica
*Arizona Sycamore	Platanus racemosa wrightii
*Arizona Velvet Mesquite	Prosopis veluntina
*Berrinda Ash	Fraxinus velutina Berrinda
*Black Locust	Robinia pseudoacacia
*Catclaw Acacia	Acacia greggii
Chinese Pistache	Pistacia chinensis
Cork Oak	Quercus suber
Desert Willow	Chilopsis linearis
Eastern Redbud	Cercis canadensis
Edible Fig	Ficus carica
Evergreen Elm	Ulmus parvifolia
*Fan-Tex Ash	Fraxinus velutina Rio Grande
*Fruitless Mulberry	Morus alba
*Hybrid Cottonwood	Populus deltoides sel siouxland
Hybrid Palo Verde	Parkinsonia hybrid var.
Italian Cypress	Cupressus sempervirens
*Italian Stone Pine	Pinus pinea
*Japanese Black Pine	Pinus thunbergeri
*Mesquite	Prosopis juliflora
Mexican Elderberry	Sambucus caerulea mexicana
Mexican Palo Verde	Parkinsonia aculeata
Pecan	Carya illinoinesis
*Pinyon Pine	Pinus edulis
*Raywood Ash	Fraxinus oxycarpa Raywood
Red Push Pistache	Pistacia x Red Push
*S. American Hybrid Mesquite	Prosopis alba
Southern Live Oak	Quercus virginiana
*Sweet Acacia	Acacia smallii
*Texas Mesquite	Prosopis glandulosa
Thornless Honey Locust	Gleditsia triacanthos inermis
Western Hackberry	Celtis laevigata v. reticulatea
Western Redbud	Cercis occidentalis
*White Thorn Acacia	Acacia constricta

SHRUBS AND VINES

COMMON NAME	SCIENTIFIC NAME
Apache Plume	Fallugia paradoxa
Arizona Yellow Bell	Tecoma stans v. angustata
Arizona Grape	Vitis arizonica
Arizona Rosewood	Vauquelinia californica
Cassia	Cassia spp.
Cats Claw	Macfadyena unguis-cati
Chuparosa	Justicia californica
Common Myrtle	Myrtus communis
Cotoneaster	Cotoneaster horizontalis
Creosote Bush	Larrea tridentata
Crepe Myrtle	Lagerstromia indica
Desert Broom	Baccharis sarothroides
Desert Honeysuckle	Anisacanthus thurberi
Dwarf Coyote Brush	Baccharis pilularis
Dwarf Periwinkle	Vinca minor
Euonymus	Euonymus japonica
Fairy Duster	Calliandra eriophylla
Flame Honeysuckle	Anisacanthus quadrifidus
Firethorn	Pyracantha walderi
Four-Wing Saltbush	Atriplex canescens
Globe Mallow	Sphaeralcea coccinea
Goldflame Honeysuckle	Lonicera heckrottii
Grape Ivy	Cissus trifoliata
Greythorn	Ziziphus obtusifolia
Hop Bush	Dodonaea viscosa
Indian Marrow	Abutilon palmeri
Indigo Bush	Dalea bicolor
Japanese Wisteria	Wisteria floribunda
Junipers (many species)	Juniperus spp.
Lady Bank's Rosea	Rosa banksiae
Lilac	Syringa vulgaris
Menodora	Menodora scabra
Mexican Buckeye	Ungmadia speciosa
Mexican Oregano	Aloysia wrightii
Mountain Mahogany	Cerocarpus montanus
New Mexico Privet	Forestiera neomexicana
Nandina	Nandina domestica
Ocotillo	Fouquieria splendens
Oleander	Nerium oleander
Pampas Grass	Cortaderia spp.
Pomegranate	Punica granatum
Pyracantha	Pyracantha coccinea
Red Bird of Paradise	Caesalpinia pulcherrima
Sage – Texas Ranger	Leucophyllum frutescens
Salvia (many species)	Salvia spp.
Siberian Peashrub	Caragnan arborescens
Silverberry	Eleagnus pungens
Spanish Broom	Genista hispanica

Sugar Bush	Rhus ovata
Texas Mountain Laurel	Sophora secundiflora
Trailing Dalea	Dalea greggii
Triangle Bursage	Franseria deltoides
Trumpet Flower	Tecoma stans
Utah Serviceberry	Amelanchier utahensis
Viburnum	Viburnum tinus and Robustum
Violet trumpet vine	Clytostoma callistegioides
Virginia Creeper	Parthenocissus inserta
Waxleaf Privet	Ligustrum japonicum
White Bursage	Franseria dumosa
Winterfat	Ceratoides lanata
Wright Silktassel	Garrya wrightii
Woolly Butterfly Bush	Buddleja marrubiifolia
Yellow Bird of Paradise	Caesalpinia gilliesii
Yellow Orchid Vine	Callaeum macropterum

GROUND COVERS

COMMON NAME	SCIENTIFIC NAME
Gazania	Gazania ringens
Germander	Teucrium chamaedrys
Ice Plant	Cephalophyllum
Lippia	Lippia canescens
Peruvian Verbena	Verbena peruviana
Rosemary	Rosmarinus officinalis
Saltillo Primrose	Oenothera stubbei
Santolina	Santolina chamaecyparissus
Star Jasmine	Trachelospermum jasminoids
Stonecrop	Sedum spp.
Thyme	Thymus
Tufted Evening Primrose	Oenothera caespitosa

SUCCULENTS

COMMON NAME	SCIENTIFIC NAME
Agave (many species)	Agave spp.
Bigelow Nolina	Nolina bigelovii
Candelilla	Euphorbia antisyphilitica
Century Plant	Agave chrysantha
Desert Milkweed	Asclepias subulata
Desert Spoon	Dasylirion wheeleri
Giant Hesperaloe	Hesperaloe funifera
Grass Tree	Dasylirion longissimum
Joshua Tree	Yucca brevifolia
Yucca (many species)	Yucca spp.

ANNUALS/PERENNIALS

COMMON NAME	SCIENTIFIC NAME
African Daisy	Arctotis spp.
Alyssum	Alyssum spp.
California Poppy	Eschscholzia californica
Desert Marigold	Baileya multiradiata

GRASSES AND ACCENT GRASSES

COMMON NAME	SCIENTIFIC NAME
Bamboo Muhly	Muhlenbergia dumosa
Bear Grass	Nolina microcarpa
Bermuda Grass (Turf varieties)	Cynodon daetylon
Blue Gama	Bouteloua gracilis
Bull Grass	Muhlenbergia emersleyi
Clover	Tritolium spp.
Deer Grass	Muhlenbergia rigens
Dichondra	Dichondra carolinensis
Eulalia Grass	Miscanthus sinensis
Japanese Blood Grass	Imperata cylindrical
Mexican Feather Grass	Nassella temnuissima
Mondo Grass	Ophiopogon japonicus
Pink Muhly	Muhlenbergia capillaries
Ryegrass	Lolium multiflorum
Sideoats Grama	Bouteloua curtipendula
Tall Fescue Grass	Festuca arundinacea

Revised 08/04/15 per Ord. No. 1796-R
Revised 12/06/16 per Ord. No. 1823

11.000 COMMERCIAL: NEIGHBORHOOD CONVENIENCE (C-1)

11.100 INTENT AND PURPOSE

This district is intended to provide for the development of very limited neighborhood shopping areas situated adjacent to or surrounded by residential districts. The shopping areas are intended to serve only the need for convenience goods and service in their immediate locality and should fit into a residential environment without detriment to the character of the area.

11.200 GENERAL PROVISIONS

11.210 PERMITTED USES

Land shall be used and buildings and structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following permitted uses:

Art galleries and picture framing shops
Beauty shops/salons/barber shops
Bed and breakfast establishments
Candy and ice cream stores
Coffee shops, sandwich shops, and bagel shops, but not drive through service lanes
Family, Group, or Commercial Day Care Facilities
Florist shops
General offices, including banks and financial establishments
Health care or therapeutic services, but not medical marijuana dispensaries
Jewelry stores
Low density multiple-family developments
Medical and dental offices and clinics
Pre-Schools
Real estate and title companies
Stamp and coin hobby shops
Tailor shops but not laundries
Travel agencies
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is thirty (30) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or special uses elsewhere in this ordinance.

11.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit as provided in Section 29.000: CONDITIONAL USE PERMITS.

Convents, monasteries, theological schools, rectories and parish houses
Instructional Schools
Lodges, fraternal organizations and clubs
Pre-schools
Public Assembly-Indoor, General
Public utility and public service uses including: electric substations, fire stations, police stations, water filtration plants, pumping stations, and reservoirs, telephone exchanges, and telephone transmission equipment buildings.
Recreational buildings/community centers/reading rooms and meeting rooms

Schools, Private School, Charter School or Community College (not providing housing, dormitories or sleeping overnight)
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is one hundred (100) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

11.300 PROPERTY DEVELOPMENT STANDARDS

11.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of seventy-five-hundred (7,500) square feet. The specified lot area size is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

11.320 LOT WIDTH

Not less than seventy-five (75) feet

11.330 YARDS

Yard abutting street: Minimum of fifteen (15) feet where abutting a street, parking to be permitted in the required front yard. For front side yard on a corner lot, ten (10) feet.

Side Yards: There shall be no requirement, except where a side lot line coincides with a lot line in an adjacent residential district. Such yard shall not be less than five (5) feet in depth.

Rear Yards: Where a rear lot line coincides with a lot line in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall not be less than fifteen (15) feet in depth and such yard may be used for parking.

11.340 BUILDING HEIGHT

Thirty (30) feet or two (2) stories, whichever is lower.

11.350 DISTANCE BETWEEN BUILDINGS

Buildings not actually adjoining shall be provided with a minimum of six (6) foot separation.

11.360 OFF-STREET PARKING AND OFF-STREET LOADING

See Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS.

11.370 CONDUCT OF USES

All business, service, storage and merchandise displayed shall be conducted wholly within an enclosed building, except for off-street automobile parking, off-street loading and the usual pumping operations of gasoline sales.

When a lot is used for commercial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to occupancy of the building. Said wall shall be reduced to thirty-six (36) inches in height within a required front yard of the adjacent residential property. In the case where the developed commercial lot abuts an undeveloped residential district, which has been identified as having a commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential manner. At this point in time, the owner of the abutting commercial property shall have six (6) months, from the date of Certificate of Occupancy for the residence is issued, to construct the required masonry wall if there is a dedicated alley or public roadway separating the commercial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by Ordinance relating to the rezoning of the subject property.

12.000 COMMERCIAL: COMMUNITY BUSINESS (C-2)

12.100 INTENT AND PURPOSE

This district is intended to provide for and encourage the development of business and service uses designed to serve community needs. The district is intended to provide a wide variety of goods and services to the entire city, with provisions designed to ensure that such commerce will be efficient, functionally related, and compatible with adjacent non-commercial development.

12.200 GENERAL PROVISIONS

12.210 PERMITTED USES

Land shall be used and buildings and structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following permitted uses:

All uses enumerated as ***permitted uses*** in the ***C-1*** district, ***also***,

- Ambulance services
- Antique shops
- Art and school supply stores
- Art galleries – but not including auction rooms
- Astrology
- Auto accessories and parts store
- Automobile repairs, but not including body repair
- Automobile service stations
- Automobile upholstery shops
- Bakery
- Barbershop/beauty parlor
- Banks and financial institutions
- Bicycle stores – sales, rental and repair
- Blueprinting establishments
- Book and stationery stores
- Boarding and rooming houses
- Camera and photographic supply stores
- Candy and ice cream stores
- Carpet and rug stores
- China and glassware stores
- Clothing and costume rental establishments
- Clubs and lodges – private, fraternal or religious
- Coin and philatelic stores
- Computer and electronic component sales
- Convalescent or nursing home
- Custom dressmaking
- Delicatessen
- Department store
- Dry goods stores
- Dwelling units and lodging rooms so constructed to conform to the density requirements of the R-2 zone
- Electrical and household appliance stores – including radio, sales, accessory repair, and service
- Employment offices
- Flower shops and conservatories
- Food stores, grocery stores, meat markets, delicatessens and frozen food stores
- Fortune telling
- Funeral parlors and accessory uses not including outside monument storage

Furniture stores
Furrier shops – including the incidental storage and conditioning of furs
Garden supply and seed stores
Gift shops
Haberdasheries and millinery shop or hat repair
Hardware stores
Health centers
Hobby shops – for retailing of items to be assembled or used away from the premises
Hotels – including dining and meeting rooms
Instructional Schools (not providing housing, dormitories or sleeping overnight)
Interior decorating shops
Jewelry stores – including watch repair
Job printing and related retail sales
Laboratories – medical and dental with accessory research and testing
Lapidary
Laundries
Leather goods and luggage stores
Liquor stores
Loan offices
Locksmith shops
Mail order service stores
Medical and dental clinics
Medium density multiple-family
Meeting halls
Mind reading or other similar calling
Motels
Musical instrument sales and repair
Newspaper offices – including printing
Offices – business, professional or public
Office supply stores
Opticians, optometrists and ophthalmologists
Orthopedic and medical appliance stores – but not including assembly or manufacture of such articles
Paint and wallpaper stores
Palmistry
Pawn shops
Pet shops – not to include kennel
Photography studios – including developing and printing of photographs when conducted on the premises as part of the retail business
Phrenology
Picture framing – when conducted on the premises for retail trade
Plant nurseries, providing that all areas devoted to outdoor storage of other than live plant material shall be completely screened from view abutting streets and highways and from abutting properties. No bulk storage of sand, gravel, fertilizer or other chemical or organic materials is permitted. Does not include medical marijuana cultivation facilities
Poodle salon – grooming of dogs only; not to include the boarding or breeding of dogs
Post offices
Printing establishments
Public libraries
Radio and television broadcasting studios provided that no broadcast antenna exceed the height of fifty (50) feet and no dish style antenna exceed one-point-five (1.5) meters in diameter.
Restaurants – not including entertainment and dancing
Restricted production and repair limited to the following: art needlework, clothing and custom manufacturing and alterations of jewelry from precious metals and watches, retail sales only.
Rummage shops
Secondhand stores

Self-service gasoline and automobile lubricant sales
Sewing machines – sales and services – household machines
Shoe stores – sales or repair
Sporting goods stores
Tailor shops
Tattoo parlors
Tavern or cocktail lounge
Telephone answering service
Telegraph answering service
Telegraph offices
Tobacco shops
Theaters – not including drive-in theaters
Travel bureaus and transportation ticket office
Tuxedo/costume rental
Typewriter and calculating machines, sales and services
Toy shops
Upholstery shops
Variety stores
Vending machine sales and service
Wearing apparel shops
Wholesale establishments with storage of merchandise limited samples only
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is fifty (50) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Accessory uses to the above permitted uses. Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

12.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit as provided in Section 29.000: CONDITIONAL USE PERMITS:

Automobile body repair, conducted entirely in an enclosed building
Bus terminals, depots and similar transit facilities
Convents, monasteries, theological schools, rectories and parish houses
Drive-in, walk-up and other outdoor restaurants
General commercial amusements
Hospitals and sanitariums
Instructional Schools (providing housing, dormitories or sleeping overnight)
Mini-storage - also, by Conditional Use Permit in C-3
Parks
Public Assembly-Indoor, Entertainment
Public Assembly-Indoor, General
Public utility and public service uses including:
- Electric substations
- Fire stations
- Police stations
- Reconditioned and remanufactured merchandise sales
- Railroad right-of-way and passenger stations
- Telephone exchanges and telephone transmission
- Transit and transportation facilities including shelters, terminals parking areas and service buildings
- Water filtration plants, pumping stations and reservoirs

Other similar uses

Recreational vehicle parks

Schools, Private School, Charter School, Trade School, or Community College (providing housing, dormitories or sleeping overnight)

Veterinary clinics, provided there are no outside runs or boarding areas and that said use shall be at least two-hundred (200) feet from any residential district, overnight boarding shall be limited to animals under medical care/observation, and that the portion of the building used for overnight boarding shall be enclosed by sound proof walls.

Recreational buildings and community centers

Restaurants and bars, including live entertainment and dancing

Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is one-hundred (100) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

12.300 PROPERTY DEVELOPMENT STANDARDS

12.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of seventy-five-hundred (7,500) square feet. The specified lot area size is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

12.320 LOT WIDTH

Not less than seventy-five (75) feet

12.330 YARDS

Yard abutting street: no minimum

Side yard and rear yard: There shall be no requirements, except where a side or rear lot line coincides with a lot line in an adjacent residential district. Such yard shall not be less than ten (10) feet in depth and such yard may be used for parking.

12.340 BUILDING HEIGHT

Not to exceed fifty (50) feet

12.350 DISTANCE BETWEEN BUILDINGS

Buildings not actually adjoining shall be provided with a minimum six (6) foot separation.

12.360 OFF-STREET PARKING AND OFF-STREET LOADING

See Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS

12.370 CONDUCT OF USES

All business, service, storage, and merchandise display shall be conducted wholly within an enclosed building, including porches, except for off-street automobile parking, off street loading, and the usual pumping operations of gasoline sales, or as provided herein in an overlay district.

Because of the unique fabric and historic character of the area characterized by a large number of National Register of Historic Places buildings, a Historic Commercial Overlay District, for all lots facing onto both the north and south sides of Beale Street from First Street to Eighth Streets is hereby created.

The following regulations apply only in the Historic Commercial Overlay District created above:

1. For the converted commercial uses that have traditional residential style setbacks (typically ten (10) feet to twenty (20) feet setbacks from the street line), “displays” would be allowed in fifty percent (50%) of any yard area visible from a street. Within this fifty percent (50%) yard area, displays are allowed provided the items are displayed not higher than six (6) feet in height and displays are setback five (5) feet from side property lines.

2. For “O” front lot line commercial buildings, up to three (3) items could be displayed, but not for sale, on the sidewalk (no motor vehicles), provided normal and safe pedestrian movement is not compromised.

When a lot is used for commercial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to occupancy of the building.

Said wall shall be reduced to thirty-six (36) inches in height within a required front yard of the adjacent residential property. In the case where the developed commercial lot abuts an undeveloped residential district, which has been identified as having commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential manner. At this point in time, the owner of the abutting commercial property shall have six (6) months, from the date of Certificate of Occupancy for the residence is issued, to construct the required masonry wall. If there is a dedicated alley or public roadway separating the commercial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by ordinance relating to the rezoning of the subject property.

13.000 COMMERCIAL: SERVICE BUSINESS (C-3)

13.100 INTENT AND PURPOSE

This district is intended to provide for the development of business and service uses designed to meet the needs of the community, region and public at large. Such areas will provide a wide variety of goods and services in establishments whose operating characteristics require good exposure in a readily identifiable and accessible commercial setting. Provisions of this district are designed to ensure that such commerce will be compatible with adjacent, non-commercial development and to minimize any undesirable effects of heavy traffic or other operating characteristics.

13.200 GENERAL PROVISIONS

13.210 PERMITTED USES

Land shall be used and buildings/structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following permitted uses:

All uses enumerated as ***permitted uses*** in the ***C-2*** district, ***also***,

All uses enumerated as permitted by Conditional Use Permit in the C-2 district, unless otherwise noted, ***and***

Animal hospitals
Automobile and truck sales and service, new and used
Automobile body repair, conducted entirely in an enclosed building
Automobile, truck and trailer rental and service
Building material sales
Building material yards
Cabinet shops
Caskets and casket supplies – not including outside storage
Catering establishments
Cleaning and dyeing, coin operating, pick-up station and/or using non-explosive solvents
Cold storage lockers
Computer services
Contractor's and construction offices – including equipment rental or storage yards
Drafting service
Equipment and appliances, household – service and repair shops
Exterminating shops
Food lockers
Fuel and ice sales – retail only
Furniture transfer and storage
Glass replacement and repair (including auto glass)
Greenhouses, does not include medical marijuana cultivation facilities
Heating, plumbing, ventilating, refrigeration and air-conditioning sales and service
High-density multiple-family developments
Instructional Schools or Trade Schools, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences (not providing housing, dormitories or sleeping overnight)
Linen supply services
Machinery and tool rental
Mail order houses
Medical Marijuana Dispensary and Cultivation only in conjunction with the dispensary, subject to the following conditions and limitations:

a. Applicant shall provide a copy of the Application for a Dispensary Registration Certificate to the Arizona Department of Health Services.
b. Shall be located in a permanent building and may not locate in a trailer, cargo container or motor vehicle.

c. Shall not be located within 500-feet of the same type of use. This distance shall be measured from the exterior walls of the building or portion thereof in which the businesses are conducted or proposed to be conducted.
d. Shall not be located within 500-feet of a residentially zoned property. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned property.
e. Shall not be located within 2500-feet of a preschool, kindergarten, elementary, secondary or high school, place of worship, public park, mental health facility, substance abuse rehabilitation center or public community center. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the protected use.
f. Shall have operating hours not earlier than 8:00 a.m. and not later than 6:00 p.m. of the same day and only Monday through Saturday.
g. Drive-through services are prohibited.
h. Shall provide for proper disposal of marijuana remnants or by-products, and not to be placed within the facility's exterior refuse containers.

Microfilm service
Monument sales
Motor vehicle and motor equipment sales
Music and dance studios
Packing and crating
Parcel delivery services
Parking lots and storage garages for automobiles
Public and private utility service yards
Recording studios
Restaurants – including live entertainment and dancing
Schools, commercial or trade, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences
Secretarial services
Second hand stores and rummage shops
Sheet metal shops
Sign printing shops
Small animal boarding
Taxidermists
Tool and cutlery sharpening or grinding
Trailer, camper and mobile home sales
Travelers aid societies
Vehicle towing and storage – subject to the following conditions:

1. There shall be a business building of at least one-thousand (1,000) square feet on the site. Thus within C-3, a fenced storage yard alone is not allowed to be established,
2. For the opportunity to have a towing and storage yard, the proposed site for the business must be at least forty-thousand (40.000) square feet in area,
3. No more than one (1) acre of the total site of the business can be used for outdoor storage of vehicles, unless storage occurs inside a building,
4. Total number of vehicles stored outdoors at any one time shall not exceed thirty (30),
5. The storage area shall be fenced with site obstructing fences, in accord with Section 26.800 of the Zoning Ordinance,
6. No vehicle stored shall be observed above the fence line,
7. No parting out, crushing, wrecking, or similar activities concerning the stored vehicles are permitted. NOTE: IF A TOWING AND STORAGE BUSINESS WISHES TO OPERATE OUTSIDE OF THE CONDITIONS ABOVE, THEY SHOULD BE LOCATED IN I-1 OR I-2 ZONING DISTRICTS AS APPROPRIATE.

Warehousing of non-noxious products or materials
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is fifty (50) feet. (See also

Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Accessory uses to the above permitted uses. Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

13.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit as provided in Section 29.000: CONDITIONAL USE PERMITS:

Auction rooms
BMX racetrack
Car washes
Dog kennels
Helipad as an Accessory Use to a Permitted Use in the C-3 zoning district
Instructional Schools or Trade Schools, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences (providing housing, dormitories or sleeping overnight)
Mechanical equipment, such as but not limited to vehicle hoists, used for vehicle repair and service that are located outside of an enclosed building.
Mini-storages
Motocross racetrack
Off-premises signs (billboards) subject to bulk regulations within the Sign Code
One (1) detached caretaker, owner or manager's residence only. Residence may be site built or manufactured home. Recreational vehicles shall not be caretaker's residence. Any such residence will adhere to the bulk regulations of the C-3 Commercial District.
Pre-fabrication units – used for offices only
Recreational vehicle parks
Research, development and testing laboratory facilities
Schools, Private School, Charter School, or Community College (providing housing, dormitories or sleeping overnight)
Storage of gasoline and/or diesel fuel in an above-ground tank with a maximum 15,000 gallon capacity for use in vehicles associated with permitted activities on the premises. An approved structure must be provided that will contain on-site 100-percent of any fuel in the event of a tank leak or rupture.
Swap Meet, Indoor; Also, by Conditional Use Permit in I-1 (Light Industry).

1. Permanent restroom facilities shall be available on site prior to opening to the public.
2. All uses associated with the operation of a swap meet other than parking, including but not limited to concession stands shall take place indoors.
3. Parking shall be improved in the manner prescribed under Section 22.000 of this code that is with improved surfaces. The number of parking spaces shall be one (1) space for each vendor space and one (1) space for each one-hundred (100) feet of vendor area.

Swap Meet, Outdoor; Also, by Conditional Use Permit in I-1 (Light Industry).

1. This activity or any accessory use, including concession stands, shall take place no closer than two-hundred-fifty (250) lineal feet from a residentially zoned area.
2. Parking is permitted within the two-hundred-fifty (250) foot buffer and shall be improved in the manner prescribed under Section 22.000 of this code that is with improved surfaces.
3. The number of improved parking spaces shall be one (1) space for every three-hundred (300) square feet of lot area where the swap meet exists, plus one (1) parking space for each vendor space.
4. Site obstruction fences may be required based on the circumstances of the site, intensity of use and adjacent uses.
5. Permanent restroom facilities shall be provided on site prior to opening to the public.

6. Operation of swap meet shall be limited to the hours of 6:00 A.M. to 9:00 P.M. The site shall be cleared of all storage containers, merchandise and tables between the hours of 9:30 P.M. and 5:30 A.M.
7. No vendor storage will be allowed unless the swap meet site has specific permanent indoor storage facilities in place.

Tire retreading and recapping

Travel trailer park

Truck stops – for truck stop facilities (not withstanding all other conditions and standards set forth in this ordinance) performance standards for these facilities shall include:

1. The site for a truck stop must be a minimum of two (2) acres;
2. Any fuel dispenser, perimeter of underground storage tanks or pumps must be one-hundred (100) feet from any residence or residential district line and at least forty (40) feet from a right-of-way line;
3. A sight obstructing masonry fence of not less than six (6) feet in height or more than eight (8) feet in height shall be erected between the perimeter of the truck stop and any residential district or use;
4. All truck washing shall be under a canopied bay;
5. Truck engine repair shall be under a roofed structure.

Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is two-hundred-fifty (250) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

13.300 GENERAL

13.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of seventy-five-hundred (7,500) square feet. The specified lot area size is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

13.320 LOT WIDTH

Not less than seventy-five (75) feet

13.330 YARDS

Yard abutting street: no minimum

Side yard and rear yard: There shall be no requirements, except where a side or rear lot line coincides with a lot line in an adjacent residential district. Such yard shall not be less than ten (10) feet in depth and such yard may be used for parking.

13.340 BUILDING HEIGHT

Not to exceed fifty (50) feet

13.350 DISTANCE BETWEEN BUILDINGS

Buildings not actually adjoining shall be provided with a minimum six (6) foot separation.

13.360 OFF-STREET PARKING AND OFF-STREET LOADING

See Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS

13.370 CONDUCT OF USES

All business, service, storage, and merchandise display shall be conducted wholly within an enclosed building or an opaque enclosure, including porches, except for off-street automobile parking, off street loading, and the usual pumping operations of gasoline sales and permitted open sales or storage lots. Vehicle repair and service work may be performed outside of an enclosed building. Any vehicle that does not have the repair completed by the end of the business day must be placed in an enclosed building or behind a screen enclosure that meets the standards of Section 26.800 STORAGE FACILITIES, subsection 26.810 ALL COMMERCIAL AND INDUSTRIAL USES HAVING PERMITTED OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE, MATERIAL, OR EQUIPMENT. Mechanical equipment erected or constructed outside an enclosed building necessary to repair or service vehicles may be permitted by conditional use permit.

When a lot is used for commercial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to occupancy of the building.

Said wall shall be reduced to thirty-six (36) inches in height within a required front yard of the adjacent residential property. In the case where the developed commercial lot abuts an undeveloped residential district, which has been identified as having commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential manner. At this point in time, the owner of the abutting commercial property shall have six (6) months, from the date of Certificate of Occupancy for the residence is issued, to construct the required masonry wall. If there is a dedicated alley or public roadway separating the commercial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by ordinance relating to the rezoning of the subject property.

Revised 2/05/03 per Ord. No. 1362
Revised 4/07/03 per Ord. No. 1370
Revised 5/04/09 per Ord. No. 1652
Revised 6/28/10 per Ord. No. 1675
Revised 4/05/11 per Ord. No. 1700-B
Revised 11/01/16 per Ord. No. 1822

14.000 C-2: HMR OVERLAY DISTRICT: DISTRICT REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA

14.100 INTENT AND PURPOSE

This Design Review Manual is established to provide general development, design, and performance standards and use and conditional uses for the study areas covered by the Hualapai Mountain Road Area Plan. These standards are intended and designed to aid in the implementation of the General Plan; to encourage sound design principles; to assure the compatibility of uses; to encourage attractive appearances; to prevent blight; and to promote and enhance the health, safety and general welfare of the residents in the community.

This manual establishes minimum standards. The City encourages developers and landowners to exceed these minimums whenever possible. Design standards and uses regulations herein shall be applied as shown in the Hualapai Mountain Road Exhibit map.

14.200 INTRODUCTION

The 1988 Hualapai Mountain Road Area Plan required the development of a Design Review Manual to be used in conjunction with the Area Plan. This was reinforced by the adoption of the Kingman General Plan 2020. The City suggests designing within a broad range of southwestern architectural styles and requires high quality and creative developments that are architecturally compatible with surrounding buildings and the colors and textures of the surrounding environment.

During the design review process, the City will be looking at more than just a building's design. A project's layout, its relationship to the immediate neighborhood and its relationship to the entire study areas will also be examined. Special considerations are given to sign, landscaping, screening and setback requirements which are more specific than other City of Kingman Zoning districts. It should be understood that the City Staff can make suggestions on how to solve design problems for the applicant, but the applicant should also consult their design professional.

The design review guidelines have been placed under general headings to facilitate their uses.

14.300 APPLICABILITY

The standards set forth in this Manual shall apply to:

1. Hualapai Mountain Road, and Mission Boulevard, a minimum of three-hundred (300) feet either side of the roads and all properties as outlined in the Map exhibit attached herein.

2. All commercial and multiple-family developments, within the specified corridor.

14.400 PROCEDURE

The initial design review will be done in house by the City Planning Staff. Currently the Planning Staff reviews all preliminary and final subdivision plats, parcel plats, site plans/building permits, sign permits, variance requests, rezoning requests, conditional use permit requests, business license applications, and general plan/area plan amendment requests. The Mohave County Planning Department refers certain development proposals for land adjacent to the City limits to the City Planning Staff for review, in accord with the Kingman General Plan 2020 policies. For Section 16: State Urban Land, the State Land Department will refer all development proposals to the City Staff for their review and comment. In this manner, City Planning Staff will be able to check development in the study areas for their adherence to the design review guidelines.

A checklist or required design review elements (see Exhibit A in the back of this section) shall be filled out and attached to all project reviews that are subject to these guidelines. This in-house procedure should minimize extra paperwork and any time delays for project reviews. Any decision or finding made on any element in Exhibit A (in the back of this section) shall be given to the applicant in writing with reasons for such decision or finding.

All developments within the City limits must comply with all other applicable provisions of Zoning Ordinance, Subdivision Ordinance and all other relevant City regulations. Where conflicts occur, the more restrictive regulations will be applied. All developments outside of the City limits must adhere to the applicable Mohave County regulations. This Design Review Manual, along with the Hualapai Mountain Road Area Plan, gives City Staff, the Planning and Zoning Commission and the City Common Council a basis upon which to make policy and procedural recommendations to Mohave County and the State Land Department for the lands which are included in the Area Plan, but which lie outside of the City limits, in accord with the Kingman General Plan 2020 policies.

It is recommended that anyone who is considering a development project within the study areas should make an appointment with City Planning Staff for preliminary discussions and review. This pre-development conference can help reduce errors and omissions and can alleviate potential problems before final plan are drawn up.

14.500 APPEALS

Appeals from any decision made during the in-house administrative design review only shall be made to the City Planning and Zoning Commission. Such appeal shall be in writing and shall state such reasons why the applicant feels the decision was in error. The Commission will then forward their recommendation to the City Common Council. Final action shall be taken by the City Council. Uses are not subject to appeal in accord with ARS 9-466.06 H(1), but would be reviewed via text amendment process only.

14.600 PERMITTED USES

The following are permitted uses within the areas covered by the Hualapai Mountain design review corridor:

- Antique Shops
- Art galleries and Art supplies, retail, and picture framing shops
- Beauty and barber shops
- Banks and Financial institutions
- Book stores and stationery stores
- Camera and photographic equipment stores
- Contractor offices only, no construction equipment or material storage
- China, Glassware, and home decorating stores
- Delicatessen or sandwich shop
- Dry Cleaning Stores
- Men's, Women's and Children's Clothing and shoe stores, and costume rentals
- Social, private, religious and fraternal clubs, lodges and meeting houses
- Coin and philatelic stores
- Department, grocery and food stores or general retail including office supplies, (but not including automotive related retail) permitted by right.
- Engineering and architectural consulting offices, including GIS labs
- Electrical appliances and household electronic appliances store, including computers.
- Family, group or commercial day care
- Florist shops and interior design facilities, but not including building material or carpet warehouses

Funeral parlors or related accessories, but not including outdoor monument sales, or cemeteries, mausoleums and related uses
Furniture stores, permitted by right
General offices, including health care, dental, optical and medical related
Gift shops
Health clubs
Hobby shops, including stamp and coins
Interior Design studio
Jewelry stores
Leather goods and luggage stores
Internet café
Multiple-family residential projects, not greater than nineteen (19) units per acre
Museums, art and artifacts, historical, photographic
Music and dance studio
Musical instrument sales and repair
Parks and playgrounds
Public Assembly-Indoor, Entertainment
Public Assembly-Indoor, General
Radio and broadcast studio and music productions, but broadcast antennas and dishes subject to CUP
Real estate and title offices
Recreational buildings
Restaurants, bars and/or taverns, including entertainment, only in an enclosed building, with minor outdoor seating opportunities; Drive-in only restaurants not permitted.
Restricted production facilities, limited to art, clothing, jewelry or needlework
Sewing machine sales and service
Toy stores
Travel agencies

14.700 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

Hotels and motels
Mini-Storage
Public, private, charter, instructional, or trade schools of any nature
Day care, nursery or pre-schools, which are not accessories to existing churches
Public utility or public service substations, pumping stations, telephone transmission facilities, communication towers of any type over thirty (30) feet in height
Convenience stores including gasoline sales, and food stores, but not including car washes
Federal, State, and Local Government offices or public service facilities

14.800 SITE DEVELOPMENT

1. A project shall be developed to be compatible with the immediate environment of the site and to be sensitive to the surrounding neighborhood. Damage to the natural environment should be minimized. Clear grading of lots, especially large lots, should be avoided.

2. Projects shall be designed to minimize interference with the privacy, quiet and views of neighbors.

3. Projects shall be designed to minimize traffic problems.

4. Projects shall be designed to retain a site's natural topography whenever possible. The project should be planned to fit the site's natural conditions rather than altering the site to accommodate the project. Excessive cuts and fills should be avoided.

5. The street grid should respond to topography. Curvilinear streets may have to be used in some instances.

6. All developments shall have the buildings setback a minimum of twenty (20) feet from all property lines and along the adjacent street(s).

7. Curb cuts on to Hualapai Mountain Road and Mission Blvd. and collector streets shall be limited. The guidelines for access onto major arterial, minor arterial, and collector streets as defined by the City of Kingman Streets and Sidewalks Development Rules and Regulations are as follows:

    a. No driveway onto a minor arterial street or collector street shall be located closer than one-hundred (100) feet to the nearest intersecting curb line. No driveway onto a major arterial street shall be located closer than two-hundred (200) feet to the nearest intersecting curb line. If these minimum distances cannot be achieved within the property limits, the driveway shall be placed as far from the intersection as possible. Commercial driveways that do not meet the minimum distance from the curb return may be restricted to right-in, right-out driveway configurations.

    b. Access to and from Hualapai Mountain Road and Mission Blvd. and collector streets should be limited to street intersections. Where a corner lot abuts Hualapai Mountain Road or Mission Boulevard and a collector or local side street, driveway access shall be permitted only on the non-arterial side street. One (1) driveway will be permitted when the frontage is less than three-hundred (300) feet. Two (2) driveways will be permitted when the frontage is three-hundred (300) to six-hundred (600) feet. Three (3) driveways will be permitted when the frontage is greater than six-hundred (600) feet.

    c. The use of shared driveways between adjacent parcels will be required when appropriate and is encouraged whenever possible.

    d. Adjacent driveways should be no closer than sixty (60) feet unless there is clearly no alternative access available.

    e. Driveways on opposite sides of a street should not be offset less than one-hundred-fifty (150) feet.

8. A main driveway into a site should have adequate space for stacking of vehicles. If over forty (40) parking spaces are required by the use and building size, fifty percent (50%) of the required parking spaces should be located to the side or rear of the proposed building.

9. Sidewalks and tree landscaping (properly irrigated and maintained by the property owner) shall be required as properties develop along Hualapai Mountain Road.

10. Exterior lighting, when used, shall adhere to Section 34.000: OUTDOOR LIGHTING CODE, of the City Zoning Ordinance.

11. There should be a pleasant transition from the street to the buildings. This can be accomplished by the use of sidewalks and landscaping.

12. The site organization of a project should take into consideration the arrangement of building in relation to open spaces, landscaping and the elements of adjacent sites.

13. Proportion, scale, continuity and balance should prevail in all aspects of a project.

14.900 BUILDINGS

1. The maximum height for all buildings shall be thirty (30) feet.

2. The intent of the design review is to create architectural design quality, based on a common set of principles which include consideration of the unique environment, climate, and context of the Hualapai Mountain Road and Mission Blvd. area and its natural setting in the City of Kingman. A broad Southwestern theme, is the appropriate and desired architectural style in the Hualapai Mountain Road, Mission Blvd. context, however this theme is not intended to limit architectural innovation within the general styles below. These styles include: Southwestern Traditional, Arizona Territorial, Pueblo, and Spanish Colonial.

3. Buildings shall be compatible with the neighborhood character.

4. Buildings shall be compatible with the colors and textures of the surrounding environment. Warm earth tone colors shall be used. This would not exclude the ability of a user to express a corporate logo or color as a minor element in the overall design.

5. Highly reflective materials that create glare shall not be used. Preferred exterior materials shall be stucco, brick, adobe, natural stone, textured concrete, or textured and split face concrete masonry units. Materials such as pre-fabricated metal wall panels and smooth faced concrete shall not be used.

6. All glass or all metal buildings, including accessory buildings and structures visible from any street shall be avoided.

7. Reduce the apparent size and mass of buildings. Break up the mass of large buildings by dividing into basic geometric components with intersecting wall planes. Long blank walls, even with appropriate colors, are not permitted. Walls shall not have runs of greater than twenty-five (25) linear feet without an architectural feature breaking up the expanse. These features could be columns with contrasting but complimentary colors, pilasters, tile contrasts, varied facades or parapets.

8. Any exposed roof to street view shall use complimentary colored ceramic tile, or a method compatible with the themes and intents above.

9. Mechanical equipment, to the extent possible, should be located on the ground, with screening.

10. Any Mechanical equipment, that has to be on the roof, shall be screened, with architecturally compatible features.

11. Parapets shall not be one (1) continuous height, but should be varied in height. Parapet caps shall contrast with the prime color of the building with contrasting but complimentary colors. Exposed metal strips should not be used.

12. Varied window and door openings shall be required.

13. Entryways shall not be flush with the building wall, but should be recessed at least one (1) foot, or shall be covered, with human scale overhangs, or trellis.

14. Service features, such as electric or telephone boxes, irrigation boxes, any exposed communication equipment etc., shall be shown on the site plan and shall be screened, or designed with compatible colors and materials.

15. All building elevation (sides) shall be shown in submitted plans and design elements required shall be expressed on all sides of the building.

16. Storage or shipping containers, as accessory uses, are prohibited.

14.1000 SIGNS

1. Signs shall compliment and reflect the architectural theme of the principal buildings.

2. No off-premise signs (billboards) are permitted.

3. No roof signs are permitted.

4. No pole type freestanding signs are permitted.

5. Only building signs and monument style freestanding signs are permitted.

6. The area of building signs is that permitted in Section 25.000: SIGN CODE, of the City Zoning Ordinance.

7. Where freestanding signs are permitted, the freestanding sign shall be a monument style sign. There shall be only one (1) monument style sign allowed per property.

8. The monument style sign shall not be greater than six (6) feet in height. The total sign area shall not exceed thirty-five (35) square feet.

14.1100 LANDSCAPING

1. Natural features, such as rock out-outcropping and water courses, should be incorporated into the project's design whenever possible.

2. Landscaped areas shall be protected from damage from automobiles by the use of bumper guards, etc.

3. Pedestrian areas should be shaded with landscaping whenever possible.

4. A coherent, logical landscaping design should be utilized and shall be in accordance with Section 10.000 LANDSCAPING. Landscaping plans shall exhibit an organized concept, not just an arrangement of plants with appropriate irrigation.

5. On site plans, the type, size and number of plants, and the location and design of landscaped areas shall be shown, along with the irrigation systems. The Kingman Landscape Ordinance standards are the minimum required in the corridor.

14.1200 SCREENING

1. Trash receptacles shall be screened. The screening shall be designed so that garbage collection vehicles can easily service these areas.

2. Exterior mechanical and electrical equipment, such as meter boxes, electrical and gas connections, solar devices, etc., shall be screened.

3. Screening can be accomplished by using site obstructing vegetation or site obstructing fences which are made of materials that are architecturally compatible with the principal buildings.

4. Screening for trash receptacles should be a minimum of six (6) feet in height.

5. If roof-mounted mechanical equipment is used it shall be screened in a manner architecturally compatible with the building whenever possible.

6. All utility stations and substations shall be screened with landscaping or a site obstructing fence.

7. All utilities should be placed underground whenever feasible.

8. All commercial and multiple family areas shall be screened from adjoining residential areas, even if a street or alley intervenes. Split face block, stucco, or compatible wrought iron, fences, of architecturally compatible wood or mimic material shall be used, in conjunction with landscaping. Chain link, barbed wire, razor wired, etc., are prohibited.

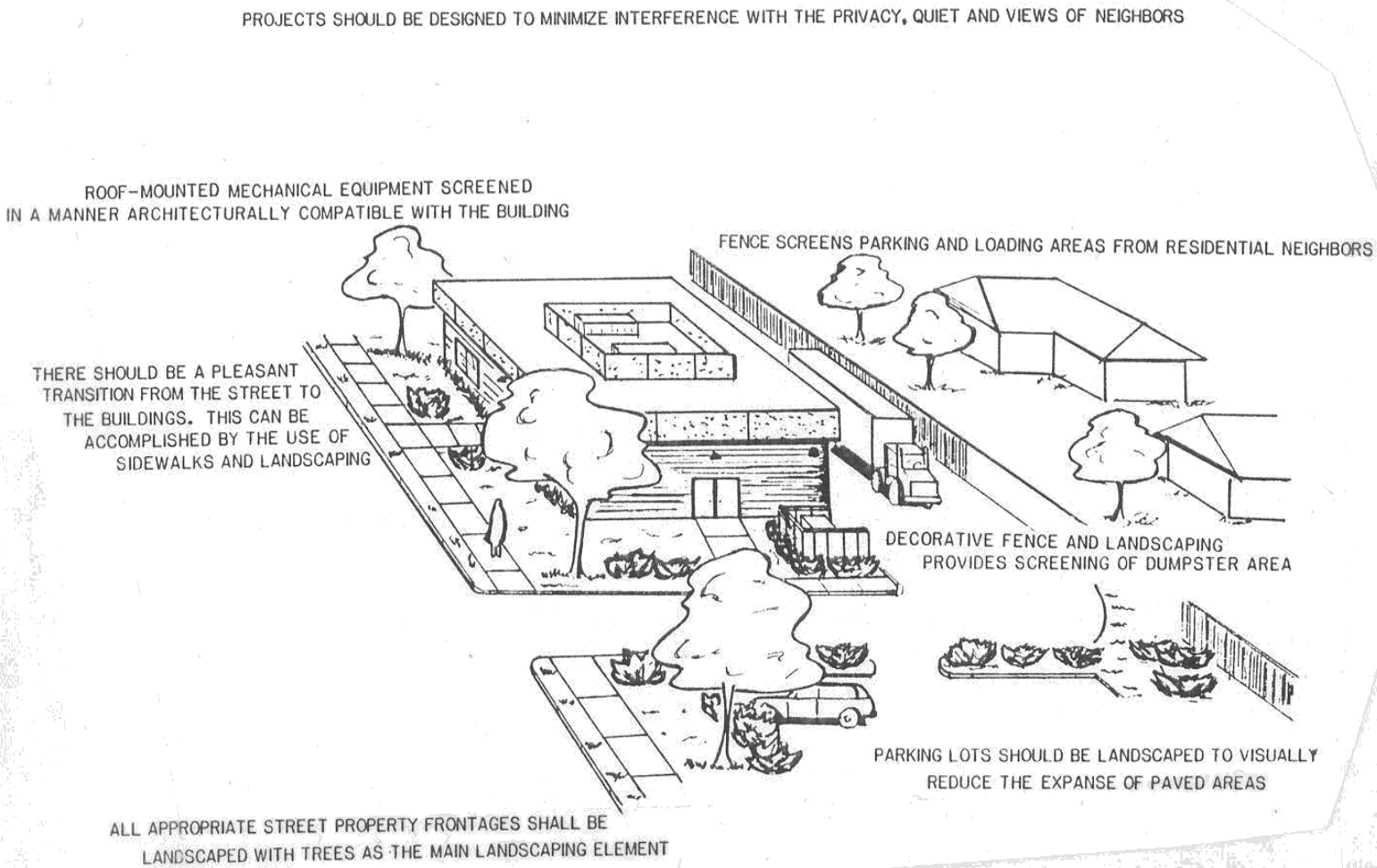


FIGURE 1: SITE DEVELOPMENT

FIGURE 2: DRIVEWAY GUIDELINES

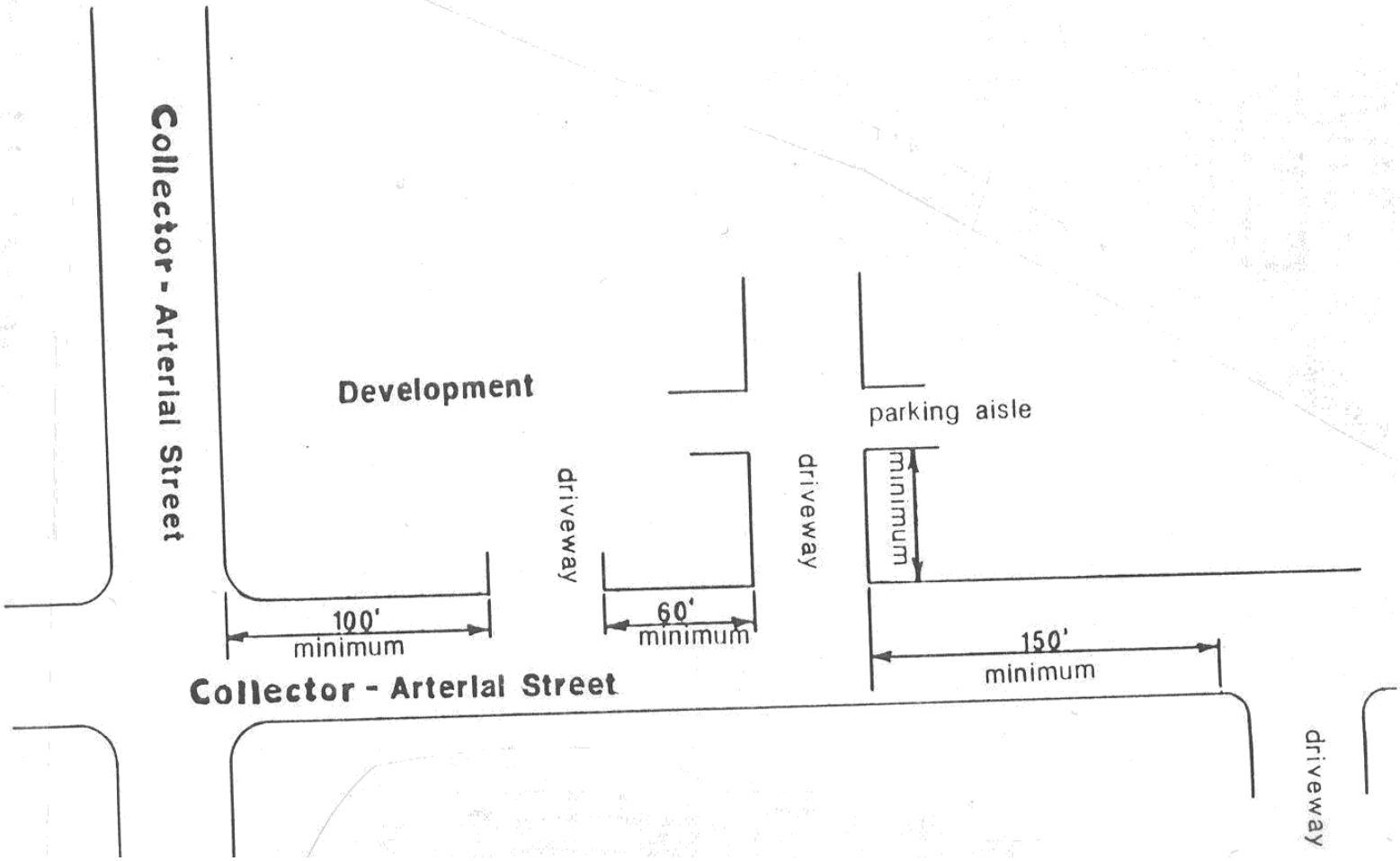
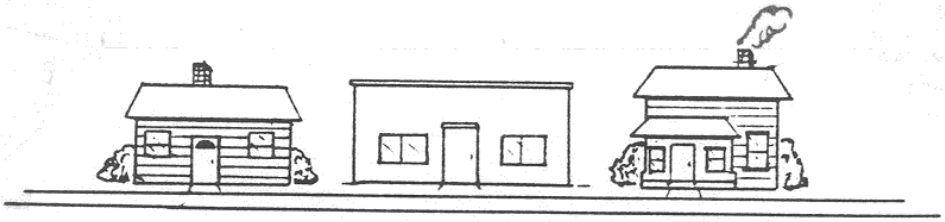


FIGURE 3: BUILDING COMPATIBILTY

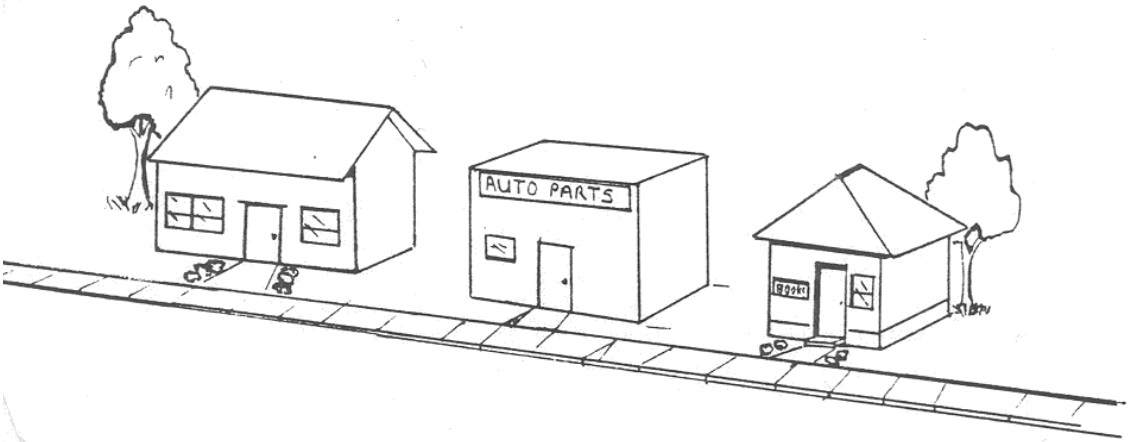
BUILDINGS SHOULD BE COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER

PROPORTION, SCALE, CONTINUITY AND BALANCE SHOULD PREVAIL IN ALL ASPECTS OF A PROJECT

FIGURE 4: BUILDING INCOMPATIBILITY

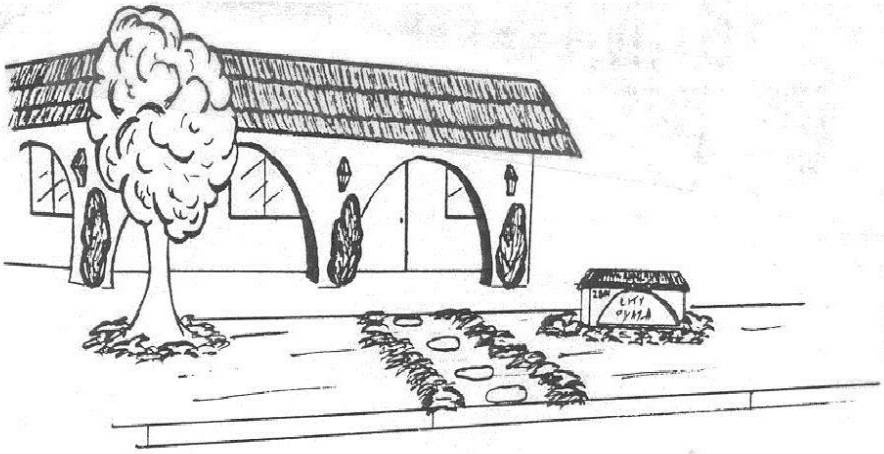


AVOID BUILDINGS THAT VIOLATE THE EXISTING SCALE, SIZE AND PROPORTION OF THE AREA AND ADJACENT BUILDINGS

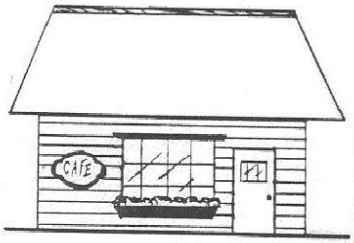


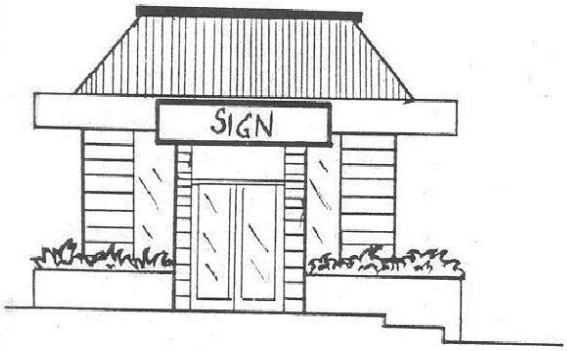
BREAK UP UNINTERESTING BOXLIKE FORMS

FIGURE 5: SIGN EXAMPLES



ONLY BUILDING SIGNS AND MONUMENT STYLE SIGNS ARE PERMITTED





SIGNS SHOULD REFLECT THE ARCHITECTURAL THEME OF THE PRINCIPAL BUILDINGS

FIGURE 6: MONUMENT STYLE FREESTANDING SIGNS

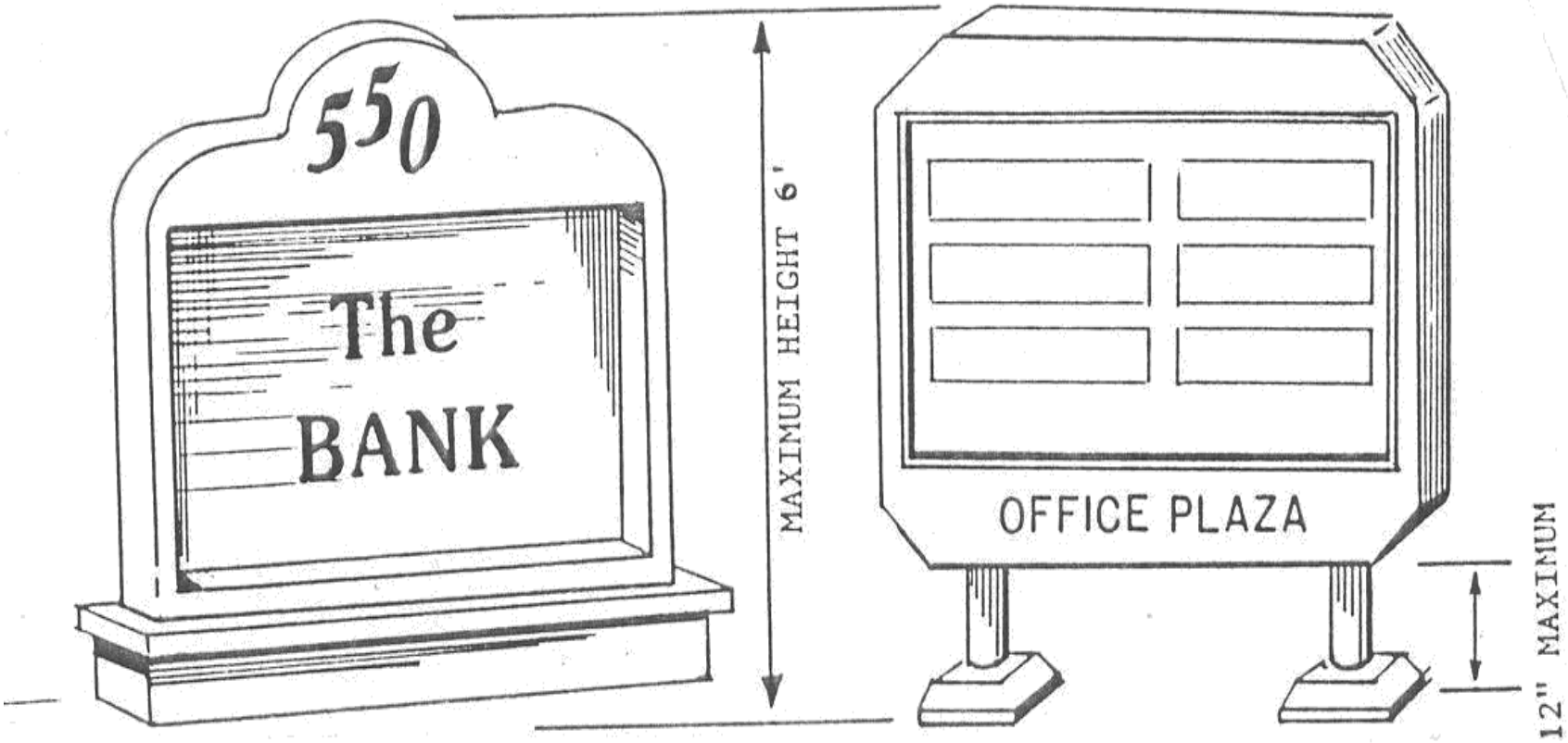


FIGURE 7: TYPICAL LANDSCAPE PLAN

ON SITE PLANS, THE TYPE, SIZE AND NUMBER OF PLANTS AND THE LOCATION AND DESIGN OF LANDSCAPED AREAS SHOULD BE SHOWN

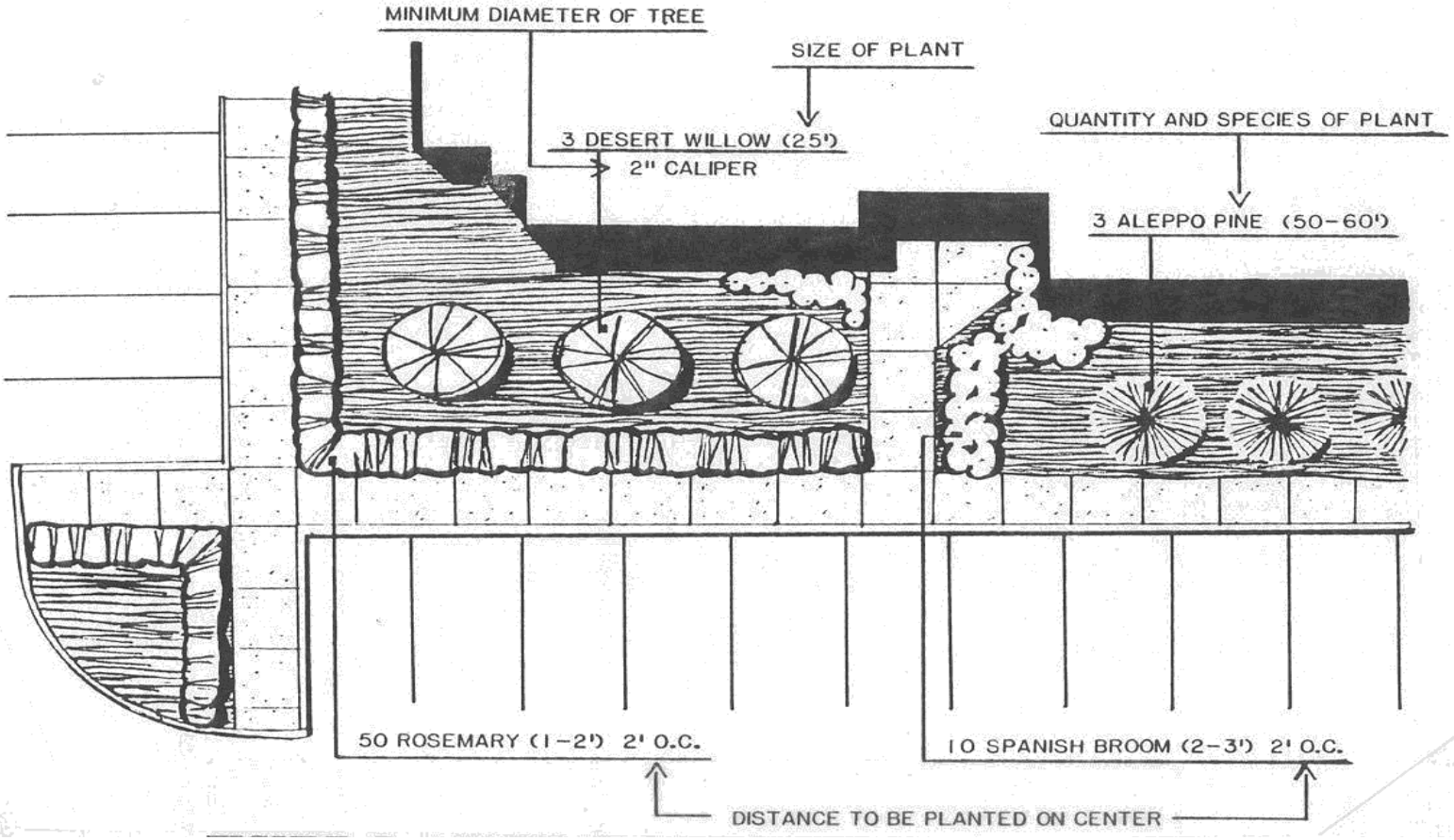


EXHIBIT 1
CITY OF KINGMAN
DESIGN REVIEW CHECKLIST
For the Hualapai Mountain Road Area Plan

DATE: _____ **APPLICANT:** _____

PROJECT: _____

LEGAL DESCRIPTION: _____

REVIEWED BY: _____

APPROVED: _____ **DISAPPROVED:** _____

REQUIRES REVISIONS FOR APPROVAL: _____

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SITE DEVELOPMENT
			Minimum street setback twenty (20) feet or minimum of zoning district whichever is greater.
			Limited curb cuts on to street.
			Access to street is at street intersection.
			Project is designed to minimize traffic problems.
			Street grid responds to topography.
			Sidewalks with tree landscaping.
			Exterior lighting in accordance to OUTDOOR LIGHTING CODE.
			Site organization takes into account relation of buildings to street, landscaping, open spaces and adjacent sites.
			Proportion, scale, continuity and balance prevails.
			. Project retains natural topography and is compatible with immediate environment. Damage to natural environment is minimized.
			. Project designed to minimize interference with privacy, quiet and views of neighbors.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	BUILDINGS
			. Buildings are compatible with neighborhood character and with colors and textures of surrounding environment.
			. Avoid all glass or all metal buildings. Highly reflective materials avoided.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SIGNS
			. Signs fall within the allowable type, number, size, height and square footage.
			. Signs are building signs and/or monument style freestanding sign.
			. Signs reflect the architectural theme of the principal buildings.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	LANDSCAPING
			. Site plans include landscaping plan that shows type, size, number and location of plants, and irrigation systems.
			. Recommended plants are used.
			. Street property frontages landscaped with trees as the main landscaping element.
			. Parking lot landscaped.
			. Natural features incorporated into project's design.
			. Pedestrian areas landscaped.
			. Landscaped areas protected from automobile damage.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SCREENING
			. Trash receptacles screened by a minimum six (6) foot screen.
			. Trash areas easily accessible by garbage collection vehicles.
			. Exterior mechanical and electrical equipment screened.
			. Roof-mounted mechanical equipment screened in a manner architecturally compatible with building
			. Utilities placed underground.
			. Utility stations/substations screened.
			. Other:
			. Comments:

Revised 06/04/10 per Ord. No. 1659
Revised 09/03/13 per Ord. No. 1766
Revised 06/07/16 per Ord. No. 1815
Revised 08/02/16 per Ord. No. 1816

15.000: BANK STREET DESIGN REVIEW OVERLAY DISTRICT

15.100 INTENT AND PURPOSE

This Design Review Manual is established to provide general development performance and design standards for commercial, multiple-family residential or light industrial uses for the area defined as: either side of Bank Street, from Gordon Drive south to Airway Avenue. ***Specifically*** this would include the following areas:

1. The eastside of Bank from Kino to Airway, three-hundred (300) feet to the east within this metes and bounds area, and would include any portion of Kino Ranch subdivision, three-hundred (300) feet to the east, if this subdivision phase is finally recorded;

2. Eastside of Bank Street including the Eastside lots in Shangri-La Estates, second Amended, two-hundred-seventy-one (271) feet deep, including the first tier of lots in Shangri-La;

3. Westside of Bank from Kino to Gordon, within Lake Mohave Country Club Estates, two-hundred-twenty-five (225) feet to the west (first tier of lots);

4. Westside of Bank from Kino south to Airway, a portion of Banks Airport Addition, two-hundred (200) feet to the west. If lots face Nevada and are developed together with lots facing Bank, they would be included.

The Kingman General Plan 2020 identifies this area as appropriate for commercial zoning, thus generally these standards will apply to any commercial development in this corridor. These standards are intended and designed to aid in the implementation of the Kingman General Plan, to encourage sound design principals; to assure the compatibility of uses; to encourage attractive appearances; to prevent blight; and to promote and enhance the health, safety and general welfare of the residents in the community.

This manual establishes minimum standards. The City encourages developers and landowners to exceed these minimums whenever possible.

15.200 INTRODUCTION

The Bank Street design corridor Design Review Manual is to be used in conjunction with the Area Plan. *This was reinforced by the adoption of the Kingman General Plan 2020.* The City does not propose to establish a specific theme, but rather encourages high quality and creative developments that are architecturally compatible with surrounding buildings and the colors and textures of the surrounding environment.

During the design review process, the City will be looking at more than just a building's design. A project's layout, its relationship to the immediate neighborhood and its relationship to the entire study areas will also be examined. Special considerations are given to sign, landscaping, screening and setback requirements which are more specific than the City's Zoning Ordinance. It should be understood that the City Staff does not solve design problems for the applicant.

15.300 APPLICABILITY

The standards set forth in this Manual shall apply to:

1. ***Specifically*** this would include the following areas:

a. The eastside of Bank from Kino to Airway, three-hundred (300) feet to the east within this metes and bounds area, and would include any portion of Kino Ranch subdivision, three-hundred (300) feet to the east, if this subdivision phase if finally recorded;
b. Eastside of Bank Street including the Eastside lots in Shangri-La Estates, second Amended, two-hundred-seventy-one (271) feet deep, including the first tier of lots in Shangri-La;

c. Westside of Bank from Kino to Gordon, within Lake Mohave Country Club Estates, two-hundred-twenty-five (225) feet to the west (first tier of lots);

d. Westside of Bank from Kino south to Airway, a portion of Banks Airport Addition, two-hundred (200) feet to the west. If lots face Nevada and are developed together with lots facing Bank, they would be included.

2. All commercial, industrial developments and multiple-family uses within the defined corridor.

15.400 APPLICABILITY

The primary review will be done in-house by the City Planning Staff.

A checklist or required design review elements shall be filled out and attached to all project reviews that are subject to these guidelines. This in-house procedure should minimize extra paperwork and any time delays for project reviews. Any decision or finding made on any element in Exhibit 1 shall be given to the applicant in writing with reasons for such decision or finding.

All developments within the City limits must comply with all other applicable provisions of Zoning Ordinance, Subdivision Ordinance and all other relevant City regulations. Where conflicts occur, the more restrictive regulations will be applied. This Design Review Manual, along with the Kingman General Plan, gives City Staff, the Planning and Zoning Commission and the City Common Council a basis upon which to make policy and procedural recommendations.

It is recommended that anyone who is considering a development project within the Bank Street defined area should make an appointment with City Planning Staff for preliminary discussions and review. This pre-development conference can help reduce errors and omissions and can alleviate potential problems before final plans are drawn up.

15.500 APPEALS

Appeals from any decision made during the in-house administrative design review only shall be made to the City Planning and Zoning Commission. Such appeal shall be in writing and shall state such reasons why the applicant feels the decision was in error. The Commission will then forward their recommendation to the City Common Council. Final action shall be taken by the City Council. Uses are not subject to appeal in accord with ARS 9-466.06 H(1), but would be reviewed via text amendment process only.

15.600 PERMITTED USES

The permitted uses and conditional uses are those of the underlying primary zoning. The design review guidelines below have been placed under general headings to facilitate their uses.

15.700 SITE DEVELOPMENT

1. A project should be developed to be compatible with the immediate environment of the site and to be sensitive to the surrounding neighborhood. Clear grading of lots, especially large lots, should be avoided.

2. Projects should be designed to minimize interference with the privacy, quiet and views of neighbors.

3. Projects should be designed to minimize traffic problems.

4. All developments shall have the buildings setback a minimum of ten (10) feet from the property line or the minimum distance required in the particular zoning district, whichever is greatest.

5. Curb cuts on to Bank Street shall be limited. The guidelines for access onto major arterial, minor arterial and collector streets as defined by the City of Kingman Streets and Sidewalks Development Rules and Regulations are as follows:

    a. No driveway onto a major arterial street or collector street shall be located closer than one-hundred (100) feet to the nearest intersecting curb line. No driveway onto a major arterial street shall be located closer than two-hundred (200) feet to the nearest intersecting curb line. If these minimum distances cannot be achieved due to existing property limits, the driveway shall be placed as far from the intersection as possible. Commercial driveways that do not meet the minimum distance from the curb return may be restricted to right-in, right-out configurations.

    b. Where a corner lot abuts Bank Street and a collector or local side street, driveway access shall be permitted only on the non-arterial side street. One driveway will be permitted when the frontage is less than three-hundred (300) feet. Two (2) driveways will be permitted when the frontage is three-hundred (300) to six-hundred (600) feet. Three (3) driveways will be permitted when the frontage is greater than six-hundred (600) feet.

    c. Adjacent driveways should be no closer than sixty (60) feet, unless there is clearly no alternative access possible.

    d. The use of shared driveways between adjacent parcels will be required when appropriate and is encouraged whenever possible.

    e. Driveways on opposite sides of a street should not be offset less than one-hundred-fifty (150) feet.

    f. Culverts may be needed for driveways in a portion of the corridor.

6. A main driveway into a site should have adequate space for stacking of vehicles.

7. Sidewalks and tree landscaping (properly irrigated and maintained by the property owner) shall be required as properties develop along the Bank Street corridor.

8. Exterior lighting, when used, shall adhere to Section 34.000: OUTDOOR LIGHTING CODE, of the City Zoning Ordinance. Exterior lights shall be shielded and filtered so as not to glare off-site into adjoining neighborhoods.

9. There should be a pleasant transition from the street to the buildings. This can be accomplished by the use of sidewalks, berms, transitional surfaces, and landscaping.

10. The site organization of a project should take into consideration the arrangement of buildings in relation to open spaces, landscaping and the elements of adjacent sites.

15.800 BUILDINGS

The intent of the design review is to create architectural design quality, based on a common set of principles which include consideration of the unique environment, climate, and context of the Bank Street corridor setting in the City of Kingman. A broad Southwestern style is the appropriate and desired architectural style in the Bank Street context, however, this style is not intended to limit architectural innovation within the general styles below. These styles include: Southwestern Traditional, Arizona Territorial, Pueblo, and Spanish Colonial.

1. Buildings shall be compatible with the colors and textures of the surrounding environment. Warm earth tone colors shall be used, such as rustic reds, green earth tones, tans and browns. This would not exclude the ability of a user to express a corporate logo or color as a minor element in the overall design.

2. Highly reflective materials that create glare shall not be used. Preferred exterior materials for the primary aspect of the building (front) facing the street shall be stucco, brick, adobe, natural stone, textured concrete, or textured and split face concrete masonry units. Materials such as pre-fabricated metal wall panels, unless they are made or can be textured with acceptable surfaces as mentioned above, and smooth faced concrete shall not be used on the front aspect. Exposed vertical or horizontal painted, baked enamel or stucco clad metal building panels with the compatible colors above may be used on the side and rear aspects of the primary building.

3. All glass or all metal buildings, including accessory buildings and structures visible from any street shall not be used, other than in the building aspects and allowances above.

4. Roll up doors to businesses are allowed if located in the side or rear aspects of the primary building. Roll up doors should have colors compatible with the main building front aspect.

5. Any exposed roof to street view shall use complimentary colored ceramic tile, or a method compatible with the themes and intents above. Exposed metal roofing is not acceptable. Standing seam roofs are acceptable, especially in traditional Southwestern colors.

6. Mechanical equipment, to the extent possible, should be located on the ground, with screening.

7. Any Mechanical equipment, that has to be on the roof, shall be screened, with architecturally compatible features.

8. If Parapets are used, they shall not be one continuous height, but should be varied in height. Parapet caps shall contrast with the prime color of the building with contrasting but complimentary colors. Exposed metal strips should not be used.

9. Entryways shall not be flush with the building wall, but should be recessed, or shall be covered, with human scale overhangs, trellis, or porch covers, etc.

10. Service features, such as electric or telephone boxes, irrigation boxes, any exposed communication equipment etc., shall be shown on the site plan and shall be screened, or designed with compatible colors and materials.

11. All building elevations (sides) shall be shown in submitted plans and design elements required shall be expressed on all sides of the building.

12. Storage or shipping containers, as accessory uses, may be used if completely screened inside a yard. Chain link fencing with laths are not considered completely screened.

13. The maximum height for all buildings shall be the limit of the underlying zoning district.

15.900 SIGNS

1. Signs shall compliment and reflect the architectural theme of the principal buildings.

2. No off-premises signs (billboards) are permitted.

3. No roof signs are permitted.

4. No pole type freestanding signs are permitted.

5. Only building signs and monument style freestanding signs are permitted.

6. The area of building signs is that permitted in Section 25.000: SIGN CODE, of the City Zoning Ordinance.

7. Where freestanding signs are permitted, the freestanding sign shall be a monument style sign. There shall be only one (1) monument style sign allowed per property.

8. The monument style sign shall not be greater than six (6) feet in height. The total sign area shall not exceed thirty five (35) square feet.

9. The area of building signs is that permitted in Section 25.000: SIGN CODE, of the City Zoning Ordinance.

15.1000 LANDSCAPING

1. Landscaped areas shall be protected from damage from automobiles by the use of bumper guards, etc.

2. Pedestrian areas should be shaded with landscaping whenever possible.

3. A coherent, logical landscaping design should be utilized and shall be in accordance with Section 10.000 LANDSCAPING. Landscaping plans shall exhibit an organized concept, not just an arrangement of plants with appropriate irrigation.

4. On site plans, the type, size and number of plants, and the location and design of landscaped areas shall be shown, along with the irrigation systems. The Kingman Landscape Ordinance standards are the minimum required in the corridor.

15.1100 SCREENING

1. Trash receptacles shall be screened. The screening shall be designed so that garbage collection vehicles can easily service these areas.

2. Exterior mechanical and electrical equipment, such as meter boxes, electrical and gas connections, solar devices, etc., should be screened whenever possible.

3. Screening can be accomplished by using site obstructing mature vegetation or site obstructing fences at least eight (8) feet in height when backing to a developed residential district, which are made of materials that are architecturally compatible with the principal buildings. This could include split face block, stucco finish or similar. Chain link fencing alone shall not be used. Razor wire and barbed wire shall not be used.

4. Screening for trash receptacles should be a minimum of six (6) feet in height.

5. Roof-mounted mechanical equipment should be screened in a manner architecturally compatible with the building whenever possible.

6. All utility stations and substations shall be screened with landscaping or a site-obstructing fence.

7. All utilities should be placed underground. When totally unfeasible, consideration of this standard may be made.

8. Screening of the commercial site from residential areas shall be a minimum of six (6) feet in height in the accepted material above.

Revised 08/02/16 per Ord. No. 1816

16.000 LIGHT-INDUSTRY (I-1)

16.100 INTENT AND PURPOSE

This district is intended to provide for the orderly development of light manufacturing, research and development, wholesale and distribution, warehousing, and other compatible uses within the community. The provisions of this district are intended to ensure that industrial development will be protected from intrusion by inharmonious uses, that it will be provided with adequate space and accessory facilities and that adjacent, non-industrial areas will be protected from potential conflicts with industrial development.

16.200 GENERAL PROVISIONS

16.210 PERMITTED USES

The following uses are permitted and land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the following uses only:

- Instructional Schools or Trade Schools (not providing housing, dormitories or sleeping overnight)
- Manufacturing and processing:
  - Aircraft and missile factory
  - Automobile assembly, rebuilding, and reconditioning
  - Automobile body and fender works
  - Automobile painting
  - Automobile trailer, camper, and mobile home manufacture
  - Bakery, wholesale
  - Battery manufacture
  - Blacksmith shop
  - Blueprinting and photo processing
  - Boat building and repairs
  - Bottling plant
  - Brewery
  - Cabinet shop or furniture manufacture
  - Carpet and rug cleaning plant
  - Ceramic products manufacture (Using only previously pulverized clay)
  - Dairy products processing
  - Dry cleaning and dyeing plant
  - Electric or neon sign manufacture
  - Electrical, electronic, or electromechanical machinery manufacture
  - Fiberglass manufacturing or processing
  - Garment manufacture
  - Ice and cold storage plant
  - Laundry
  - Lumber yard, including millwork
  - Machine shop
  - Mail order firm
  - Medical Marijuana Dispensary and Cultivation only in conjunction with the dispensary, subject to the following conditions and limitations:
    - a. Applicant shall provide a copy of the Application for a Dispensary Registration Certificate to the Arizona Department of Health Services.
    - b. Shall be located in a permanent building and may not locate in a trailer, cargo container or motor vehicle.
    - c. Shall not be located within 500-feet of the same type of use. This distance shall be measured from the exterior walls of the building or portion thereof in which the businesses are conducted or proposed to be conducted.

d. Shall not be located within 500-feet of a residentially zoned property. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned property.
e. Shall not be located within 2500-feet of a preschool, kindergarten, elementary, secondary or high school, place of worship, public park, mental health facility, substance abuse rehabilitation center or public community center. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the protected use.
f. Shall have operating hours not earlier than 8:00 a.m. and not later than 6:00 p.m. of the same day and only Monday through Saturday.
g. Drive-through services are prohibited.
h. Shall provide for proper disposal of marijuana remnants or by-products, and not to be placed within the facility's exterior refuse containers.

Metal working, fabrication or welding firm
Paint mixing (not employing a boiling process)
Poultry slaughter
Prefabricated buildings manufacture
Printing establishment, including newspaper plant
Sheet metal shop
Shoe manufacture
Soap manufacture (cold mix only)
Stone monument works
Television and Motion Picture Production Facilities including sound stages and studios, which may include transmission towers and dish-type antennas up to one hundred (100) feet in height and over one-point-five (1.5) meters in diameter. Towers over one hundred (100) feet in height may be approved by Conditional Use Permit.
Textile manufacture
Tire rebuilding, recapping and retreading
Truck repairing and overhauling

Outside Storage:
Building materials
Bus storage and terminal
Contractor's storage yard
Draying and freight yard
Feed
Lumber yard
Machinery and equipment rental
Trucking yard terminal

Research, development and testing laboratories facilities
Skateboarding Parks, including accessory uses such as skateboard sales and repair
Utilities:
Electric distribution and public utility substations
Public and private utility service yards

Wastewater Treatment Plant, electro-coagulation closed loop system only; when in compliance with all federal and state regulations pertaining to such a use.
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is fifty (50) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

16.220 ACCESSORY BUILDINGS AND USES

1. A single dwelling where used exclusively by a caretaker of a permitted industrial use and his family.

2. Exhibition of products produced on the premises or available for wholesale distribution.

3. Administrative, professional, medical and business office and facilities incidental to permitted industrial uses on the premises.

4. Cafeterias, cafes, restaurants, auditoriums or recreational facilities incidental to permitted industrial uses on the premises.

5. Gasoline service stations and other truck or automobile service facilities for vehicles used in conjunction with permitted industrial activities on the premises.

16.230 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted in the Industrial District subject to obtaining a Conditional Use Permit as specified in Section 29.000: CONDITIONAL USE PERMITS:

Animal hospital, shelter or kennel
Animal slaughter and meat processing facilities
Antennas, antenna support structures, and communication towers: maximum height two-hundred-fifty (250) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)
Automobile and truck service stations
Automobile sales, new and used
BMX racetrack
Industrial hospitals and clinics
Industrial training centers
Mining, sand and gravel operations, smelting and similar related extractive and processing activities:

1. The Planning and Zoning Commission shall use the criteria found in Section 29.000 of the Zoning Ordinance, “CONDITIONAL USE PERMITS, REQUIRED FINDINGS” to determine whether the particular location for a specific mining, sand and gravel operation or smelter is appropriate.
2. In addition, the proponent shall be required to present a plan for the reclamation and restoration of the property prior to the utilization of the conditional use.

Mixing and/or preparation of concrete and asphalt
Mobile homes as caretaker’s residences
Motels
Motocross racetrack
Prefabricated units used as offices only
Recreational and fitness centers including health clubs and gymnasiums
Restaurants, coffee shops and taverns
Sexually Oriented Businesses:

1. No person shall operate or cause to be operated a sexually oriented business within five hundred (500) feet of:
   a. A church; or
   b. A public or private preschool, elementary school, or secondary school; or
   c. A boundary of a residential zoning district or residential use; or
   d. A public park.
2. No person shall operate, cause to be operated, establish or enlarge a sexually oriented business within one-thousand (1,000) feet of any other sexually oriented business.
3. No person shall operate, cause to be operated or establish more than one (1) sexually oriented business in the same building, structure or portion thereof.
4. For the purposes of subsection (2.) of this section, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business

is conducted to the nearest property line of the premises of a church, school, park, residential district or residential use, as the case may be.

5. For the purposes of subsection (3.) of this section, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.
6. Signs visible from the exterior of the structure may state there is adult material inside but no pictures or other advertising that indicates a nude person is available for viewing may be displayed.

Storage of flammable or explosive materials or flammable or explosive liquids

Swap meet, Indoor; also, by Conditional Use Permit in C-3 (Commercial, Service Business).

1. Permanent restroom facilities shall be available on site prior to opening to the public.
2. All uses associated with the operation of a swap meet other than parking, including but not limited to concession stands shall take place indoors.
3. Parking shall be improved in the manner prescribed under Section 22.000 of this code that is with improved surfaces. The number of parking spaces shall be one (1) space for each vendor space and one (1) space for each one-hundred (100) feet of vendor area.

Swap meet, Outdoor; also, by Conditional Use Permit in C-3 (Commercial, Service Business).

1. This activity or any accessory use, including concession stands, shall take place no closer than two-hundred-fifty (250) lineal feet from a residentially zoned area.
2. Parking is permitted within the two-hundred-fifty (250) foot buffer and shall be improved in the manner prescribed under Section 22.000 of this code that is with improved surfaces.
3. The number of improved parking spaces shall be one (1) space for every three-hundred (300) square feet of lot area where the swap meet exists plus one (1) parking space for each vendor space.
4. Site obstruction fences may be required based on the circumstances of the site, intensity of use, and adjacent uses.
5. Permanent restroom facilities shall be provided on site prior to opening to the public.
6. Operation of the swap meet shall be limited to the hours of 6:00 A.M. to 9:00 P.M. The site shall be cleared of all storage containers, merchandise and tables between the hours of 9:30 P.M. and 5:30 A.M.
7. No vendor storage will be allowed unless the swap meet site has specific permanent indoor storage facilities in place.

Television sales and rentals

Trailers

16.300 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to land and buildings within this district.

16.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of twenty-thousand (20,000) square feet and no lot in this district shall be reduced below this standard. The specified lot area is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

16.320 LOT DIMENSIONS

None, provided yard requirements are complied with.

16.330 YARD SPACES

Yard Abutting Street: Minimum of twenty (20) feet. Such yard may be used for off-street parking purposes.

Interior Side and Rear Yards: None shall be required, except where an industrial zone abuts a residential district, where a thirty (30) foot yard shall be provided. Such yards may be used for off-street parking purposes.

16.340 PERMITTED HEIGHTS

The maximum heights of any building or structure shall be fifty (50) feet, provided, however, that the maximum height of any building within fifty (50) feet of a lot zoned for residential purposes shall be two (2) stories or fifty (50) feet, whichever is less.

16.350 PERMITTED COVERAGE

Sixty (60) percent of the lot may be covered with buildings or structures.

16.360 DISTANCE BETWEEN BUILDINGS

No requirements, except that buildings not actually adjoining shall be provided with a minimum eight (8) foot separation.

16.370 CONDUCT OF USES

1. When a lot is used for industrial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to occupancy of the building. Said wall shall be reduced to thirty-six (36) inches in height within a required front yard of the adjacent residential property. In the case where the developed industrial lot abuts an undeveloped residential district, which has been identified as having industrial/commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential manner. At this point in time, the owner of the abutting industrial property shall have six (6) months, from the date of the Certificate of Occupancy for the residence is issued, to construct the required masonry wall. If there is a dedicated alley or public roadway separating the industrial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by ordinance relating to the rezoning of the subject property.

2. When the property in an industrial district is used for operations incidental to a primary permitted use, such as a storage yard, or where material necessary to the conduct of a permitted use is outside, there shall be provided a solid opaque fence or wall, not less than six (6) feet, nor more than eight (8) feet in height. Said wall shall be properly maintained and screen storage areas from adjacent public streets and from adjacent residential, and/or commercial districts.

16.380 OFF-STREET PARKING AND LOADING

Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS.

16.400 OTHER PROPERTY DEVELOPMENT STANDARDS

1. No structure originally designed or intended for residential purposes shall be occupied by uses permitted in this district, except when used as a dwelling by a proprietor, manager or custodian of a permitted use.

2. No use shall be established in any industrial district which causes or emits any dust, gas, smoke, fumes, odors, noises, vibrations, electromagnetic disturbance, radiation, or other

similar effects which is or may be detrimental to the public health, safety or general welfare. All uses shall be continuously maintained so that they are neither obnoxious nor offensive by reason of the above emissions.

3. Properties shall be landscaped at the time of development in accordance with Section 10.000: Landscaping.

4. No building or structure having exterior walls of corrugated sheet metal shall be erected in this zone. This provision is not intended to prevent the erection of buildings of sheet metal or steel with baked-on decorative finishes.

16.500 ENFORCEMENT; VIOLATIONS; OFFENSES

Any person who violates any provision of this chapter or who establishes any sexually oriented business without first making application for and receiving a Zoning Use Permit shall be guilty of a criminal violation of the Zoning Ordinance, punishable as set for by law.

Revised 02/05/03 per Ord. No. 1362
Revised 04/07/03 per Ord. No. 1370
Revised 10/04/11 per Ord. No. 1719-A
Revised 06/07/16 per Ord. No. 1815

17.000 HEAVY-INDUSTRY (I-2)

17.100 INTENT AND PURPOSE

This district comprises certain industrial structures and uses having external effects which are offensive or hazardous to residential, commercial and light industrial uses. This district should not adjoin any residential or commercial districts.

17.200 GENERAL PROVISIONS

17.210 PERMITTED USES

The following uses are permitted and land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the following uses only:

Any use as permitted in Light Industry (I-1)
Airports or aircraft landing fields
Butane gas filling, storage and similar storage areas
Car wrecking yards, junk yards and uses of similar nature
Fertilizer manufacture
Food processing, manufacturing, canning, preserving, and freezing
Livestock auction areas, livestock feed yards, cattle, horses, and sheep loading pens and sales areas
Manufacture of durable goods, such as lumber and wood products
Manufacture of non-durable goods such as meat products; chemicals and allied products; leather and leather tanning; petroleum and coal products; soaps and animal fat by-products
Meat packing
Medical Marijuana Dispensary and Cultivation only in conjunction with the dispensary, subject to the following conditions and limitations:

a. Applicant shall provide a copy of the Application for a Dispensary Registration Certificate to the Arizona Department of Health Services.
b. Shall be located in a permanent building and may not locate in a trailer, cargo container or motor vehicle.
c. Shall not be located within 500-feet of the same type of use. This distance shall be measured from the exterior walls of the building or portion thereof in which the businesses are conducted or proposed to be conducted.
d. Shall not be located within 500-feet of a residentially zoned property. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the zoning boundary line of the residentially zoned property.
e. Shall not be located within 2500-feet of a preschool, kindergarten, elementary, secondary or high school, place of worship, public park, mental health facility, substance abuse rehabilitation center or public community center. This distance shall be measured in a straight line from the exterior walls of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the protected use.
f. Shall have operating hours not earlier than 8:00 a.m. and not later than 6:00 p.m. of the same day and only Monday through Saturday.
g. Drive-through services are prohibited.
h. Shall provide for proper disposal of marijuana remnants or by-products, and not to be placed within the facility's exterior refuse containers.

Metals smelting
Primary metal industries; machinery and transportation equipment
Railroad shops and similar heavy service facilities
Refineries
Storage of flammable liquids and gases; bulk fuels

17.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses are permitted in the Industrial District subject to obtaining a Conditional Use Permit as specified in Section 29.000: CONDITIONAL USE PERMIT:

Antennas, antenna support structures, and communication towers; maximum height is two-hundred-fifty (250) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

BMX racetrack

Mining, sand and gravel operations, smelting and similar related extractive and processing activities

1. The Planning and Zoning Commission shall use the criteria found in Section 29.000 of the Zoning Ordinance, "CONDITIONAL USE PERMITS, REQUIRED FINDINGS" to determine whether the particular location for a specific mining, sand and gravel operation or smelter is appropriate.
2. In addition, the proponent shall be required to present a plan for the reclamation and restoration of the property prior to the utilization of the conditional use.

Motocross racetrack

17.300 PROPERTY DEVELOPMENT STANDARDS

The following property development standards shall apply to land and buildings within this district.

17.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of twenty-thousand (20,000) square feet and no lot in this district shall be reduced below this standard. The specified lot area is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

17.320 LOT DIMENSIONS

No minimum.

Yard Abutting Street: Minimum of twenty (20) feet. Such yard may be used for off-street parking purposes.

Interior Side and Rear Yards: There shall be no requirements, except where an industrial zone abuts a residential or commercial district, where a thirty (30) foot yard shall be provided. Such yards may be used for off-street parking purposes.

17.330 PERMITTED HEIGHTS

No requirement, provided, however, that the maximum height of any building within fifty (50) feet of a lot zoned for residential or commercial purposes shall be two (2) stories or fifty (50) feet, whichever is less.

17.340 PERMITTED COVERAGE

Sixty (60) percent of the lot may be covered with buildings or structures.

17.350 DISTANCE BETWEEN BUILDINGS

No requirement, except that buildings not actually adjoining shall be provided with a minimum eight (8) foot separation.

17.360 OFF-STREET PARKING AND LOADING

Off-street parking and loading facilities shall be provided in accordance with the provisions of Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS.

17.370 WALLS, FENCES AND LANDSCAPING

When a lot is used for industrial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to occupancy of the building. Said wall shall be reduced to thirty six (36) inches in height within a required front yard of the adjacent residential property. In the case where industrial/commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential district, which has been identified as having industrial/commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential manner. At this point in time, the owner of the abutting commercial/industrial property shall have six (6) months from the date the Certificate of Occupancy for the residence is issued, to construct the required masonry wall. If there is a dedicated alley or public roadway separating the industrial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by ordinance relating to the rezoning of the subject property.

Revised 2/05/03 per Ord. No. 1362
Revised 4/07/03 per Ord. No. 1370

18.000 KINGMAN CROSSING PLANNED DEVELOPMENT DISTRICT (KINGMAN CROSSING PDD)

18.100 INTENT AND PURPOSE

This district is intended to provide for the development of business and service uses designed to meet the needs of the Kingman Crossing area located south of Interstate-40. Such areas will provide a wide variety of goods and services in establishments whose operating characteristics require good exposure in a readily identifiable and accessible commercial setting. Provisions of this district are designed to ensure that such commerce will be compatible with adjacent, non-commercial development and to minimize any undesirable effects of heavy traffic or other operating characteristics.

18.200 GENERAL PROVISIONS

18.210 PERMITTED USES

Land shall be used and buildings/structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following permitted uses:

Ambulance services
Animal hospitals and small animal boarding
Antique shops
Art and school supply stores
Art galleries – but not including auction rooms
Auto accessories and parts store
Automobile rental and service; all repairs must be conducted within an enclosed building.
Automobile repairs, but not including body repair
Automobile sales and service, new and used
Automobile service stations
Bakery
Banks and financial institutions
Barbershop/beauty parlor
Bed and breakfast establishments
Bicycle stores – sales, rental and repair
Blueprinting establishments
Book and stationery stores
Building material sales
Cabinet shops
Camera and photographic supply stores
Candy and ice cream stores
Carpet and rug stores
Catering establishments
China and glassware stores
Cleaning and dyeing, coin operating, pick-up station and/or using non-explosive solvents
Clothing and costume rental establishments
Coffee shops, sandwich shops, and bagel shops
Coin and philatelic stores
Computer and electronic component sales and service
Convalescent or nursing home
Delicatessen
Department store
Drafting service
Restaurants, including outdoor dining and fast-food with drive-through service.
Electrical and household appliance stores – including radio, sales, accessory repair, and service
Employment offices

Equipment and appliances, household – service and repair shops
Exterminating shops
Family, Group, or Commercial Day Care Facilities
Florist shops
Flower shops and conservatories
Food stores, grocery stores, meat markets, delicatessens and frozen food stores
Funeral parlors and accessory uses not including outside monument storage
Furniture stores
Garden supply and plant nurseries, providing that all areas devoted to outdoor storage of other than live plant material shall be completely screened from view abutting streets and highways and from abutting properties. No bulk storage of sand, gravel, fertilizer or other chemical or organic materials is permitted. Does not include medical marijuana cultivation facilities
General offices, including banks and financial establishments
Gift shops
Glass replacement and repair (including auto glass)
Haberdasheries and millinery shop or hat repair
Hardware stores
Health care or therapeutic services, but not medical marijuana dispensaries.
Health centers
Heating, plumbing, ventilating, refrigeration and air-conditioning sales and service
High-density multiple-family developments
Hobby shops – for retailing of items to be assembled or used away from the premises
Hotels and motels - including dining and meeting rooms
Instructional Schools (not providing housing, dormitories or sleeping overnight)
Instructional Schools or Trade Schools, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences (not providing housing, dormitories or sleeping overnight)
Interior decorating shops
Jewelry stores
Job printing and related retail sales
Laboratories – medical, dental with accessory research, and testing
Laundries
Leather goods and luggage stores
Linen supply services
Liquor stores
Loan offices
Locksmith shops
Low density multiple-family developments
Mail order service stores
Medical and dental clinics
Medical and dental offices and clinics
Music and dance studios
Musical instrument sales and repair
Newspaper offices – including printing
Office supply stores
Offices – business, professional or public
Opticians, optometrists and ophthalmologists
Orthopedic and medical appliance stores – but not including assembly or manufacture of such articles
Paint and wallpaper stores
Parcel delivery services
Parking lots and storage garages for automobiles
Pet shops – including grooming
Photography studios – including developing and printing of photographs when conducted on the premises as part of the retail business
Picture framing – when conducted on the premises for retail trade

Post offices
Pre-Schools
Printing establishments
Public Assembly – Indoor, General
Public Assembly – Indoor, Entertainment
Public libraries
Radio and television broadcasting studios provided that no broadcast antenna exceed the height of fifty (50) feet and no dish style antenna exceed one-point-five (1.5) meters in diameter.
Real estate and title companies
Recording studios
Restaurants – including live entertainment and dancing
Schools, commercial or trade, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences; and not providing housing, dormitories or sleeping overnight.
Shoe stores – sales or repair
Sporting goods stores
Stamp and coin hobby shops
Tailor shops
Tattoo parlors
Tavern or cocktail lounge
Telephone answering service
Theaters – not including drive-in theaters
Tobacco shops
Tool and cutlery sharpening or grinding
Toy Stores
Travel agencies
Travel bureaus and transportation ticket office
Variety stores
Vending machine sales and service
Wholesale establishments with storage of merchandise
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is fifty (50) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Accessory uses to the above permitted uses. Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

18.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit as provided in Section 29.000: CONDITIONAL USE PERMITS:

Car washes
Schools, Private School, Charter School, or Community College providing housing, dormitories or sleeping overnight.
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is two-hundred-fifty (250) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

18.300 GENERAL

18.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of seventy-five-hundred (7,500) square feet. The specified lot area size is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

18.320 LOT WIDTH

Not less than seventy-five (75) feet

18.330 YARDS

Yard abutting street: 25-feet; such areas shall be landscaped.
Interior lot line: zero
Lot abutting residentially zoned property: 25-feet. Parking may be allowed in the setback area abutting a residential zoning district, but commercial truck deliveries or outdoor storage purposes, including the placement of storage containers are not permitted in these areas.

18.340 BUILDING HEIGHT

Not to exceed fifty (50) feet

18.350 DISTANCE BETWEEN BUILDINGS

Buildings not actually adjoining shall be provided with a minimum six (6) foot separation.

18.360 OFF-STREET PARKING AND OFF-STREET LOADING

See Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS

18.370 CONDUCT OF USES

All business, service, storage, and merchandise display shall be conducted wholly within an enclosed building or an opaque enclosure, including porches, except for off-street automobile parking, off street loading, and the usual pumping operations of gasoline sales and permitted open sales or storage lots. Vehicle repair and service work may be performed outside of an enclosed building. Any vehicle that does not have the repair completed by the end of the business day must be placed in an enclosed building or behind a screen enclosure that meets the standards of Section 26.800 STORAGE FACILITIES, subsection 26.810 ALL COMMERCIAL AND INDUSTRIAL USES HAVING PERMITTED OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE, MATERIAL, OR EQUIPMENT. Mechanical equipment may not be erected or constructed outside an enclosed building necessary to repair or service vehicles. Service bays shall be oriented to the north.

When a lot is used for commercial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to a certificate of occupancy for the building being issued.

Said wall shall be reduced to thirty-six (36) inches in height within a required front yard of the adjacent residential property. If there is a dedicated alley or public roadway separating the commercial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by ordinance relating to the rezoning of the subject property.

18.400 SITE DEVELOPMENT

1. A project shall be developed to be compatible with the immediate environment of the site and to be sensitive to the surrounding neighborhood. Damage to the natural environment should be minimized. Clear grading of lots, especially large lots, should be avoided.

2. Projects shall be designed to minimize interference with the privacy, quiet and views of neighbors.

3. Projects shall be designed to minimize traffic problems.

4. Projects shall be designed to retain a site's natural topography whenever possible. The project should be planned to fit the site's natural conditions rather than altering the site to accommodate the project. Excessive cuts and fills should be avoided.

5. The street pattern should respond to topography. Curvilinear streets may have to be used in some instances.

6. All developments shall have the buildings setback a minimum of 25-feet from the street property lines and residential zoning district lines.

7. Curb cuts on arterial and collector streets shall be limited. The guidelines for access onto arterial and collector streets as follows:

    a. No driveway onto an arterial street or collector street shall be located closer than one-hundred (100) feet to the nearest intersecting curb line.

    b. Access to and from arterial and collector streets should be limited to street intersections. Properties with frontage on these streets should have access by a parallel road or a side street when this option is available. One (1) driveway will be permitted on side streets when the frontage is less than two-hundred (200) feet. Two (2) driveways will be permitted on side streets when the frontage is three-hundred (300) to six-hundred (600) feet.

    c. The use of shared driveways between adjacent parcels on arterials is required when appropriate.

    d. Adjacent driveways should be no closer than sixty (60) feet.

    e. Driveways on opposite sides of a street should not be offset less than one-hundred-fifty (150) feet.

8. A main driveway into a site should have adequate space for stacking of vehicles. If over forty (40) parking spaces are required by the use and building size, fifty percent (50%) of the required parking spaces should be located to the side or rear of the proposed building.

9. Access to and from arterial and collector streets should be limited to street intersections. Properties with frontage on these streets should have access by a parallel road or a side street when this option is available.

10. Sidewalks and tree landscaping (properly irrigated and maintained by the property owner) shall be required in accordance with Section 10.000 LANDSCAPING of this ordinance.

11. Exterior lighting, when used, shall adhere to Section 34.000: OUTDOOR LIGHTING CODE, of the City Zoning Ordinance.

12. There should be a pleasant transition from the street to the buildings. This can be accomplished by the use of sidewalks and landscaping.

13. The site organization of a project should take into consideration the arrangement of building in relation to open spaces, landscaping and the elements of adjacent sites.

14. Proportion, scale, continuity and balance should prevail in all aspects of a project.

18.500 LIGHTING

A. Purpose and Applicability.

1. Purpose. It is intended to ensure appropriate lighting levels that support way-finding and crime prevention, assist people with visual impairments, allow flexibility in architectural design, minimize undesirable light and glare into adjoining properties and minimize light pollution into the nighttime sky.

2. Applicability. This subsection applies to lighting for uses on-site. It does not apply to streetlights in the public right-of-way, which are governed by the City of Kingman Street and Sidewalk Regulations. All exterior lighting installations require the approval of the Development Services Director or designee, prior to installation. Any person applying for a building, electrical or sign permit to install outdoor lighting fixtures shall, as a part of said application, submit evidence that the proposed work will comply with the provisions of this subsection.

B. Photometric Plan.

Any building or development submitted for a building permit shall contain information on the type of lighting and illumination levels proposed (photometric plan). The contents of photometric plans shall be as specified in Appendix E.

C. Lighting Standards.

Prior to issuance of a building, electrical or sign permit, the Development Services Director, or designee, shall determine that the submitted plans and details for said permit are in conformance with the following standards. The stamping of the plans and the signature of the Development Services Director, or designated representative, and the date of the signature shall indicate that the plans are in conformance. Should the applicant desire to add or subtract outdoor light fixtures or lamps to be installed on private property after a permit has been issued, the applicant shall submit all changes to the Development Services Director or designated representative for approval, with adequate information to assure compliance with this chapter.

1. **Illumination in General**. Exterior lighting shall provide for appropriate and desirable nighttime illumination for all uses on and related to the site, including, but not limited to, pedestrian pathways, plazas, courtyards, building entrances, parking and driveway areas, automatic teller machines (ATMs), and other outdoor spaces commonly used at night. Lighting of exterior areas shall reduce conflicts between building design and landscape treatments, provide appropriate surveillance for crime prevention, and minimize glare or intrusive light onto adjoining properties and into the night sky.

2. **Illumination Levels.** The maximum illumination level for on-site lighting is forty (40) foot-candles as measured at grade, based on light loss factor of sixty-eight percent and seventy-two percent (0.72) for high pressure sodium lighting. Refer to subsection E. Exemptions**.**

3. **Mounting and Operation of Light Fixtures.** The mounting and operation of light fixtures shall be governed by the following:

a. *Building* mounted light fixtures shall be attached only to walls and the top of the fixture shall not be higher than necessary to illuminate the area required;

b. In any residential zoning district or within fifty (50) feet of any residential zoning district, freestanding light fixtures shall not exceed eighteen (18) feet in height. Within the next fifty (50) to one hundred fifty (150) feet of any residential zoning district, freestanding light fixtures shall not exceed twenty-five (25) feet in height. In all other locations, freestanding light fixtures shall not exceed thirty (30) feet in height.

c. To comply with a. and b. above, height shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture;

d. Controls for lights for rest rooms identified for general public use shall be of the style that cannot be turned off or on by users other than employees of the business;

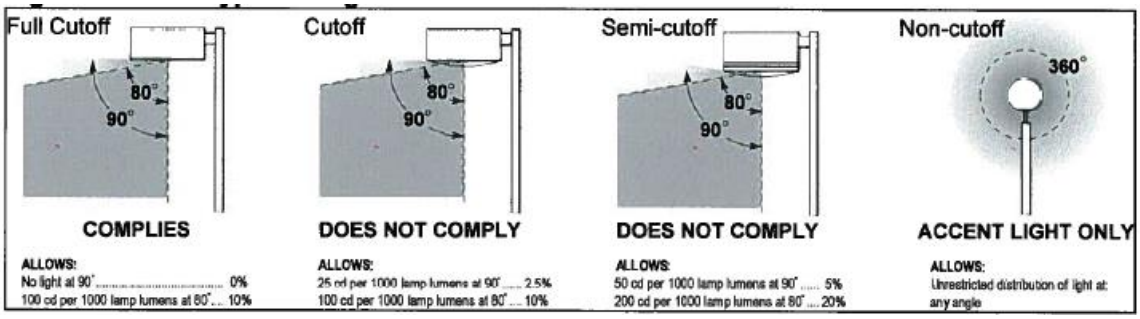
e. Light fixture design:

i. All luminaries used for security shall be vandal resistant that resist tampering, incorporate vandal resistant refractors (lens) and be provided with a gasket or seal that is designed to resist rain, dust and insect contamination;

ii. Outdoor light fixtures, which are full cutoff to direct all light below a horizontal plane through the bottom of the fixture and have no lens which drops below the fixture may use any illumination source, up to a maximum of forty (40) foot-candles, as provided in subsection C.2;

iii. Outdoor light fixtures, which have a lens or diffuser which is visible above the horizontal plane and constructed of white/opal glass, are considered non-cutoff and filtered and shall be limited to the light output equal to a one hundred (100) watt incandescent bulb, no greater than one thousand seven hundred (1,700) lumens;

iv. Outdoor light fixtures, which have a lens or diffuser which is visible above the horizontal plane and constructed of clear or prismatic glass, are considered non-cutoff and non-filtered and shall be limited to the light output equal to a fifty (50) watt incandescent bulb no greater than six hundred (600) lumens;



v. All conduits shall be concealed;

vi. The foot-candle level at the property line adjacent to a single-family district (from the proposed lighting) shall not exceed one-half (0.5) foot-candle. Lighting next to a residential use shall not spill over onto that use;

vii. Lighting fixtures used to illuminate an outdoor advertising sign (billboard) shall be mounted on the top of the sign structure and shall comply with the shielding

requirements of this subsection;

f. Ornamental twinkling lights are permitted when part of a window display, patio, landscape or other integral part of a business, provided that they do not exceed one-half (0.5) foot-candles at the property line and do not conflict with the provisions of subsection C.3.e. above, related to adjacent residential use; and

g. Other conditions related to lighting may be required through development plan review.

4. Specific Areas to be Illuminated. The following areas on a building or development shall be illuminated to the minimum security lighting levels shown below:

a. All loading areas and docks shall be illuminated from dusk to dawn, with four (4) foot-candles of light at finish grade;

b. Carport parking structures shall be illuminated from dusk to dawn, with three (3) foot-candles, including the adjacent landscape area at finish grade;

c. Parking structures and parking garages shall be illuminated from dawn to dusk with ten (10) foot- candles, and from dusk to dawn with four (4) foot-candles. Sub-level parking shall be continuously illuminated twenty-four (24) hours a day with four (4) foot-candles at finish grade. Transitional lighting will be required at all entry areas;

d. All stairwells, landings and under areas under the lower landing shall be continuously illuminated with five (5) foot-candles;

e. Breezeway lighting shall be illuminated from dusk to dawn, with four (4) foot-candles. Transitional lighting will be required at all entry areas to the breezeway corridor;

f. Exterior pedestrian pathways and adjacent landscape areas within twenty (20) feet of the pathway shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light at finish grade. Pedestrian gates shall be illuminated from dusk to dawn, with five (5) foot-candles and two (2) foot-candles within a fifteen (15) foot radius;

g. Retention areas shall be illuminated from dusk to dawn, with one-half (0.5) footcandle of light at finish grade;

h. Cluster or gang mailboxes shall be illuminated from dusk to dawn, with five (5) foot-candles of light for a fifteen (15) foot radius of the mailboxes;

i. Parking lots, aisles and refuse areas shall be illuminated from dusk to dawn as follows:

   i. Parking spaces for motor vehicles and bicycles shall be illuminated with two (2) foot-candles;

   ii. Parking lot drive aisles shall be illuminated with one (1) foot-candle;

   iii. Refuse areas shall be illuminated to two (2) foot-candles, with gates five (5) foot-candles;

j. All building entrances and vehicular gates at operator or locking mechanism shall be illuminated with five (5) foot-candles at the entrance and two (2) foot-candles within a fifteen (15) foot radius from the center point of the entrance; and

k. Secondary lighting may be required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria.

D. Prohibited Lighting. Except as provided under subsection E. Exemptions, mercury vapor fixtures is prohibited.

E. Exemptions.

1. Exemptions. The following types of lights are exempt from the standards in subsections C and D:

   a. Lighting used for single-family homes and accessory buildings, provided no measurable light spills over to adjacent property;

   b. Lighting specifically directed at a flag may be unshielded and unfiltered provided that the beam spread is limited to a narrow spot (approximately seven (7) degrees) and the fixture aperture is concealed by a matrix grid to limit glare;

   c. Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving range, and other similar sporting venues shall be exempt from the height and shielding requirements in subsection C.3.;

   d. Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving ranges, and other similar sporting venues, shall be allowed to exceed the maximum illumination limitation level of forty (40) foot-candles until 11:00 PM. No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m. except to conclude any recreational or sporting event or other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m.;

   e. Automobile dealerships are allowed a maximum illumination level of eighty (80) foot-candles at display areas until 11:00 pm;

   f. Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels is exempt from the provisions of this section;

   g. City of Kingman ornamental lighting is exempt from the provisions of this section and is a permitted lighting installation;

   h. Glass tubes filled with neon, argon or krypton do not require shielding or filtering;

   i. Lighting necessary for construction or emergencies is exempt from the provisions of this subsection, provided said lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting;

   j. Searchlights require a temporary exemption approval, as provided in k below;

   k. Temporary exemptions to the requirements of this subsection may be granted by the Development Services Director or designated representative upon finding that the exemption does not violate any provision of this zoning district and it would not pose a hardship on any adjacent property or use. Such requests shall be submitted in writing to the Development Services Department and include the following information:

      (1) Specific exemption(s) requested;
      (2) Type and use of exterior light involved;
      (3) Duration of time for requested exemption;
      (4) Type of lamp and foot-candles;
      (5) Total wattage of lamp(s);

(6) Proposed location of exterior light; and

l. For street lighting within the public right-of-way, the Development Services Director or Public Works Director, or designee, may approve an alternate type of lighting not otherwise provided in this chapter if he or she finds that the proposed design, material or method:

(1) Provides approximate equivalence to the specific requirements of this article; or,
(2) Is otherwise satisfactory and complies with the intent of this article.

18.600 BUILDINGS

1. The maximum height for all buildings shall be fifty (50) feet.

2. The intent of the design review is to create architectural design quality, based on a common set of principles which include consideration of the unique environment, climate, and context of the Kingman Crossing area and its natural setting in the City of Kingman. A broad Southwestern theme, however this theme is not intended to limit architectural innovation within the general styles below. These styles include: Southwestern Traditional, Arizona Territorial, Pueblo, and Spanish Colonial.

3. Buildings shall be compatible with the neighborhood character.

4. Buildings shall be compatible with the colors and textures of the surrounding environment. Warm earth tone colors shall be used. This would not exclude the ability of a user to express a corporate logo or color as a minor element in the overall design.

5. Highly reflective materials that create glare shall not be used. Preferred exterior materials shall be stucco, brick, adobe, natural stone, textured concrete, or textured and split face concrete masonry units. Materials such as pre-fabricated metal wall panels and smooth faced concrete shall not be used.

6. All glass or all metal buildings, including accessory buildings and structures visible from any street shall be avoided.

7. Reduce the apparent size and mass of buildings. Break up the mass of large buildings by dividing into basic geometric components with intersecting wall planes. Long blank walls, even with appropriate colors, are not permitted. Walls shall not have runs of greater than twenty-five (25) linear feet without an architectural feature breaking up the expanse. These features could be columns with contrasting but complimentary colors, pilasters, tile contrasts, varied facades or parapets.

8. Any exposed roof to street view shall use complimentary colored concrete tile, or a method compatible with the themes and intents above.

9. Mechanical equipment, to the extent possible, should be located on the ground, with screening.

10. Any mechanical equipment, that has to be on the roof, shall be screened, with architecturally compatible features.

11. Parapets shall not be one (1) continuous height, but should be varied in height. Parapet caps shall contrast with the prime color of the building with contrasting but complimentary colors. Exposed metal strips should not be used.

12. Varied window and door openings shall be required.

13. Entryways shall not be flush with the building wall, but should be recessed at least one (1) foot, or shall be covered, with human scale overhangs, or trellis.

14. Service features, such as electric or telephone boxes, irrigation boxes, any exposed communication equipment etc., shall be shown on the site plan and shall be screened, or designed with compatible colors and materials.

15. All building elevation (sides) shall be shown in submitted plans and design elements required shall be expressed on all sides of the building.

16. Storage or shipping containers, as accessory uses, are prohibited.

18.700 SIGNS

A. INTENT AND PURPOSE

It is the purpose of this subsection to provide regulations governing the location, design and illumination of signs and advertising structures for the preservation of the amenities, aesthetics, efficient and safe automobile and pedestrian traffic movements, property values of the surrounding area, the continued well-being of the City's economy and the prevention of undue visual competition.

B. EXCEPTIONS

The provisions of this subsection shall *not* apply to:

1. Flags of any Nation, State, County, City or other political unit that meets the size standards of Executive Order 10834.

2. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events.

3. Signs not visible or intended to be viewed from beyond the boundaries of the lot or parcel upon which they are located, including but not limited to menu boards, operating instructions for gasoline pumps or car washes, etc.

4. Official traffic, fire or police signs, signals, devices and markings used by any authorized public agency or the posting of notices as required by law.

5. Address and mail boxes.

6. Barber poles or similar symbols or devices used to identify and displayed in connection with a Barber Shop.

C. DEFINITIONS

For the purpose of this subsection, certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural, and vice-versa; the word "shall" is mandatory and not permissive; the word "person" includes individuals, partnerships, corporations, clubs or associations. The term "governing body" shall mean the Mayor and Common Council of the City; the word "City" shall mean the City of Kingman. The word "used" shall include the words "arranged", "designed", or "intended to be used". The word "erect" shall include the words "construct" or "reconstruct".

Abandoned Sign: shall mean a sign, which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product or activity conducted or product available on the premises where such sign is displayed. Abandoned sign shall also relate to any sign, which has been left in place after being substantially defaced or ruined by natural causes.

Action Sign: shall mean the movement of the sign body or any segment thereof such as rotating, revolving, moving up and down or any other type or movement involving a change in position of the sign body or segment thereof whether caused by mechanical or any other means.

Advertising: shall mean any writing, printing display, emblem, drawing, sign or other device designed, used or intended for outdoor display or any type of publicity or propaganda for the purpose of making anything known or attracting attention to a place, product, service or an idea.

Alter or Alteration: shall mean changed in structural components or increase in size, height and location or increases in electrical load. It shall also mean any change in advertising content if such change causes the sign to change in classification from an on-premises sign to an off-premise sign or vice-versa.

Animated Sign: shall mean the movement of any light used in connection with any sign such as blinking, traveling, flaring or changing degree of intensity of any light movement other than burning continuously.

Building Sign: shall mean any sign attached to a building.

Construction – Signs identifying the site of a building under construction; the maximum size of the sign shall be thirty-two (32) square feet.

Curb Line: shall be the imaginary line at the back of the curb nearest the street or roadway. In the absence of a curb, the curb line shall be established by the City Engineer or his authorized representative.

Directional Sign: shall be on-premises signs designed to direct safe movement of traffic or pedestrian at corners, entrance and exit driveways or other hazard locations of commercial, industrial and multi-family residential sites.

Directory Sign: shall mean a sign designed to show the logos or symbols of several businesses on one structure; also it may be a sign designed to show the relative locations of the several commercial activities within a shopping center or other multi-tenant development.

Electronic Message Display Sign: A type of animated sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. Signs which employ light-emitting diode (LED) technology are included as a form of electronic message display sign.

Free-Standing Sign: shall mean any sign not attached to any building and which is supported by one or more uprights set in a fixed position in the ground.

Front Foot: of a building (or parcel of land) shall mean the maximum width measured on a straight line parallel to the street.

Grand Opening Sign: a temporary sign that is utilized to indicate that a new business is now open to the public.

Illegal Sign: shall mean any sign not in accordance with or authorized by this subsection.

Indirect Lighting: shall mean lighting, which is remote from the sign fixture.

Interstate: shall mean Interstate-40 in respect to which the owners of abutting lands have no right or easement of access to or from their abutting land, or in respect to which such owners have only limited or restricted right or easement of access and which is declared to be a portion of the interstate system as defined by the Arizona Department of Transportation.

Location: shall mean a lot or premises, building, wall or any place whatsoever upon which a sign is erected, constructed or maintained.

Maintenance: shall mean the replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner. The word maintenance shall not include, however, any act which requires that a permit be obtained.

Mural: shall mean any picture, scene, or diagram, painted on any exterior wall or fence.

Off-Premises Sign (Billboard): shall mean a structure portraying information which directs attention to a business, commodity, service, entertainment or products not necessarily related to the other uses existing on the premise upon which the sign is located.

On-Premise Sign: shall mean a sign directing attention to a business, commodity, service, or offered upon the same premises as those upon which the sign is maintained.

Political and Ideological Signs – shall mean signs on behalf of candidates for public office or measures on primary, general or special election ballots, or ideological issues.

Price Signs – Price signs shall be allowed in commercial and industrial zones for a permitted use. The area required for a price sign shall be included as a part of the total signage allowed by this Code for the business use. Price signs shall be on-premises signs only.

Projecting Sign: shall mean any sign attached to a building or other structure and extending in whole, or in part more than twelve (12) inches beyond the wall or building line.

Price Sign: shall mean any signs, which designate a unit price for any commodity for sale on the lot or parcel of land, such as gasoline costs per gallon.

Real Estate Signs – Non-illuminated real estate signs not exceeding eight (8) square feet in single-family residential zones; sixteen (16) square feet in area in multiple-family residential zones; and, thirty-two (32) square feet in area in commercial and industrial zones, pertaining only to the lease, sale or rental of the property shall be allowed.

Repair: shall mean the re-erecting or reconstruction of signs damaged or knocked down by wind or any other force or condition. Repair shall not include minor damage that does not affect the structural stability or parts of a sign.

Roof Sign: shall mean any sign erected or constructed upon the roof of any building. All support members shall be free of any external bracing, guy wires, cables, etc. Roof signs shall not include signs defined as wall signs.

Shopping Center: shall mean a group of commercial establishments organized in balanced arrangement for retail trade with provisions for combined off-street parking.

Sign: shall mean any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public and not including decorative or protective coating on a building or structure.

Sign Area: shall mean the entire area within a continuous perimeter composed of parallelograms, circles, ellipses, trapezoids and triangles, or any combinations of these, computed to the nearest square foot.

Sign Walker: A person who wears, holds, or balances a sign for commercial purposes. A person who wears a costume intended for commercial advertising purposes is also included in this definition.

Special Event: shall mean any single event or series of events that occur on an infrequent basis and take place at a specific location in which the public is encouraged or invited to watch, listen, participate or purchase goods and/or services, including, but not limited to, the following:

A. Commercial sales, including pre and post-holiday sales
B. Political picnics or gatherings
C. Arts and crafts shows, gun shows, knife shows, trade shows, antique shows and other similar events
D. Motorized or non-motorized vehicle races
E. Carnivals, fairs, circuses, mechanical amusement rides, non-domesticated animal acts or exhibitions, and similar activities
F. Outdoor shows, concerts and exhibitions
G. Annual events

Static Display: shall mean a sign face that does not change within a twenty-four (24) hour period.

Temporary Sign: shall mean any non-permanent sign consisting of banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

Tract Sales – Tract signs concerning the original public sale of property on a subdivision tract are allowed only on the subdivided land being sold. Signs shall be a maximum of ninety-six (96) square feet; spaced a minimum of four-hundred (400) feet apart and are to be unlighted. Where construction or tract sales exceed one (1) year, the permit may be renewed annually until construction or sales are completed. There shall be allowed no more than two (2) signs for each subdivision tract except that if a subdivision tract contains one-hundred-sixty (160) acres or more, then a maximum of four (4) signs will be allowed.

Tri-Vision Sign: shall mean a sign that uses vertical Venetian type triangular panels to display one (1) or more, and not to exceed three (3), messages on an existing or proposed off-premise sign. *Said signs shall change at intervals of six (6) seconds or more.* This type of technology shall not be permitted on any other type of sign.

Wall Sign: shall mean a sign applied to, or painted or mounted on the wall or surface of a building or a structure, the display surface of which is parallel to the supporting surface, not more than twelve (12) inches from the wall. Marquees, facades, false fronts, etc., shall be considered to be a wall surface.

Zone: shall mean and refer to the Zoning Districts as defined by the zoning provisions of this Ordinance.

Zoning Administrator: shall mean the Development Services Director of the City of Kingman or his authorized representative.

C. GENERAL PROVISIONS

Compliance: It is unlawful for any person to erect, install, repair, alter or relocate any sign or advertising structure without obtaining from the Zoning Administrator a written permit to do so, paying the fees prescribed and conforming to any complying with all of the provisions of this Code.

Measurement of Signs: For the purpose of determining the area of any sign, the following criteria shall be used:

a. For on-premises signs, the sign area shall be calculated from the measurement of the circumscribed frame area, said area including all wording, symbols and integrated background. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the sign area, except that only one (1) face of a double faced sign shall be considered in determining the sign area, providing both faces are parallel to each other; not more than thirty (30) inches apart, and enclosed.

b. Where a sign consists only of individual letters, numerals, symbols or other similar components, and is painted on, or attached flat against the wall of a building, and where such individual components are without an integrated background definition, and are not within a circumscribed frame area. The total area of the sign shall be the sum of the areas of squares or rectangles surrounding each individual letter.

Maintenance: Each sign shall be maintained in a safe, presentable and good condition, including the replacement of defective parts, painting, repainting, cleaning and other acts required for the maintenance of said sign. Any sign which is located on property which becomes vacant and unoccupied for a period of three (3) months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his business, or a sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six (6) months or more. Off-premises sign structure shall be deemed as abandoned if left vacant and unoccupied for a period of three (3) months or more.

Projection of Signs: Signs may not be permitted to project over the public right-of-way.

Murals: Murals are not permitted on exterior building walls.

D. ERECTION OF SIGNS

1. Signs shall compliment and reflect the architectural theme of the principal buildings.

2. All signs shall be designed and constructed in accordance with the current edition of the adopted Sign Code as adopted by the Common Council.

3. All electric signs shall conform in design and construction to the appropriate sections of Article 600 of the current edition of the National Electrical Code as adopted by the Common Council.

4. The maximum height of any monument sign shall be six (6) feet.

5. Building signs shall not exceed the height of the building wall to which it is attached.

6. No free-standing sign shall be located within twenty-five (25) feet of any other free-standing sign.

7. At locations that abut a residential zone on a common property line, all free-standing signs shall be located at least eighty-five percent (85%) of the distance of the lot depth or width away from

common property line with the residential zone. In the event that eighty-five percent (85%) distance is less than fifty (50) feet, the free-standing sign shall be unlighted.

8. All signs shall be erected in conformance with Section 26.000: GENERAL DEVELOPMENT STANDARDS, INTERSECTION VISIBILITY AND CORNER CUTBACK.

E. TEMPORARY SIGNS

The following temporary signs *are* permitted:

Construction – Signs identifying the site of a building under construction; the maximum size of the sign shall be thirty-two (32) square feet.

Tract Sales – Tract signs concerning the original public sale of property on a subdivision tract are allowed only on the subdivided land being sold. Signs shall be a maximum of ninety-six (96) square feet; spaced a minimum of four-hundred (400) feet apart and are to be unlighted. Where construction or tract sales exceed one (1) year, the permit may be renewed annually until construction or sales are completed.

Real Estate Signs – Non-illuminated real estate signs not exceeding thirty-two (32) square feet pertaining only to the lease, sale or rental of the property shall be allowed.

Political and Ideological Signs – Political and ideological signs on behalf of candidates for public office or measures on primary, general or special election ballots, or ideological issues are permitted subject to the following regulations:

1. No more than 60-days prior to an election and not more than 15-days following a general election, except that for a sign for a candidate in a primary election who does not advance to the general election, the period ends fifteen days after the primary election. Such signs may be located within City of Kingman public rights-of-way, except in sign-free zones as identified by Council resolution. In all cases such signs cannot be hazardous to public safety, obstruct clear vision in the area or interfere with the requirements of the Americans with Disabilities Act (42 United States Code section 12101 through 47 United States Code section 225 and 611).

2. Political signs placed in the City of Kingman's public rights-of-way cannot exceed an area of sixteen (16) square feet, if the sign is located in an area zoned for residential use, or a maximum area of thirty-two (32) square feet if the sign is located in any other area. Such signs shall not exceed three (3) feet above grade regardless of location.

3. Political signs placed in the City of Kingman public rights-of-way shall contain the name and telephone number of the candidate or campaign committee contact person.

4. If the City of Kingman deems that the placement of a political sign in its public right-of-way constitutes an emergency, the City may immediately relocate the sign. In such case, the City shall notify the candidate or campaign committee that placed the sign within 24-hours after the relocation.

5. If a sign is placed in violation of subsections 1, 2, and/or 3, and the placement is not deemed to constitute an emergency, the City may notify the candidate or campaign committee that placed the sign of the violation. If the sign remains in violation at least 24-hours after the City notified the candidate or campaign committee, the City may remove the sign. The City shall contact the candidate or campaign committee contact and shall retain the sign for at least 10-business days to allow the candidate or campaign committee to retrieve the sign without penalty.

6. No political or ideological sign may be installed on any sign, structure, or land (other than public rights-of-way) owned by the City of Kingman.

7. Subsections 1 through 6 of this section does not apply to state highways or routes, or overpasses over those state highways or routes.

8. Political and ideological signs may be located on private property with the owner's permission. Property owners may remove any political or ideological sign on his or her property at any time.

9. Political and ideological signs shall be removed within fifteen (15) days following the primary or special election, except the successful candidates may leave them in their present location until (15) days after the general election, at which time the signs shall be removed.

10. The person, political party, or parties responsible for the erection or distribution of any such signs shall be jointly and individually liable for their removal.

11. Political and ideological signs on private property shall not exceed six (6) square feet in non-commercial zoning districts; and cannot exceed fifty (50) square feet in all other districts.

12. Such freestanding signs shall not exceed three (3) feet in height.

13. Sign permits are not required, nor do political signs count against a property's otherwise allowable signage area. A person, persons, or organizations planning to erect political or ideological signs greater than six (6) square feet shall place on the sign contact information of the person responsible for the proper erection, maintenance, and removal of the signs.

14. Due to the weathering and degradability of the material of temporary political or ideological signs, no individual sign shall remain in place longer than one hundred and twenty (120) days. This restriction does not apply to political or ideological messages located on permanent sign structures permitted through the non-political and ideological provisions of these sign regulations.

15. Any signs which are deemed to be unsafe, defective or which create an immediate hazard to persons or property or are not in compliance with the provisions of this section shall be declared to be a public nuisance and shall be subject to immediate removal by the city.

16. Any such signs removed by the city shall be held by the city no less than ten (10) days. The city shall make attempt to contact the responsible person for the sign to advise that person of the removal. The responsible person may pick up their signs from the city after ten (10) business days; the city may destroy the signs in their possession.

17. All candidates, groups, or committees must comply with Arizona revised statutes and federal law regarding political or campaign signs and reporting requirements.

Price Signs – Price signs shall be allowed for a permitted use. The area required for a price sign shall be included as a part of the total signage allowed by this Code for the business use. Price signs shall be on-premises signs only.

Special Event Signs – These signs are permitted if a Special Event Permit is obtained from the City Clerk's Office and are subject to the following regulations:

1. A Sign Permit at no fee must be obtained from the Development Services Department.

2. Limited to six (6) special events per year.

3. The signs are limited to banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

4. The signs can be displayed for fourteen (14) days per event.

5. The on-premises signs shall not exceed sixty (60) square feet per sign and there is no limit on the number of signs.

6. These signs shall be no taller than six (6) feet from the average finished grade of the property.

7. The applicant may display off-premise signs with the property owner's written permission. The signs are limited to sixty (60) square feet per parcel. The written permission for each property shall be attached to the sign permit application.

8. The signs shall not be illuminated.

9. These signs shall be contained on private property and shall not be placed in the public right-of-way or be attached to any landscape hedge or bush, streetlight and signal poles, street or regulatory signs, or utility poles.

10. These signs shall be removed by no later than the day following the conclusion of the event.

11. The signs shall be maintained in safe, presentable and good condition.

12. The applicant is responsible for maintaining, repairing and removing the temporary signs.

Grand Opening Signs:

1. A Sign Permit at no fee must be obtained from the Development Services Department.

2. All businesses shall be permitted to display grand opening signs, on a one-time basis, for a maximum of thirty (30) consecutive days.

3. Grand opening signs are limited to on-premises signs consisting of banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

4. These signs shall be contained on private property and shall not be placed in the public right-of-way, or be attached to any landscape hedge or bush, street light and signal poles, street or regulatory signs, or utility poles.

5. These signs shall be no taller than six (6) feet from the average finished grade of the property.

6. The signs shall not exceed sixty (60) square feet per sign and there is no limit on the number of signs.

Sign Walker Signs – Temporary off-premise signs worn, held or balanced by an individual for commercial purpose are permitted subject to the following criteria:

1. A sign permit at no fee must be obtained from the Development Services Department. Non-profit organizations holding funding events are exempt from this requirement.

2. The sign can be no larger than ten (10) square feet.

3. A sign walker may only locate on a sidewalk but must keep at least four (4) feet in width of the sidewalk unimpeded.

4. The sign must be worn, held or balanced while standing.

5. No shade structure, chair or sitting device may be setup in the City of Kingman right-of-way or in the landscaping and/or required parking of any business.

6. The spinning, waving, bouncing, tossing, throwing, juggling of signs is prohibited.

7. A business shall only be allowed to use sign walkers for up to ten (10) consecutive days in any thirty (30) day period and there shall be at least a 20-day period before the commencing of another 10-day period.

8. Sign walkers are prohibited from standing in the median of streets, in travel lanes, and landscaping and unimproved rights-of-way areas.

9. Sign walkers may not be located within the twenty-five (25) foot site triangle as defined by Section 26.000 of the Zoning Ordinance.

10. Sign walkers are permitted only from 8:00 a.m. to 8:00 p.m.

11. Sign walkers shall not use audio devices to attract attention to their sign or business.

12. Illumination of signs or costumes is prohibited.

Weekend Signs – These signs are temporary weekend off-premise signs. This may be permitted, subject to the following criteria applying to these signs only.

1. Signs may be two (2) sided but may not be illuminated.

2. Signs may be placed on weekends only. (Friday, after 5:00 P.M., and Saturday and Sunday). These signs must be removed before 8:00 A.M., Monday morning or will be subject to confiscation at owner's expense.

3. No sign of this nature may be placed in a public right-of-way.

4. Signs of this nature may be placed on private property only with permission of the owner.

5. Signs may not exceed three (3) square feet in area, or thirty (30) inches in height and must be professional in appearance.

6. Signs may not obstruct the safe movement of traffic at corners, driveways or other locations.

F. PROHIBITED SIGNS

Notwithstanding any other provisions of this Code, the following types of signs *are* prohibited in the City of Kingman:

1. Vehicles Signs – Vehicle signs are prohibited unless all of the following conditions are met:
    a. The primary purpose of such vehicles or equipment is not the display of signs;
    b. Signs are painted upon or applied directly to an integral part of the vehicle or equipment, do not extend beyond the horizontal or vertical profile of the vehicle, and are not mounted to the truck bed;

c. Such vehicles or equipment are in operating condition, currently registered and licensed to operate on public streets when applicable; and actively used in the daily function of the business to which the signs relate;
d. Such vehicles or equipment are not used primarily as static displays advertising products or services, nor utilized as storage, shelter or distribution points for products or services, and;
e. During periods of inactivity exceeding 72 hours such vehicles or equipment are not parked or placed in such a manner that the signs thereon are displayed to the public. Vehicles or equipment engaged in active construction projects and the on-premises storage of equipment and vehicles offered to the general public for rent or lease shall not be subjected to this condition.

2. Signs painted on the exterior of fences and roofs.

3. Signs resembling official traffic control devices of any nature.

4. Signs which display a continuous or sequential operation in which any exposed or shielded incandescent lamp exceed twenty-five (25) watts.

5. Any exposed incandescent lamp with a red wattage in excess of forty (40) watts.

6. Any exposed incandescent lamp with an internal metallic reflector.

7. Any exposed incandescent lamp with an external reflector.

8. Any revolving beacon light.

9. Abandoned signs.

10. Action Signs.

11. Off-premises signs

G. PERMITTED ON-PREMISES SIGNS

1. **Area:** One (1) square foot of sign area will be permitted for each foot of property frontage adjacent to the street, up to a maximum of thirty-five (35) square feet per sign.

2. **Distribution of Signs:** For each building there shall be no more than one (1) free-standing sign for each street the building or property abuts. In the event that the property abutting the street is greater than six-hundred (600) linear feet, a second free-standing sign will be permitted on that frontage, provided the property frontage does not intersect with another right-of-way (corner lot). These signs shall not be placed closer together than two-hundred (200) feet. There may be more than one (1) building sign provided the total size of combined signs does not exceed two (2) square feet for each front foot of the building frontage.

   If there is more than one (1) business in a building, each business establishment will be allowed building signs computed as follows: Two (2) square feet of sign area for each one (1) foot of business frontage along the street.

3. **Roof Signs**: Roof signs are not permitted.

4. **Signs in Shopping Centers**: One (1) free-standing signs shall be allowed per street frontage. Two (2) square feet of sign area shall be permitted for each foot of property frontage adjacent to the street, up to a maximum of one-hundred (150) square feet per sign. In the event that the property abutting the street is greater than six-hundred (600) linear feet, a second free-standing

sign of one-hundred (150) square feet will be permitted on the frontage. The free-standing signs shall not be placed closer together than two-hundred (200) feet. In the case where there are individual building pads set aside, along the street frontage, which are separated from the remaining portion of the shopping center by curbing, landscaping or other barrier, each building pad may have a monument sign limited to fifty (50) square feet and six (6) feet in height. Individual businesses will not be allowed free-standing signs. Where canopies are used for outside pedestrian walkways, each business will be permitted to erect a sign under the canopies to identify their businesses. The signs shall be counted as a building sign and shall be no larger than three (3) square feet.

H. DIRECTIONAL SIGNS

Directional signs (as defined) may be permitted subject to the following criteria:

1. The signs may not be located in a public right-of-way.

2. The signs may not obstruct the safe movement of traffic or pedestrian at corners, driveways or other hazard locations.

3. The signs may be two (2) sided and may be illuminated.

4. The signs may not exceed three (3) square feet in area per side.

5. The signs may not be more than three (3) feet in height for a free-standing sign and no higher than eight (8) feet for a building (wall) sign.

6. There shall not be more than one (1) directional sign per driveway entering or existing onto a street and no more than six (6) signs per site or development.

7. The signs must be professional in appearance and may not display any commercial messages other than corporate colors or logos and an arrow or the words “entrance or exit”.

8. The signs shall be designed and constructed in conformity with the Building Codes of the City of Kingman and with the latest adopted edition of the Sign Code published by the International Conference of Building Officials (ICBO).

I. ELECTRONIC MESSAGE DISPLAY SIGNS

An Electronic Message Display Sign as defined may be permitted as, but not in place of, an on-premises free-standing sign or a building sign subject to the following criteria:

1. Intensity of Lighting. Between sunset and sunrise electronic message display signs shall be limited in brightness to a maximum lighting intensity of 0.6 candela (foot-candles) over ambient light levels as measured using a foot-candle meter at a one hundred foot (100') distance from the sign.

2. Control of Brightness. Each sign shall have a redundant system for controlling sign brightness, including an automatic light sensing device or photocell that will adjust the brightness as ambient light conditions change, and a backup system based on local sunrise and sunset times.

J. PERMITS

1. A sign shall not hereafter be erected, re-erected, constructed, altered or maintained, except as provided by these regulations and the adopted Sign Code and after a permit for the same has been issued by the Building Official. A separate permit shall be required for a sign or signs for

each business entity, and a separate permit shall be required for each group of signs on a single supporting structure. In addition, electrical permits shall be obtained for electrical signs.

2. Application for a permit shall be made to the Building Official upon a form provided by the City and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City, including drawings to scale indicating the sign legend or advertising message, sign location, dimensions, construction specifications, electrical components and wiring, method of attachment and character of structural members to which attachment is to be made, and the location of the sign hole and finished sign in relation to the property line and public right-of-way.

3. The Building Official shall issue a permit for the erection, alteration or relocation of a sign within the City when the application, therefore, has been properly made and the sign complies with all appropriate laws and regulations of the City, as verified and approved.

4. Before issuing any sign permit required by this Code, the Building Official shall collect a fee in accordance with adopted Building Code as adopted by the Common Council. Temporary real estate signs in excess of eight (8) square feet in area are required to purchase an annual permit at a fee of five (5) dollars yearly from date of purchase for each sign. Each temporary real estate sign must clearly display the issued permit number in the front lower right hand corner of the sign.

5. Once a building permit has been issued, the permit will be governed in accordance with the appropriate provisions of latest adopted edition of the Building Code.

6. The following signs shall not require a sign permit. These exemptions shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance, and its compliance with the provisions of this Code or any other law or ordinance regulating the same.

    a. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use or replaceable copy, electric signs shall not be included in this exception.

    b. Painting, repainting or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made.

18.800 LANDSCAPING

1. Natural features, such as rock out-outcropping and water courses, should be incorporated into the project's design whenever possible.

2. Landscaped areas shall be protected from damage from automobiles by the use of bumper guards, etc.

3. Pedestrian areas should be shaded with landscaping whenever possible.

4. A coherent, logical landscaping design should be utilized and in accordance with Section 10.000 LANDSCAPING. Landscaping plans shall exhibit an organized concept, not just an arrangement of plants with appropriate irrigation.

5. On site plans, the type, size and number of plants, and the location and design of landscaped areas shall be shown, along with the irrigation systems. The Kingman Landscape Ordinance standards are the minimum required in the corridor.

18.900 SCREENING

1. Trash receptacles shall be screened. The screening shall be designed so that garbage collection vehicles can easily service these areas.

2. Exterior mechanical and electrical equipment, such as meter boxes, electrical and gas connections, solar devices, etc., shall be screened.

3. Screening can be accomplished by using site obstructing vegetation or site obstructing fences which are made of materials that are architecturally compatible with the principal buildings.

4. Screening for trash receptacles should be a minimum of six (6) feet in height.

5. If roof-mounted mechanical equipment is used it shall be screened in a manner architecturally compatible with the building whenever possible.

6. All utility stations and substations shall be screened with landscaping or a site obstructing fence.

7. All utilities should be placed underground whenever feasible.

8. All commercial and multiple family areas shall be screened from adjoining residential areas, even if a street or alley intervenes. Split face block, stucco, or compatible wrought iron, fences, of architecturally compatible wood or mimic material shall be used, in conjunction with landscaping. Chain link, barbed wire, razor wired, etc., are prohibited.

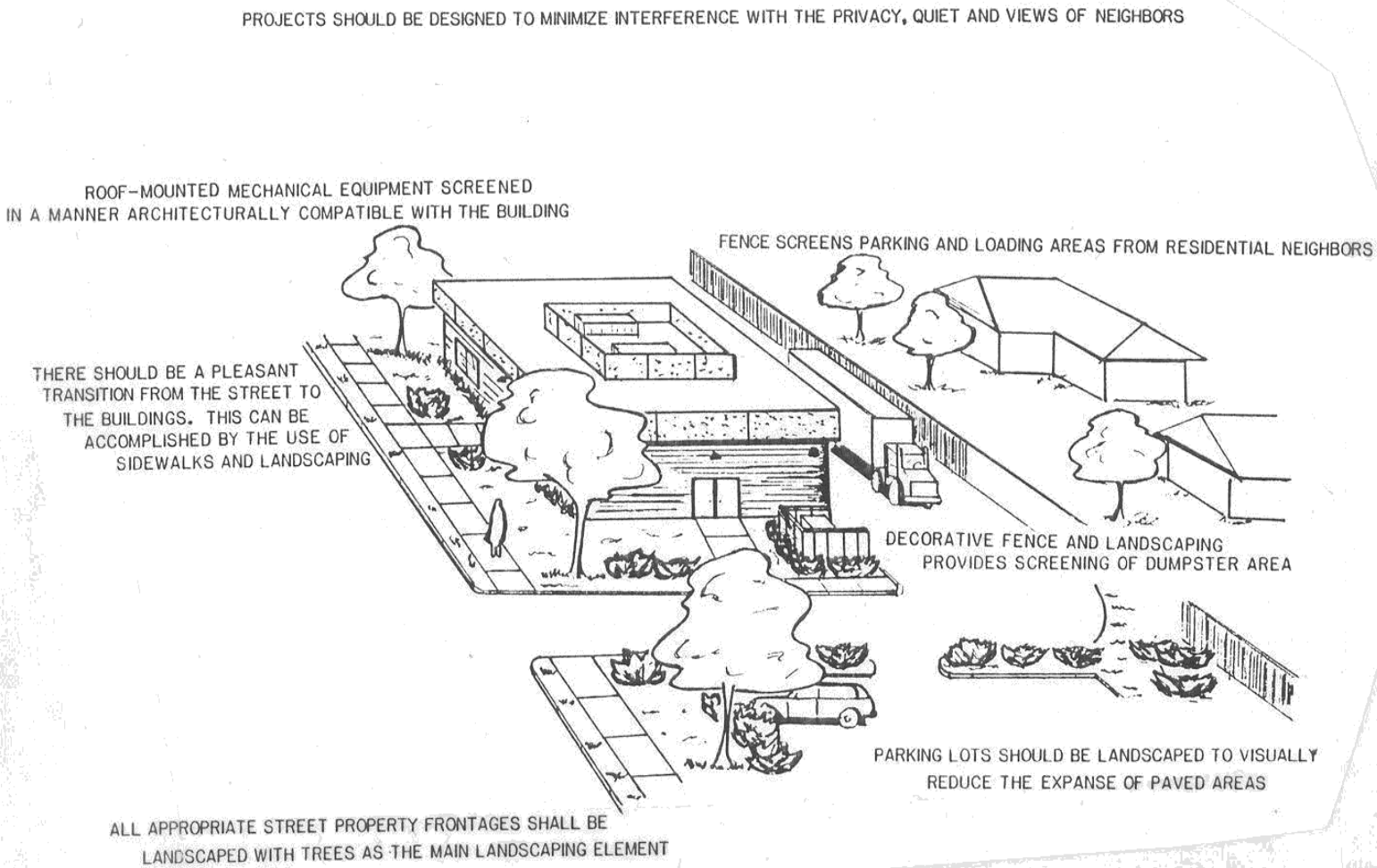


FIGURE 1: SITE DEVELOPMENT

FIGURE 2: DRIVEWAY GUIDELINES

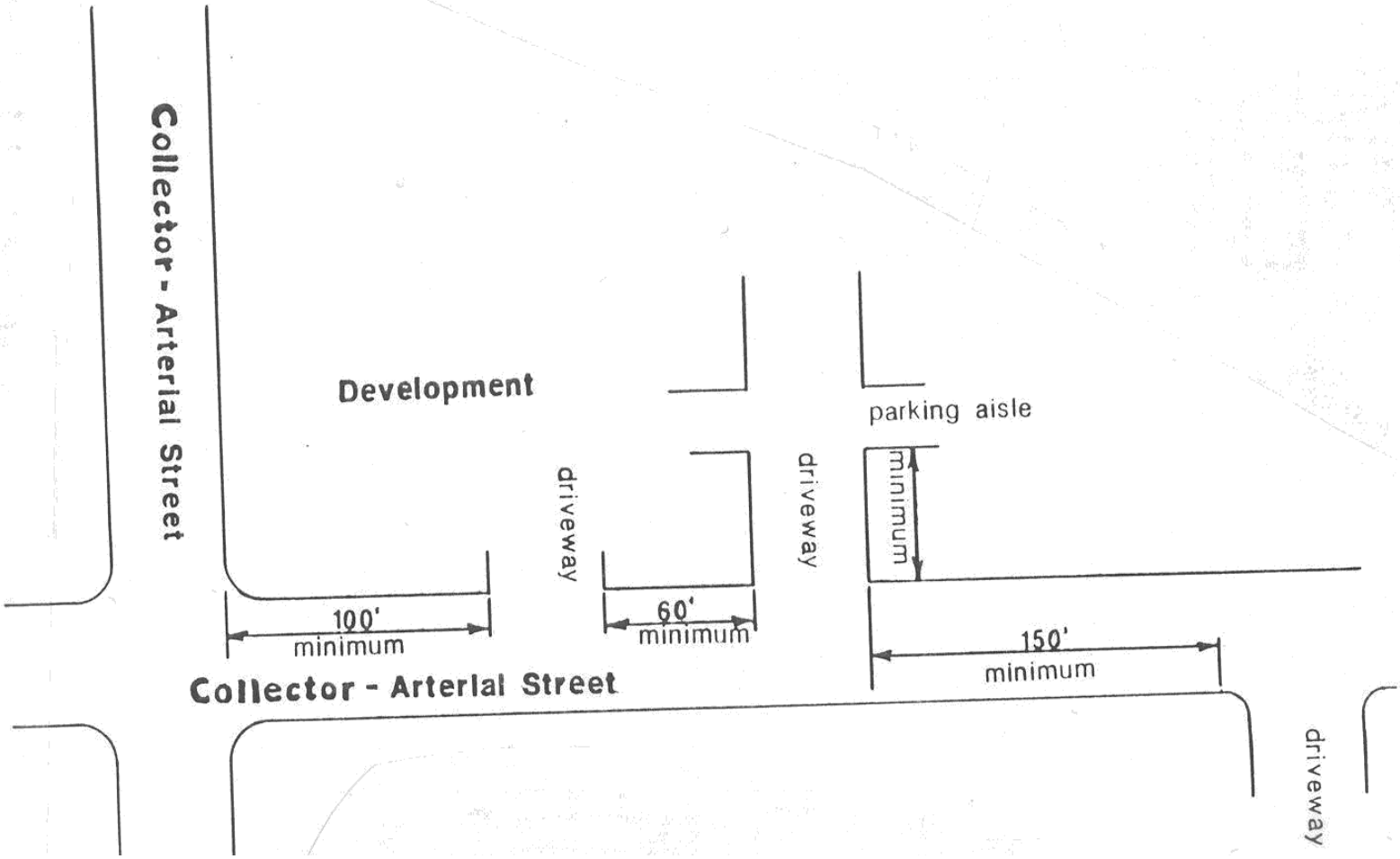
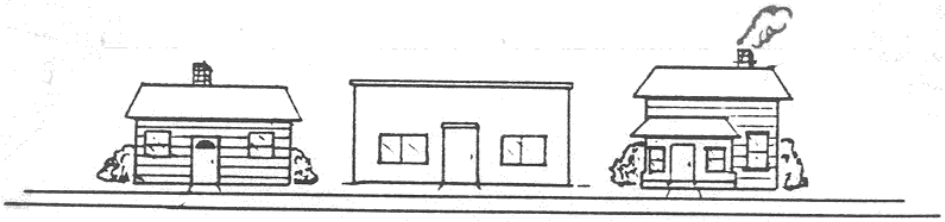


FIGURE 3: BUILDING COMPATIBILTY

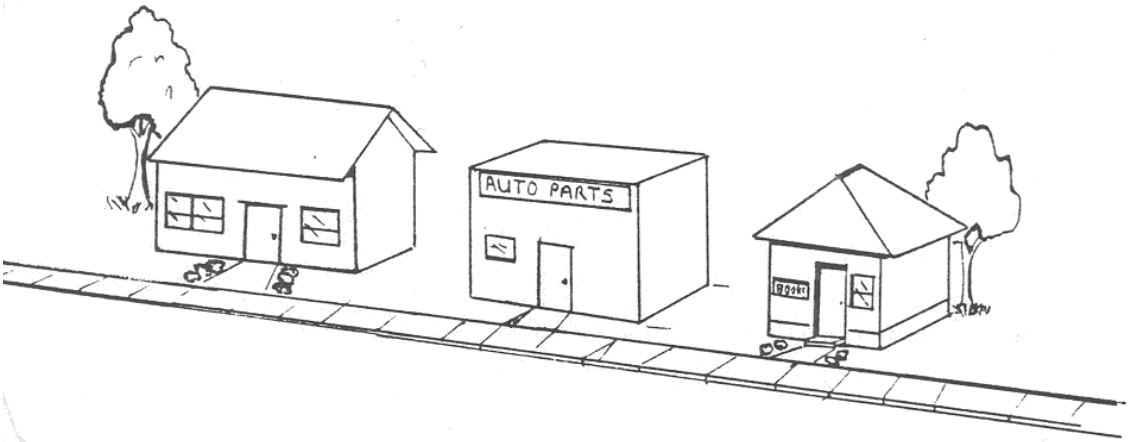
BUILDINGS SHOULD BE COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER

PROPORTION, SCALE, CONTINUITY AND BALANCE SHOULD PREVAIL IN ALL ASPECTS OF A PROJECT

FIGURE 4: BUILDING INCOMPATIBILITY

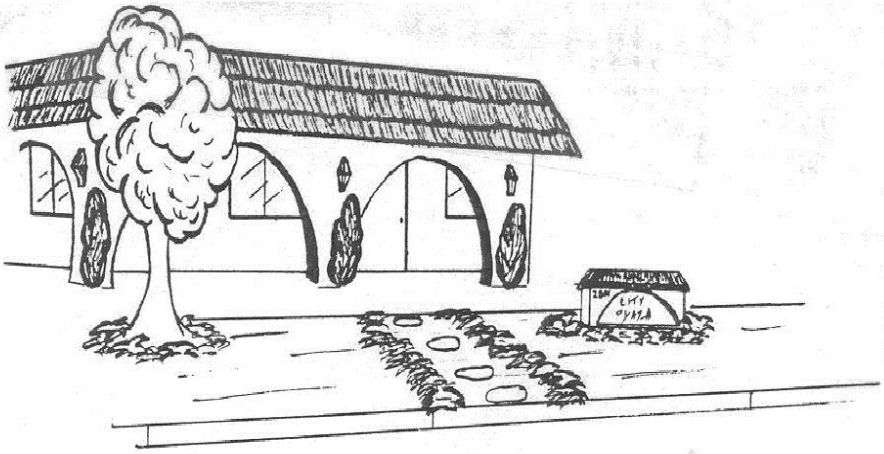


AVOID BUILDINGS THAT VIOLATE THE EXISTING SCALE, SIZE AND PROPORTION OF THE AREA AND ADJACENT BUILDINGS

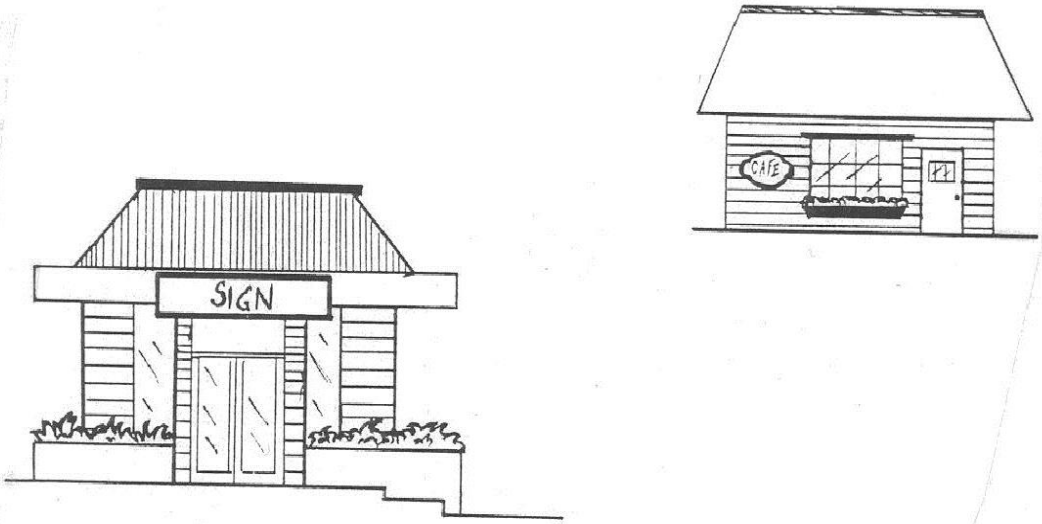


BREAK UP UNINTERESTING BOXLIKE FORMS

FIGURE 5: SIGN EXAMPLES



ONLY BUILDING SIGNS AND MONUMENT STYLE SIGNS ARE PERMITTED



SIGNS SHOULD REFLECT THE ARCHITECTURAL THEME OF THE PRINCIPAL BUILDINGS

FIGURE 6: MONUMENT STYLE FREESTANDING SIGNS

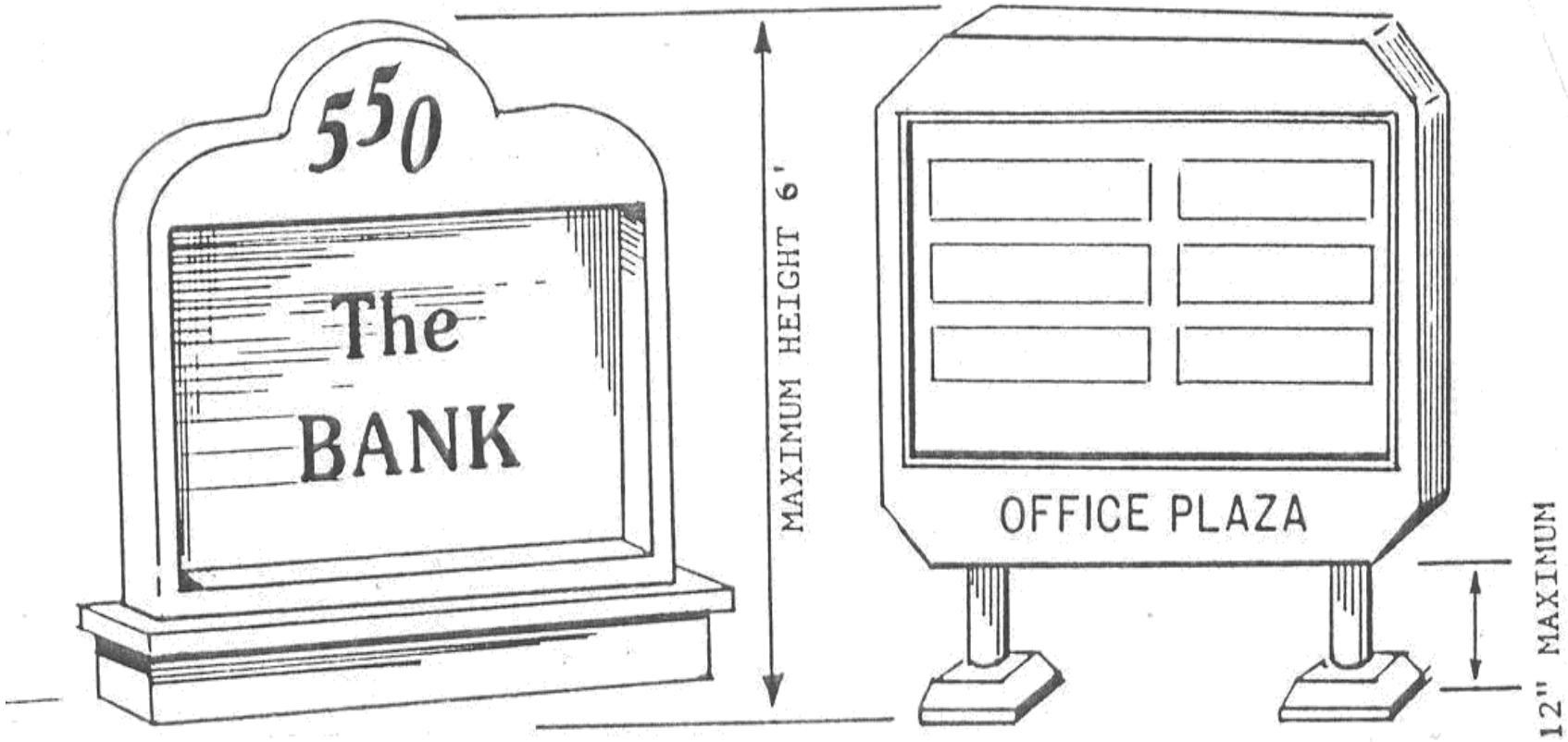


FIGURE 7: TYPICAL LANDSCAPE PLAN

ON SITE PLANS, THE TYPE, SIZE AND NUMBER OF PLANTS AND THE LOCATION AND DESIGN OF LANDSCAPED AREAS SHOULD BE SHOWN

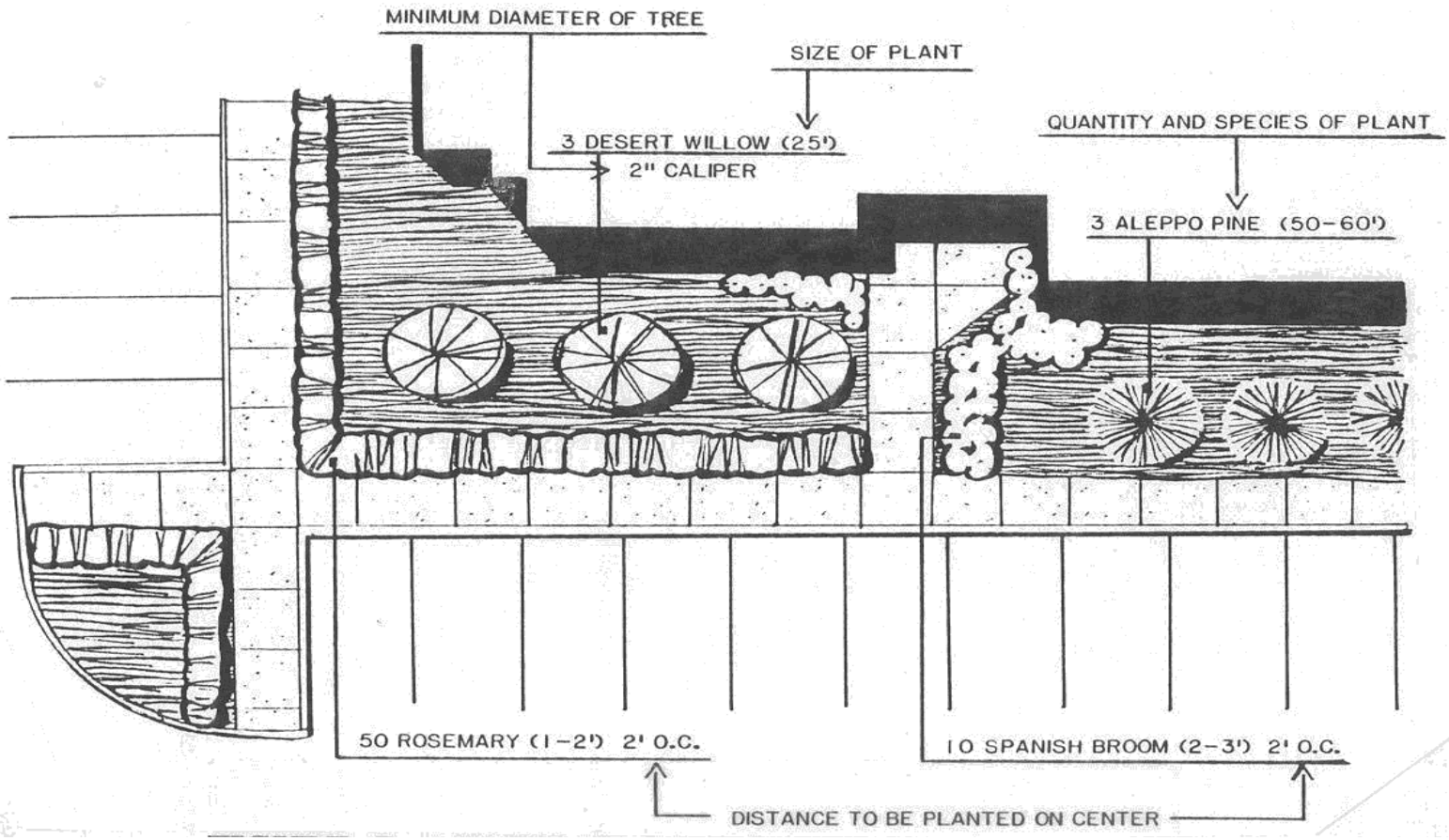


EXHIBIT 1
CITY OF KINGMAN
DESIGN REVIEW CHECKLIST
For the Kingman Crossing PDD

DATE: _____**APPLICANT:** _____

PROJECT: _____

LEGAL DESCRIPTION: _____

REVIEWED BY: _____

APPROVED: _____**DISAPPROVED:** _____

REQUIRES REVISIONS FOR APPROVAL: _____

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SITE DEVELOPMENT
			Minimum street setback twenty (20) feet or minimum of zoning district whichever is greater.
			Limited curb cuts on to street.
			Access to street is at street intersection.
			Project is designed to minimize traffic problems.
			Street grid responds to topography.
			Sidewalks with tree landscaping.
			Exterior lighting in accordance with subsection 18.500 LIGHTING.
			Site organization takes into account relation of buildings to street, landscaping, open spaces and adjacent sites.
			Proportion, scale, continuity and balance prevails.
			. Project retains natural topography and is compatible with immediate environment. Damage to natural environment is minimized.
			. Project designed to minimize interference with privacy, quiet and views of neighbors.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	BUILDINGS
			. Buildings are compatible with neighborhood character and with colors and textures of surrounding environment.
			. Avoid all glass or all metal buildings. Highly reflective materials avoided.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SIGNS
			. Signs fall within the allowable type, number, size, height and square footage.
			. Signs are building signs and/or monument style freestanding sign.
			. Signs reflect the architectural theme of the principal buildings.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	LANDSCAPING
			. Site plans include landscaping plan that shows type, size, number and location of plants, and irrigation systems.
			. Recommended plants are used.
			. Street property frontages landscaped with trees as the main landscaping element.
			. Parking lot landscaped.
			. Natural features incorporated into project's design.
			. Pedestrian areas landscaped.
			. Landscaped areas protected from automobile damage.
			. Other:
			. Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SCREENING
			. Trash receptacles screened by a minimum six (6) foot screen.
			. Trash areas easily accessible by garbage collection vehicles.
			. Exterior mechanical and electrical equipment screened.
			. Roof-mounted mechanical equipment screened in a manner architecturally compatible with building
			. Utilities placed underground.
			. Utility stations/substations screened.
			. Other:
			. Comments:

19.000 PLANNED DEVELOPMENT DISTRICT (PDD)

19.100 INTENT AND PURPOSE

This Planned Development District is designed to provide various types of land uses including, but not limited to commercial, industrial and residential land uses, which can be combined in compatible relationship with each other as part of a totally planned development. It is the intent of this district to ensure compliance with the General Plan and good zoning practices while allowing certain desirable departures from the strict provisions of specific zone classifications. The advantages which are intended to result from the application of the Planned Development District are to be ensured by the adoption of a precise development plan with a specific time limit for commencement of construction.

19.200 APPLICABILITY OF REGULATIONS

The following regulations and general rules set forth in this Section and Section 29.000: CONDITIONAL USE PERMITS shall apply in a Planned Development District. Where a conflict in regulations occurs, the regulations specified in this Section shall apply.

19.300 GENERAL PROVISIONS

In a Planned Development District, only those uses shown on the development plan for the particular Planned Development District may be approved by the Planning and Zoning Commission and City Council after these bodies have made a finding that said uses are in conformity with the General Plan and sound community development.

The following limitation of uses shall apply:

1. In residential zones, there can be a multiplicity of types of residential development provided the General Plan density regulations are not violated, and further provided that, at the boundaries with existing residential development or where typical development is permitted, boundaries with existing residential development or where typical development is permitted, the form and type of development on the Planned Development District site boundary is compatible with the existing or potential development of the surrounding neighborhoods.

2. Additional uses may be permitted near residential uses located within Planned Development Districts including churches, nursery and day schools for pre-school children, when these uses are located on an arterial or collector street as indicated on the General Plan or when these uses are integrated into an overall development plan and when in both instances, the proposed use would not adversely affect the uses of property in adjoining areas.

19.400 PROPERTY DEVELOPMENT STANDARDS

19.410 MAXIMUM HEIGHT, BULK, YARDS, PARKING AND LOADING, HILLISIDE REQUIREMENTS, GRADING, DRAINAGE AND FILL REQUIREMENTS

Maximum height, bulk, yard, parking, loading, hillside requirements, grading, drainage and fill requirements shall be established for each Planned Development District by the development plan approved by the Planning and Zoning Commission and City Council.

In addition, in commercially zoned areas, hillside development regulations may be modified by the development plan approved by the City Council.

19.420 MINIMUM LOT FRONTAGE

To preserve and protect the value of properties adjacent to a proposed Planned Development District and to provide for an orderly and uniform transition, lots which will be adjacent or across the street from existing residential developments shall be required to provide an amount of street frontage not less than that of existing lots, but not greater than minimum ordinance requirements for the zone in which they are located.

19.430 MINIMUM LOT SIZE

Residential lot sizes in a Planned Development District may be reduced below the minimum standards required by the Zoning Ordinance. As a prerequisite, the developer shall demonstrate that there is a reasonable relationship between the proposed lot size and the usable and accessible open area within the total development. An individual lot shall be large enough to provide for private open space associated with the living accommodations.

19.440 USABLE OPEN SPACE

A Planned Development which includes residential uses shall provide usable open space as follows:

1. When the required minimum lot area is reduced below the standards set forth in any R-1 zone, the amount of usable open space provided in excess of that on the lot shall be equal to or greater than the sum of all reductions of the required minimum lot size.

2. If the development is situated in an R-2 zone, total usable open space area shall be equivalent to two-hundred-fifty (250) square feet for each proposed dwelling unit.

19.500 SUBDIVISION MAP

All proceedings with regard to a subdivision map submitted with an application for a Planned Development shall be combined with those for a Conditional Use Permit.

19.600 ESTABLISHMENT OF A PLANNED DEVELOPMENT DISTRICT

A Planned Development District may be established upon application of the property owner or owners in accordance with the procedures set forth in Section 29.000: CONDITIONAL USE PERMITS. No Planned Development district shall be adopted unless a Preliminary Development Plan has been approved. Any development in a Planned Development District shall be subject to the requirements of the development plan adopted for such Planned Development Districts.

19.610 PRELIMINARY DEVELOPMENT PLAN APPROVAL

The applicant shall submit a Preliminary Development Plan to the Planning Commission for an approval in principle. This approval shall be limited to the general acceptability of the land uses, specific uses and densities proposed and their interrelationships. The Preliminary Development Plan application shall include the following:

1. Legal description of subject property.

2. If required by the Building Inspector, a topographic map of the subject property or properties and adjacent property within a three-hundred (300) foot radius of the subject property.

3. If the proposed development will modify hillside, drainage or fill requirements otherwise required by this ordinance, the application must a proposed grading plan showing the deviations from the hillside, drainage, grading and fill requirements otherwise required by this ordinance.

4. In addition to the proposed grading plan, a geotechnical report shall be prepared showing for following:
    a. Expansive soils. If there are **s**oils meeting all four of the following provisions, such soils shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted:

        i. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D 4318.

        ii. More than 10 percent of the soil particles pass a No. 200 sieve (75 □m), determined in accordance with ASTM D 422.

        iii. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D 422.

        iv. Expansion index greater than 20, determined in accordance with ASTM D 4829.

    b. Minimum exploration requirements: The minimum exploration requirements are as follows:

        i. For areas less than or equal to one acre, a minimum of two explorations.

        ii. For areas greater than one acre, but less than five acres, a minimum of one exploration for the first acre and one for each additional two acres, or portion thereof.

        iii. For areas greater than or equal to five acres, but less than twenty acres, a minimum of three explorations plus one additional exploration for each three acres above five.

        iv. For areas greater than or equal to twenty acres, a minimum of eight explorations plus one additional exploration for each five acres or fraction thereof above twenty.

        v. The minimum depth of the exploration shall be ten feet into undisturbed soils. Exploration depth shall be increased a necessary to evaluate the suitability of the material within the foundation's depth of influence as determined by the registered design professional. Should refusal be encountered the exploration can be terminated. However, at least three-fourths of the required explorations shall be to the minimum depth. The geotechnical report shall clearly state the criteria used to determine that refusal was met. When information regarding the final grades is made available, the registered design professional shall determine if the explorations originally documented in the geotechnical report meet the depth requirements.

    c. Reports. The soil classification and design load-bearing capacity shall be shown on the construction document. Where required by the city engineer or designee, a written report of the investigation shall be submitted that shall include, but need not be limited to, the following information:

        i. A plot showing the location of test borings and/or excavations. The plot shall be dimensioned and shall show the approximate location of all existing structures.

        ii. A complete record of the soil samples.

iii. A record of the soil profile.

iv. Depth of the water table, if encountered.

v. Recommendations for foundation type and design criteria, including but not limited to: bearing capacity of natural or compacted soil; provisions to mitigate the effects of expansive soils; mitigation of the effects of liquefaction, differential settlement, and varying soil strength; and the effects of adjacent loads. Provide provisions to mitigate the effects of collapsible soils, soluble soils, uncontrolled fill, chemical heave, and corrosive soils.

vi. Expected total and differential settlement.

vii. Pile and pier foundation information in accordance currently adopted building code..

viii. Special design and construction provisions for footings or foundations founded on expansive soils, as necessary.

ix. Compacted fill material properties and testing in accordance with the currently adopted building code.

x. Soil classification by the Unified Soil Classification System (ASTM D 2487). Backup data on tests performed in the soil classification shall be included.

xi. Address, if applicable, the possible impacts on adjoining properties and mitigating measures to be undertaken.

xii. Suitability of onsite soils for use as fill material.

xiii. Provide grading requirements for onsite and import soils (where applicable) including, but not limited to, swell, solubility, and sulfates.

xiv. Geotechnical design considerations for drainage structures, as applicable.

xv. Trenching or other special procedures for determining fault and fissure(s) locations. The potential for differential movement across a fault and fissuring should be evaluated.

xvi. Procedures for mitigation for geological hazards.

xvii. Erosion control requirements in compliance with the currently adopted building code.

xviii. Anticipated structural loads and type of proposed structure.

xix. Site class per currently adopted building code.

5. Proposed land uses showing general locations of all buildings, proposed specific uses.

6. Tabulation of the total land area and percent thereof designated for various uses.

7. General circulation pattern indicating both public and private vehicular and pedestrian ways.

8. Relationship to present and future land uses in the surrounding area and to the General Plan of the City of Kingman.

9. A statement of provisions for ultimate ownership and maintenance of the parts of the development, including streets, structures and open spaces.

10. Preliminary report indicating provision for storm drainage, sewage, disposal, and public utilities.

11. Delineation of development staging, if any.

12. Preliminary title report.

13. Any additional information which may be required to determine if the contemplated arrangement of uses makes it desirable to apply a Planned Development District classification to the area under consideration.

19.620 ACTION BY THE PLANNING AND ZONING COMMISSION

Approval by the Planning and Zoning Commission of the Preliminary Development Plan in accordance with the procedures required by Section 28.000: CONDITIONAL USE PERMITS of this ordinance shall constitute that body's approval of a Planned Development District.

In taking action, the Planning and Zoning Commission may deny the Preliminary Development Plan as submitted and the establishment of a Planned Development District, or may recommend to the City Council approval of said plan and the establishment of a Planned Development District, subject to specified amendments or conditions.

19.630 ACTION BY THE CITY COUNCIL

Approval by the City Council of the Preliminary Development Plan in accordance with the procedures required by Section 29.000: CONDITIONAL USE PERMITS, of this ordinance shall constitute that body's approval establishing a Planned Development District, and the development plan shall, by reference, be incorporated into and become a part of the Planned Development District.

Any Planned Development District, established by approval of the Preliminary Development Plan by the City Council, shall be subject to all conditions imposed and shall be exempted from other provisions of this ordinance only to the extent specified.

19.640 FINAL DEVELOPMENT PLAN; APPROVAL BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

The applicant shall submit a final development plan and supporting evidence and documents for review by the Building Inspector. Said final development plan shall be substantially in conformance with the approved preliminary plan. In the enforcement of this section, "Substantial Conformance" shall be determined by the Planning and Zoning Commission after receiving a written report from the Planning Director. Recommendation by the Planning and Zoning Commission shall be forwarded to the City Council for final action. The final development plan shall consist of:

1. A site plan, showing in detail the design and location of all functional use areas, such as parking areas, landscaped areas, recreation areas auto and pedestrian circulation, and showing buildings and their relationship to said functional areas and circulation.

2. A tabulation of the total land area and percent thereof designated for various uses.

3. Building plans, including floor plans and exterior elevations.

4. If applicable, plans and calculations showing any deviations from hillside, grading, drainage and fill requirements otherwise required by this ordinance.

19.650 TERMINATION OF PROCEEDINGS

If, in the opinion of the Planning and Zoning Commission, the owner or owners of property in the Planned Development Zone have not commenced substantial construction within six (6) months from the date the final development plan is approved by the City Council or there has not been compliance with the requirements of a Council-determined time schedule, the Planned Development District shall become null and void. Upon the recommendation of the Commission and for good cause shown by the property owner, the City Council may extend the six (6) month period required for commencing construction.

19.660 DESIGNATION OF PLANNED DEVELOPMENT DISTRICT ON ZONING MAP

Each Planned Development District shall be shown as a suffix to the existing zone district and shall be numbered, the first being shown on the Official Zoning Map as PDD (1) and each District subsequently adopted being numbered successively. Designation of a Planned Development district on the Official Zoning Map shall not constitute an amendment of said Official Zoning Map.

20.000 PERFORMANCE STANDARDS

20.100 PROHIBITION OF DANGEROUS OR OBJECTIONABLE ELEMENTS

No use shall be established, maintained or conducted in any zone, which in the opinion of the Planning and Zoning Commission may cause detrimental effect to the public peace, health, and safety of the City of Kingman and the inhabitants thereof.

It is the intent of this Section to provide that all uses and related activities shall be established and maintained in such manner as to provide that each use shall be a good neighbor and in no way detract or limit the development of the community.

20.200 PERFORMANCE STANDARDS DEFINED

The criteria used to determine when any condition, substance or element becomes dangerous or objectionable, shall be called Performance Standards and shall be set forth in the following sections. Continued compliance with the Performance Standards shall be required of all uses.

20.210 SMOKE

No emission at any point of visible gray smoke darker or more opaque than No. 1., on the Ringelman Smoke Chart shall be permitted, except that smoke not darker or more opaque than No. 2., may be emitted for periods not longer than five (5) minutes in any thirty (30) minute period.

20.220 DUST, FLY ASH, VAPORS, GASES, FUMES AND OTHER FORMS OF AIR POLLUTION

No elements of dust, fly ash, vapors, fumes, gases and other forms of air pollution shall be permitted. In no event shall elements be permitted which can cause any damage to human health, animals, vegetation, or which cause excessive soiling at any point of measurement.

20.230 ODORS

No use shall be permitted which involves the creation or emission of any noxious odors, bases or other odorous matter. In no event shall odors, gases or other odorous matter be emitted in such quantities as to be readily detectable when diluted in a ratio of one (1) volume of odorous air to four (4) volumes of clean air. The point of measurement shall be at the lot line or at the point of greatest concentration if further than the lot line.

20.240 RESERVED

20.250 RESERVED

20.260 VIBRATIONS

Every use shall be so operated that the ground vibration generated by said use is not harmful or injurious to the use or development of surrounding properties. No vibration shall be permitted which is perceptible without instruments at any use along the property line on which said use is located. For the purpose of this determination, the boundary of any lease agreement or operating unit or properties operating as a unit shall be considered the same as the property line.

20.270 ELECTRICAL DISTURBANCE

No activity shall be permitted which causes electrical disturbances affecting the operation of any equipment located beyond the property line of said activity.

20.280 GLARE

Glare, whether reflected or direct, such as from flood lights, or high temperature processes, shall not be visible at any property line on which the operation is located.

20.290 RADIOACTIVITY

The use shall conform to the regulations of the Arizona Atomic Energy Commission with regard to sources of ionizing, radiation and radioactive materials, and to any other applicable City, County or State Health regulations.

20.2100 LIQUID OR SOLID WASTE

No discharge at any point into any public or private disposal system or stream, or into the ground, materials in such way, nature or temperature as can contaminate any water supply or otherwise cause the emission of dangerous or objectionable elements, except in accordance with the standards approved by the City and/or the State of Arizona Health Department.

Revised 06/07/11 per Ord. 1713

21.000 HILLSIDE DEVELOPMENTS

21.100 INTENT AND PURPOSE

The section of the ordinance is intended to provide for the safe, orderly and reasonable use of hillside areas while protecting the public health, safety and welfare by:

1. Determining whether certain types of soil conditions exist (such as loose or easily eroded soils, or rocky soils), and utilizing appropriate engineering technology to result in stable slopes during and subsequent to development.

2. Reduction of water runoff and changes in the natural drainage patterns, soil erosion, and rock slides by minimizing grading and requiring revegetation.

3. Permitting intensity of development compatible with the natural characteristics of hillside terrain, such as steepness of slope, significant landforms, soil suitability, and existing drainage patterns.

4. Promoting cost effective public services by encouraging development in less steeply sloped areas, and ensuring adequate access for emergency vehicles.

5. Protecting the public from damage and liability by ensuring that hillside development is of a sound and reasonable nature.

21.200 APPLICABILITY OF REGULATIONS

The previsions of this ordinance apply to all single-family, multiple-family and commercial development in areas meeting the criteria listed below. In addition to these regulations, all other applicable development regulations of the Kingman Zoning Ordinance must also be met. No industrial development shall be permitted on lots with an average cross slope of fifteen percent (15%) or greater.

1. Any parcel of land within the City of Kingman with a fifteen percent (15%) or greater Average Cross Slope (ACS).

2. Any parcel of land within the City of Kingman exhibiting a slope of twenty-five percent (25%) or greater, that has at least a ten (10) foot drop and runs parallel to one of the contour lines on the site topographic map for a distance of fifty (50) feet.

3. Exceptions:

    a. Existing buildings and structures are exempted from meeting these regulations unless any proposed modifications result in an increase in floor area of fifty percent (50%) for residences and twenty-five percent (25%) for commercial buildings.

$$ACS = \frac{.0023 \times (I) \times (L)}{(A)}$$

I = contour interval, L = contour length, A = area
ACS = Average Cross Slope

Average Cross Slope is calculated by adding the length of each contour line on the site topographic map. This length is converted to scale length in feet. The sum of the lengths (L) of all contour lines is multiplied by the contour interval (1) in feet. The result is multiplied by the factor .023, which converts the square footage of the scale map to acres. This result is divided by the area (A) of the site in acres. The answer to this formula is the Average Cross Slope (ACS). (Refer to Figure 1 at the back of this section.)

To determine if the property has any slopes that are higher than twenty-five percent (25%) drop more than ten (10) feet, and have a parallel length of over fifty (50) feet, first determine the change in elevation of all steep areas on the contour map of the parcel. If these are more than ten (10) feet, draw a line perpendicular to the contour lines and determine the true distance between the high and low contour line. Divide the change in elevation by the distance and multiply by one-hundred (100) to calculate the percent of slope. If this is twenty five percent (25%) or higher, measure the length of the contour lines parallel to the slope. If the true distance is of any one (1) of the contour lines if over fifty (50) feet, then these hillside regulations apply to that parcel. (Refer to Figure 1 at the back of this section.)

21.300 PROCESS

These requirements are meant to provide for the administrative review of hillside developments. The Planning Office will ensure compliance with these regulations, in addition to other requirements of the Kingman Zoning Ordinance, through the normal building permit application process.

Any lot with a fifteen percent (15%) or greater ACS or any lot that has a slope of twenty-five percent (25%) or greater, that drops more than ten (10) feet, and has a parallel length of over fifty (50) feet, will be required to submit a topographic site plan at the time of building permit application. (See example at back of this section.)

The contour site plan should accurately depict the site prior to any grading and show lot dimensions, lot area, setbacks to property lines, principal building footprint, accessory structures, retaining walls, driveways, sidewalks, and total area proposed to be graded. The site plan should be in a scale no smaller than one (1) inch equals twenty (20) feet, with a contour interval of two (2) feet or less. This eight-and-one-half inches by eleven inches (8 ½" x 11") site plan must be prepared by a qualified Arizona registrant. Larger lots may require larger drawings with smaller scales however, in no case may the scale be reduced below one (1) inch equals one hundred (100) feet.

If all proposed grading is limited to areas of the property with less than fifteen percent (15%) slope, no other hillside requirements shall apply. All applicable development regulations of the Kingman Zoning Ordinance must still be met.

If areas with greater than fifteen percent (15%) slope are proposed to be graded, all of the following hillside requirements must be met.

21.400 REQUIREMENTS

21.410 GRADING AND FILL

1. A grading and drainage plan shall be submitted in accord with Chapter 33 of the 1994 Uniform Building Code and City of Kingman Code of Ordinances, Chapter 5, Article II, Sections, 5 – 19. A grading permit or building permit must be submitted and approved prior to any earth moving work commencing on the site, unless specifically exempted by Sections, 5 – 19 of the City of Kingman Code of Ordinances. Failure to obtain a grading permit or building permit prior to starting earth moving work on a site shall constitute a violation of this ordinance.

2. The percentage of the lot permitted to be graded shall be determined by the Average Cross Slope, with more grading allowed on less steep slopes, as outlined in Table 1.

3. The remaining portion of the lot not graded is to be maintained in an undisturbed state, maintaining natural topography and vegetation.

4. All areas graded, and not covered with an impervious surface, are to be revegetated with native based, drought tolerant landscaping materials to minimize the threat of erosion and

stabilize slopes. The density of landscaping materials should approximate what existed prior to any grading. Revegetation shall be completed within six months of initial grading.

5. The slope of a cut or fill surface shall not exceed fifty percent (50%).

6. The vertical fill height shall not exceed the vertical height of the cut, and both cut and fill shall not exceed eight (8) feet individually of sixteen (16) feet total.

7. Cut and fill slopes are to be setback from the site boundaries as follows;

   a. Top of cut slopes shall be no nearer to any property line than one fifth (1/5) of the vertical height of the cut, with the minimum specified by the zoning designation.

   b. Toe of fill slope shall be no nearer to any property line than one half (1/2) the height of the slope with the minimum specified by the zoning designation.

8. Driveways slopes are not to exceed sixteen percent (16%) and shall provide adequate access for emergency vehicles.

9. The entrance and exit points and continuity of all natural drainage channels on hillside sites shall be preserved.

TABLE 1	
AVERAGE CROSS SLOPE (ACS)	**PERCENT GRADING ALLOWED**
15-17%	50%
18-20%	40%
21-23%	30%
24-26%	20%
27-29%	10%
30% +	5%

21.420 MAXIMUM HEIGHTS

The maximum building height shall be the same as required by the designated zoning district, and measured from the average grade within five (5) feet of the building foundation. The maximum retaining wall height shall be eight (8) feet high from the lowest point at natural grade to the highest point of the wall. If more than one (1) wall is used, they shall have a minimum five (5) foot terrace between them, with a combined height of not more than fifteen (15) feet. Retaining walls on corner lots cannot obstruct the intersection visibility triangle as described in Section 26.000 of this Ordinance. A building permit must be obtained prior to construction of a retaining wall.

21.430 SOILS

The Building Official may require a soils report to evaluate soil strength, the effect of moisture variation on soil-bearing capacity, compressibility, liquefaction, and expansiveness, in accord with Chapter 18 of the 1994 UBC. Compaction tests may also be required by the Building Official in accord with Chapter 33 of the 1994 UBC.

21.440 OTHER REQUIREMENTS

In addition to these regulations, hillside developments must comply with the following codes:

1. 1994 UBC Chapters 33 and 18.

2. KINGMAN CODE OF ORDINANCES, Sections, 5 – 19.

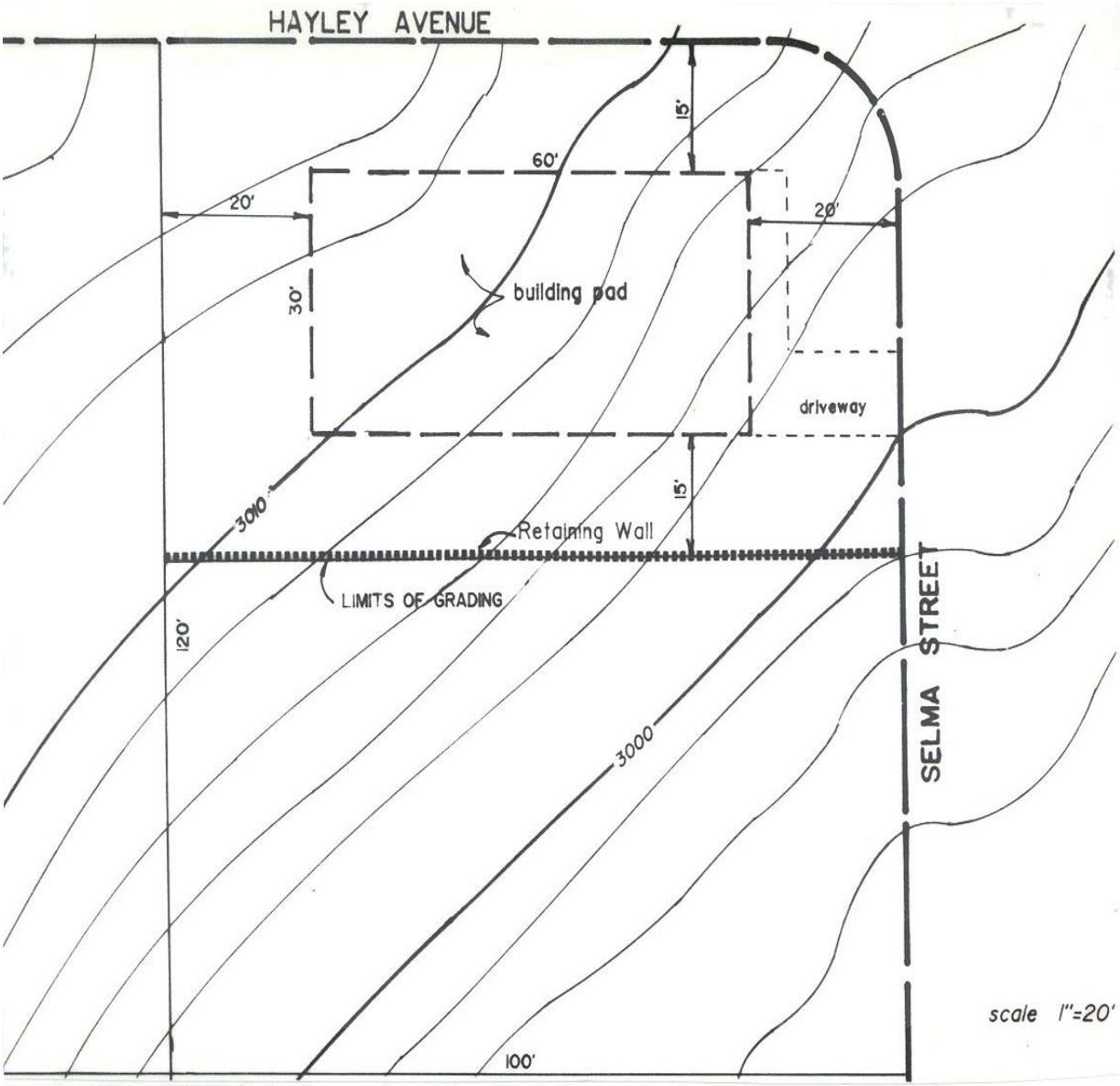
21.500 APPEAL PROCESS

Appeals to the regulations of this section may be heard by the Kingman Board of Adjustment. The Board may grant variances if, because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings the strict application of the hillside development regulations will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. Any variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

21.600 ENFORCEMENT

Any person violating any of the provisions of this Ordinance shall be guilty of a zoning violation and upon conviction shall be subject to penalties as outlined in Section 32.000: SEPARABILITY, of the Kingman Zoning Ordinance,

FIGURE 1: HILLSIDE SAMPLE SITE PLAN



$$ACS = \frac{.0023 \times (I) \times (L)}{(A)}$$

I = contour interval, L = contour length, A = area
ACS = Average Cross Slope

$$ACS = \frac{.0023 \times (2) \times (1041)}{(.275)} \qquad ACS = \frac{4.78}{.275} \qquad ACS = 17.41\%$$

The contour site plan should accurately depict the site prior to any grading and show lot dimensions, lot area, setbacks to property lines, principal building footprint, accessory structures, retaining walls, driveways, sidewalks, and total area proposed to be graded. The site plan should be in a scale no smaller than 1 inch equals 20 feet, with a contour interval of two feet or less. This 8 1/2" X 11" site plan must be prepared by a qualified Arizona registrant. Larger lots may require larger drawings with smaller scales, however, in no case may the scale be reduced below 1 inch equals 100 feet.

22.000 OFF-STREET PARKING AND LOADING REQUIREMENTS

22.100 INTENT AND PURPOSE

These regulations are established to provide for the off-street parking for automobiles, trucks, and other non-motorized vehicles bicycles in connection with the uses of land permitted in this Ordinance. These uses generate vehicular traffic according to their specific characteristics, and thus require differing amounts of off-street parking and loading area. These regulations have the further purpose of relieving congestion on the public streets, freeing them for use by both essential public safety vehicles and by the general public and provide reasonable requirements for off-street parking facilities for bicycles and provide design guidelines for such. These regulations are intended to encourage the use of alternate forms of transportation throughout the community.

22.200 DEFINITIONS

Bicycle: shall mean a vehicle propelled by human power and sometimes by a small gasoline-powered motor, upon which any person may ride, and is typically made of a tubular frame mounted on two (2) large usually wire-spoke wheels, one (1) behind the other, or having three (3) wheels and are equipped with handlebars and a saddle-like seat.

Bicycle Bench: shall mean a freestanding bicycle parking stand combination park bench. This device is designed to fit within the public rights-of-way in constricted areas, such as in downtown areas. (See Illustration 5)

Bicycle Parking Facility: shall mean an area located on a site and used specifically for parking bicycles.

Bicycle Parking Space: shall mean an area allowance for the parking of an individual bicycle. As a general rule, the typical measurement is six (6) feet long by eighteen (18) inches wide.

Bicycle Support: shall mean a rack, or other device, which is anchored securely and will directly support the bicycle frame in a stable position without damage to the wheels, frame, or components.

Downtown Retail/Governmental Area: shall mean a portion of that area also known as the Historic Downtown Kingman, and for the purpose of this Ordinance, is located to the east of N. First Street, south of Maple Street, west of Sixth Street and north of Andy Devine Avenue.

Guard Rail Parking Facility: shall mean a bicycle support that is designed to accommodate two (2) bicycles with handlebars alternated – one (1) on each side – and fits within the public right-of-ways in constricted areas or pedestrian areas, such as in the downtown retail/governmental area.

Judicial Center: A building or buildings used for courts of law or judges and judicial administration.

Public Building: shall mean facilities for the conducting of public business constructed for various public agencies and includes courthouses, City halls, post offices, governmental office buildings, libraries, and museums, but does not include public or private schools or churches.

Ribbon-style Parking Facility: shall mean a freestanding bicycle support made of continuous bending or serpentine design, with approximately two (2) inches or slightly larger outside diameter, galvanized steel tubing. (See Illustration 4)

Short-term Bicycle Parking: shall mean those facilities which are convenient and are located near building entrances or other highly visible areas which are self-policing.

22.300 REQUIRED PARKING AND LOADING

Any building or structure erected or located and any use of land established after the effective date of this Ordinance or any subsequent amendments thereto, shall be required to provide off-street automotive and bicycle parking and loading facilities in accordance with the provisions of the ordinance.

22.310 PARKING FACILITIES REQUIRED FOR CHANGE OF USE OR CHANGE OF OCCUPANCY

Automobile: Whenever the existing use of a structure or the existing use of land is changed to another use or occupancy, a site plan shall be submitted showing area reserved for parking and loading in conformity with the regulations then in effect.

Bicycle: In addition to the above, whenever the existing use of a commercial structure which is three-thousand-four-hundred-ninety-nine (3,499) square feet in size or greater, is changed to another use or occupancy, the new use shall provide bicycle parking facilities as set forth in this article.

22.320 PARKING FACILITIES REQUIRED FOR MORE INTENSIVE USE

When the intensity of use of any building, structure or premises is increased through the addition of dwelling units, floor area, seating capacity or other units of measurement specified in this part, the additional required automobile and bicycle parking and loading facilities for such increase shall be provided.

22.330 NUMBER OF PARKING SPACES REQUIRED

The number of off-street parking spaces required for each use shall be as follows, provided that where two (2) or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately.

Arcade: One (1) space per three-hundred (300) square feet of building area.

Automobile Service Stations: One-and-one-half (1-1/2) spaces for each pump to the first six (6) pumps, and one (1) space for each additional pump. Automobile service stations without mini-markets and car washes are exempt from the provision of bicycle parking facilities.

Boarding Houses: One (1) space for each three-hundred (300) square feet of living area.

Bowling Alley: Five (5) spaces for each alley. Additional parking spaces for balance of building calculated according to use.

Cafes, Cafeterias, Restaurants, Bars, Cocktail Lounges, Night Clubs, and other similar places dispensing food or refreshments: One (1) space for each five (5) seats, or one (1) space for every thirty-five (35) square feet of seating area where there are no fixed seats, plus one (1) parking space for each two (2) employees on the largest shift.

Dwellings, Single-Family (Including Manufactured Homes): Two (2) parking spaces for each dwelling unit.

Dwelling, Multiple-Family: Two (2) parking spaces per unit.

Furniture Sales and Repair, Major Household Appliances Sales and Repair: One (1) space for each four-hundred (400) square feet of floor area.

Golf Courses: Ten (10) spaces for each hole.

Hospitals: One (1) space per bed; **Sanitariums and Rest Homes:** One (1) space for every three (3) patient's beds.

Hotels and Motels: One (1) space for each living or sleeping unit; plus one (1) space for each five (5) units. For each unit with kitchen facilities, two (2) spaces in a garage or carport.

Industrial Uses Not Otherwise Listed: One (1) space for each four-hundred (400) square feet of floor area. Also, one (1) space for each vehicle used in connection with the use. Industrial buildings and warehouses are exempt from the provision of bicycle parking facilities.

Judicial Center: One (1) parking space for every 350 square feet of floor area.

Mortuary and Funeral Homes: One (1) space for each five (5) fixed seats of all areas used simultaneously for assembly purposes or for each thirty-five (35) square feet of floor space used for such assembly purposes. Also, one (1) space for each vehicle used in connection with the use.

Offices:

1. **Medical and Dental:** One (1) space per one-hundred-fifty (150) square feet of floor space.

2. **Other Professional and General Business:** One (1) space per two-hundred-fifty (250) square feet of floor area.

3. **Corporate or Headquarters Offices not providing services to the General Public:** One (1) space per three-hundred-fifty (350) square feet of floor area.

Open Air Commercial Uses such as Nurseries and Used Car Lots: One (1) space for each one-thousand (1,000) square feet of lot area devoted to sales and display. Other specific Open Air Commercial Uses such as nurseries, new and used car sales lots, recreational vehicle and boat sales lots, and manufactured or mobile home sales lots as follows:

1. **Nurseries:** One (1) improved customer parking space for every one-thousand (1,000) square feet of sales and display area, plus one (1) improved space for every five-hundred (500) square feet within a building on site.

2. **New and Used Auto Sales Facilities:** One (1) improved customer parking space for each five-hundred (500) square feet within an enclosed building including service area. In addition, any exterior area used for sales, storage and display shall be improved in a like manner.

3. **Recreational Vehicle and Boat Sales:** One (1) improved customer parking space for every one-thousand (1,000) square feet of sales or display area and one (1) parking space for every five-hundred (500) square feet within any enclosed building on site including service buildings. In addition, any exterior area used as sales should be improved in a like manner.

4. **Manufactured Home and Exclusive Travel Trailer Sales:** One (1) parking space for each five-hundred (500) square feet within any building site, plus one (1) space per employee on the largest shift, plus one (1) improved space for every twenty-five-hundred (2,500) square feet of exterior sales or display area.

Public Assembly-Indoor, General, and Public Assembly-Indoor, Entertainment : One (1) space for each five (5) fixed seats, or one (1) space for every thirty-five (35) square feet of seating area where there are no fixed seats. Also, one (1) space for each two-hundred-fifty (250) square feet of floor area not used for seating.

Public and Private Elementary and Junior High Schools: One-and-one-half (1-1/2) spaces for each classroom plus one (1) space for each five (5) fixed seats in the auditorium, gymnasium, or similar place of public assembly and for every thirty-five (35) square feet of area available for general assembly where there are no fixed seats.

1. Bicycle parking facilities shall be provided based on five percent (5%) of the computed automobile parking spaces. At a minimum of the computed total, two (2) bicycle parking spaces will be the least number required.

Public or Private High Schools and Colleges: One (1) space for each ten (10) students plus one-and-one-half (1-1/2) for each classroom; this requirement shall be based on the number of students and classrooms for which the school or college is designed.

Retail Establishments and Service Business otherwise not enumerated in this section such as Drug Stores, Department Stores, Repair Shops, Animal Hospitals, Business Schools, Dance Studios: One (1) space for each two-hundred (200) square feet of floor area.

Roller Rink: One (1) space per three-hundred (300) square feet of building area.

Stadium, Outdoor Amphitheater, or Outdoor Seating: One (1) space for every four (4) seats. If the seating is bleachers, one (1) seat is defined as every twenty (20) inches. As a condition of approval, the Planning Commission can require paved parking on a site specific basis.

Wholesaling or Warehousing: One (1) space per one-thousand (1,000) square feet of floor area. Also, one (1) space for each vehicle used in connection with the use.

22.340 REQUIRED PARKING, USES NOT MENTIONED

1. The required off-street parking for any building, structure, or use of land of a type which is not listed in this section, shall be determined by the Planning and Zoning Commission, as evidenced by a resolution of record.

2. In such an instance, the Commission shall within one (1) year of the date of said resolution, initiate an appropriate amendment to the Zoning Ordinance of the City of Kingman as provided in Section 31.000: AMENDMENTS.

22.400 LOCATION AND CONTROL OF PARKING FACILITIES

The off-street parking facilities required by the article shall be located on the same lot or parcel of land as the use they are intended to serve, except that in cases of unusual site conditions, the Commission may approve a substitute location which meets either of the following conditions:

1. That the substitute location is within two-hundred (200) feet of the principal use for which the parking is being provided; and that the substitute lot shall be in the same ownership or under agreements approved as to form by the City Attorney. The purpose of such an agreement shall be to guarantee the availability of such parking to the property in question. A recorded document stipulating the reservation of the property for parking purposes shall be filed with the City prior to the issuance of a building permit.

2. Or that the property in question is part of a Parking District formed to provide off-street parking facilities. Where such a District exists, it shall provide parking facilities in accord with the provisions of this ordinance.

22.500 COMPUTATION OF REQUIRED PARKING SPACES

For the purpose of computing off-street parking spaces which are required by this article, the following rules shall apply:

1. Floor area shall mean gross floor area unless otherwise specified for a particular use.

2. Churches and other places of assembly in which benches or pews are used in place of seats, each eighteen (18) inches in length of such benches or pews shall be counted as one (1) seat.

3. When determination of the number of off-street parking spaces results in a requirement of a fractional space, and fraction of less than one-half (1/2) may be disregarded, while a fraction of one-half (1/2) or more shall be counted as one (1) required parking space.

4. The number of bicycle parking spaces provided for commercial buildings, public buildings, churches and schools shall be based on five percent (5%) of the computed automobile parking spaces. At a minimum of the computed total, two (2) bicycle parking spaces will be the least number required.

22.600 COMBINED OR COMMON PARKING AREAS

1. The required off-street parking and loading facilities as required for this article may be provided collectively for two (2) or more buildings or uses in any commercial or industrial district, provided that the total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses and may be satisfied by the establishment and maintenance of common parking areas as herein provided.

2. If the common parking area and the building sites to be served are subject to more than one (1) ownership, permanent improvements and maintenance of such parking facilities must be provided for in one of the following manners:

   a. By covenant or contract among all such property owners and duly recording of an appropriate covenant running with the land and improvements and filed in the office of the Mohave County Recorder.

   b. By the creation of special districts and the imposing of special assessments in any of the procedures prescribed by the State Law.

3. The required off-street bicycle parking facilities as required for this article may be provided collectively for two (2) or more building or uses, provided that the total number of parking spaces shall not be less than the sum of the requirements for each of the individual uses.

22.700 DESIGN AND IMPROVEMENT OF PARKING AREAS

1. All required parking areas shall have adequate ingress and egress to and from a street or alley. Sufficient room for turning and maneuvering vehicles shall be provided on the site. Backing into a roadway or alley is prohibited, except where employee parking is provided at the rear of the lot then the alley may be used as maneuvering area.

2. Parking areas shall conform to design standards as set forth in Illustration 1 and Table 1 of this Section as well as the requirements of Section 10.000 LANDSCAPING.

3. The required parking area, aisles, and access drives shall be designed and constructed so as to provide a durable, dustless surface of (#1) asphaltic concrete, (#2) cement concrete, (#3) a penetration treatment of bituminous material and a seal coat of bituminous binder and mineral aggregate, or (#4) the equivalent of the above as may be approved by the City Engineer.

    a. All parking areas over and above the minimum required by this Ordinance (overflow parking areas), and associated with, used by, or advertised for any commercial use, shall have installed and maintained a surface of, at a minimum, aggregate base course (ABC) or the equivalent. This is intended to minimize dust associated with the parking area. In addition, if the business is open past dusk year round (5:00 P.M. to 5:00 A.M.), the overflow parking area shall provide outdoor lighting within the overflow parking lot as a safety feature. Such lighting shall be installed in accord with the OUTDOOR LIGHTING CODE.

4. The parking area, aisles, and access drives shall be graded and drained so as to dispose of surface water, with the design and specifications of such to be approved by the City Engineer. A grading plan of the parking area shall be submitted to the City Engineer for all commercial, industrial uses, and multiple-family developments of five (5) units or more.

5. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the City Engineer and shall be established in conformance with Illustration 2 of this Section.

6. Each parking space shall be not less than nineteen (19) feet in length and nine (9) feet in width exclusive of aisles and access drives with the nine (9) feet in width exclusive of aisles and access drives with the exception of parallel parking, which shall be twenty-three (23) feet in length and eight (8) feet in width, and handicap parking, which shall be twelve (12) feet in width, by the nineteen (19) feet in depth.

7. Concrete parking barriers shall be provided along the perimeter of the parking area, and where needed for safety, as determined by the Planning Director and/or City Engineer. Such barriers shall be sufficient to ensure that no portion of the vehicles parking on the premises shall extend over the property line, the planned highway or street right-of-way.

8. No commercial repair work or servicing of vehicles shall be conducted in a parking area.

9. All parking facilities, entrances and exits shall be designed and built in conformance with Section 26.000: GENERAL DEVELOPMENT STANDARDS, INTERSECTION VISIBILITY AND CORNER CUTBACK.

10. The surface of a bicycle parking facility may be surfaced in the same manner as the motor vehicle parking area or with a minimum of one (1) inch thickness of one-quarter (1/4) inch aggregate material (gravel). This surface will be maintained in a smooth, durable, and well drained condition.

11. Where it is reasonable to do so, bicycle parking facilities will be located in a highly visible location to avoid vandalism and theft.

12. Where it is reasonable to do so, direction signs will be provided to direct bicyclists form the public rights-of-way to the bicycle parking facility.

13. The design of the bicycle parking facility will ensure that bicycle supports are accessible and are designed so that a bicycle may be securely locked to the support without undue inconvenience.

14. Bicycle parking facilities should typically provide for row parking or paired parking. Supports may also be anchored to the building or walls to allow bicycle parking parallel to the building or wall, a minimum of eighteen (18) inches shall be provided between a bicycle parking space and a wall or other obstruction. Additionally:

    a. Row parking shall provide a minimum of six (6) feet length and eighteen (18) inches width per bicycle parking space.

    b. Double parking stalls utilizing a center support will allow a minimum of six (6) feet length and twenty-eight (28) inches between the outer faces of the supports.

    c. A five (5) foot wide unobstructed access aisle will be provided around the rows of bicycle parking.

15. The bicycle parking facility supports will accommodate:

    a. Locking the bicycle frame and both wheels to the support with a U-shaped lock when the front bicycle wheel is removed.

    b. Locking the frame and one (1) wheel to the support with a U-shaped lock if both wheels are left on the bicycle.

    c. Locking the frame and both wheels to the support with a chain or cable not longer than six (6) feet or seventy-two (72) inches.

TABLE 1

RECOMMENDED SPACE AND AISLE DIMENSIONS

ANGLE X	B	C	D*	E	F	G	H	UNIT DEPTH	
								I	II
30°	9.0	17.3	11.0	26.8	18.0	13.5	30.0	45.6	37.8
45°	9.0	19.8	13.0	33.3	12.7	6.3	19.7	52.6	46.2
60°	9.0	21.0	18.0	37.5	10.4	2.6	12.1	50.0	55.5
70°	9.0	21.0	19.0	38.9	9.6	1.1	7.6	61.0	57.9
80°	9.0	20.3	24.0	39.0	9.1	0.2	3.5	64.6	63.0
90°	9.0	19.0	25.0	38.0	9.0	0.0	0.0	63.0	63.0

NOTE: Even numbers of spaces "N" in length of curb. "L = N = L-H+C Stall length = 19'-0"

***TWO WAY AISLES WITH STALLS IN OPPOSITE DIRECTIONS DOUBLE THIS DISTANCE**

22.710 ON-SITE LOCATION OF PARKING FACILITIES

On-site parking facilities for residential uses shall not be permitted to occupy any portion of a required front yard or any portion of a required side yard except on established and improved driveways.

22.720 LIMITATION ON USE OR REQUIRED PARKING AREA

Required parking area shall be used exclusively for vehicle parking in conjunction with a permitted use and shall not be reduced or encroached upon in any manner. The parking facilities shall be so designed and maintained as not to constitute a nuisance at any time, and shall be used in such a manner that no hazard to persons or property, or unreasonable impediment to traffic will result.

22.730 MODIFICATIONS TO C-1: COMMERCIAL, NEIGHBORHOOD CONVENIENCE

The Planning and Zoning Commission may recommend to the City Council and the Council may act upon modifications to the parking requirements for a specific development if the following conditions are met:

1. The proposal converts corner property with an existing residential structure from R-1-6: Residential Single Family to C-1: Commercial, Neighborhood Convenience;

2. The development meets all other criteria established under the Zoning Ordinances;

3. The developer can demonstrate to the Planning and Zoning Commission and the City Council that the proposed development would provide on-site parking and would not create overflow parking in front of the adjacent residential properties, and would provide no less than one (1) parking space per three-hundred (300) square feet of floor area, plus one (1) space per two (2) employees, with provision for minimum number of accessible spaces in accord with the State ADA requirement;

4. Backing into the right-of-way is prohibited, except for “local” street, as defined by Section 4.6 of the Subdivision Ordinance, and Section 1.2 of the Streets and Sidewalks Development Rules and Regulations, where no vehicle parking are permitted within the “site triangle”, as defined by Section 26.000: GENERAL DEVELOPMENT STANDARDS; and

5. The parking modification would need to have final approval from the Common Council and any modification to the parking requirements shall run with the land so long as the conditions of approval continue to be met.

22.800 CONTINUING OBLIGATION

The required off-street parking and loading facilities for bicycles as well as vehicles shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or loading facilities continues. It shall be unlawful for an owner of any building or use to discontinue to dispense with the required vehicle parking or loading facilities without providing other vehicle parking or loading area which meets the requirements of this article. These facilities will be maintained by the property owner in good condition and kept clear of debris or other accumulated refuse.

22.900 REQUIRED OFF-STREET LOADING SPACE

Off-street loading space shall be provided and maintained on the same lot with every building or separate occupancy as follows:

	REQUIRED SPACES
Hotels and restaurants	1
Commercial and Industrial Buildings under 21,000 SFGFA*	1
Between 20,001 & 40,000 SFGFA*	2
Between 40,001 & 80,000 SFGFA*	3
Between 80,001 & 120,000 sq. ft. SFGFA*	4
Between 120,001 & 160,000 sq. ft. SFGFA*	5
Over 160,000 sq. ft. SFGFA*	6
Office Buildings, Hospitals & Institutions under 50.000 SFGFA*.	1
Between 50,001 & 100.000 sq. ft. SFGFA*	2
Over 100,000 SFGFA*	3

*SFGFA = SQUARE FEET GROSS FLOOR AREA

22.910 SIZE AND LOADING SPACE

Each required off-street loading space shall not be less than twelve (12) feet in width and fifteen (15) feet in height. Each space shall be designed and located so that vehicles need not extend on to public sidewalks or streets in the course of loading or unloading foods and, each space shall be a minimum of twenty-five (25) feet in length.

ILLUSTRATION 1:

DESIGN STANDARDS FOR PARKING LOTS

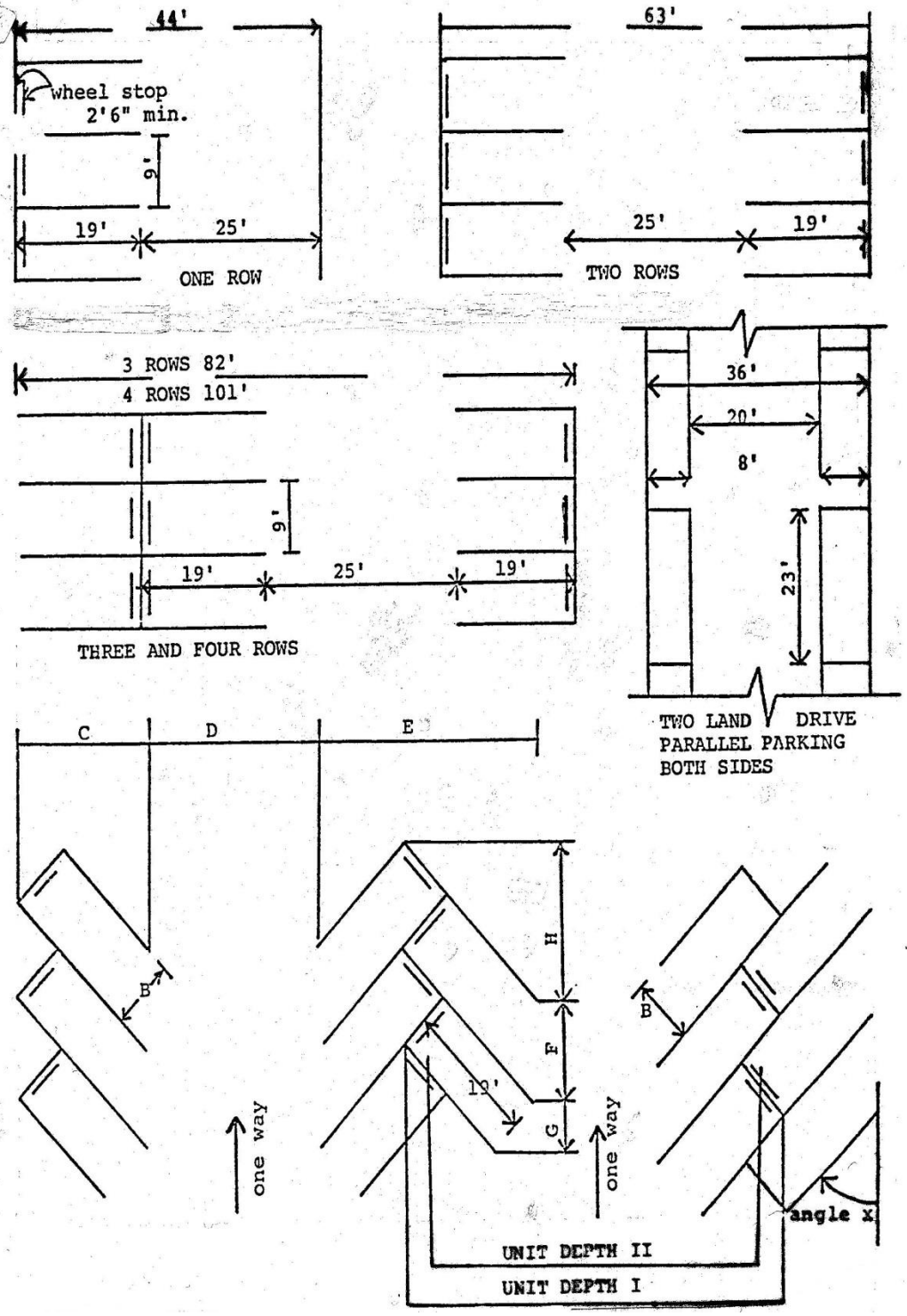
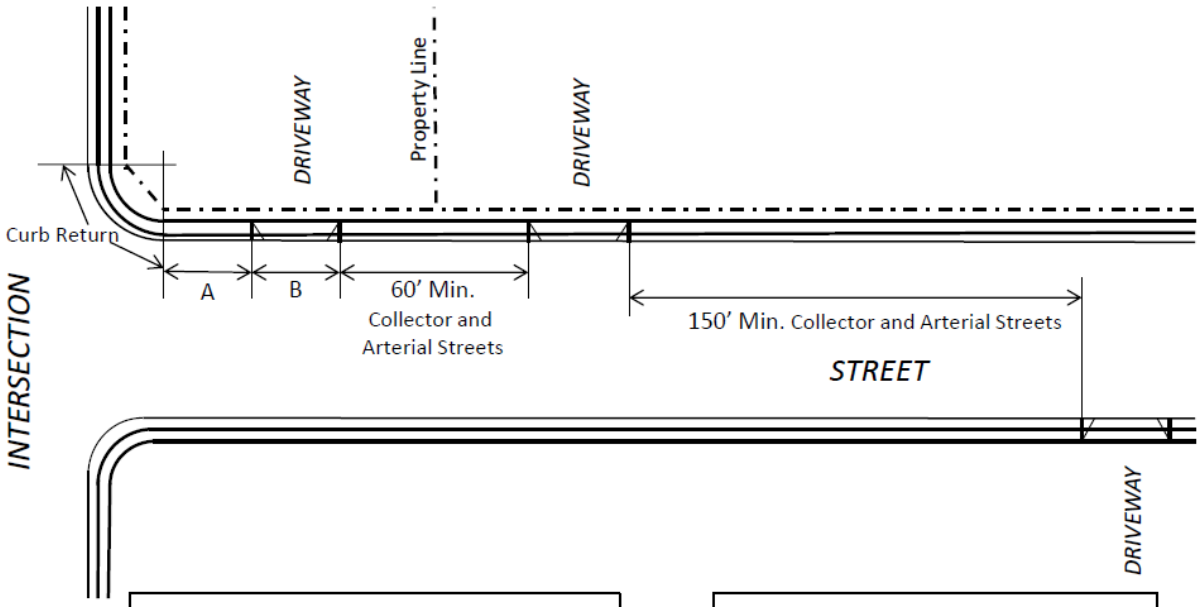


ILLUSTRATION 2: DRIVEWAY ENTRANCES AND EXITS



A: Minimum Distance to Curb Return

- Local and Rural Streets: 30'
- Collector and Minor Arterial Streets: 100'
- Major Arterial Street: 200'

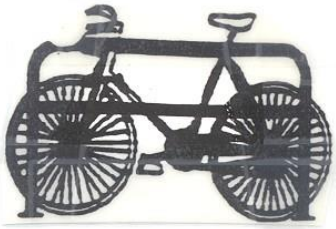
B: Driveway Widths

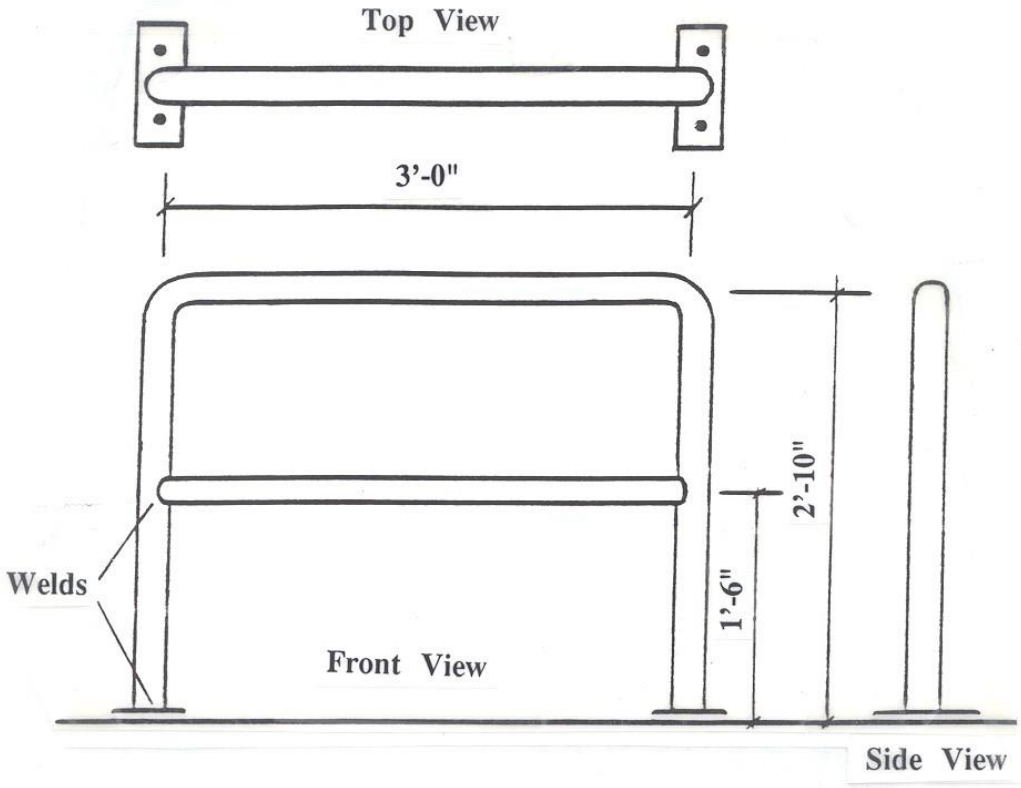
- Minimum Residential: 12'
- Maximum Residential: 25'
- Minimum Commercial: 24', Except on Major Arterial the Minimum is 30'
- Maximum Commercial: 40'

ALL CURB CUTS AND DRIVEWAY PLANS SHALL BE APPROVED BY THE CITY ENGINEER

ILLUSTRATION 3:

GUARD-RAIL STYLE BICYCLE PARKING FACILITY



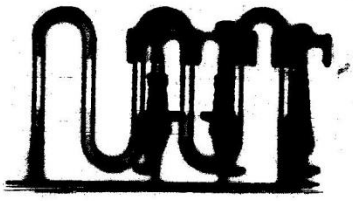


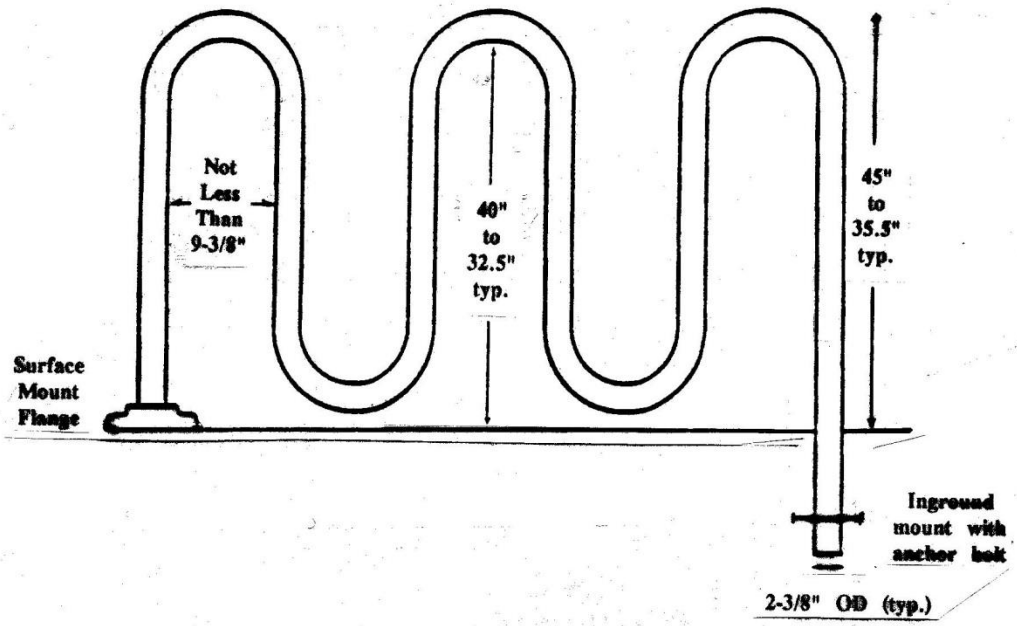
This rack design satisfies two important concerns:
pedestrian safety and vandal resistance

Design calls for roughly 2 inch (outside diameter pipe bent as shown. Guard rail racks are mounted to concrete sidewalks using anchor bolts or mounted inground.

ILLUSTRATION 4:

RIBBON-STYLE BICYCLE PARKING FACILITY





This rack satisfies aesthetic and function concerns. The design calls for continuous loops with dimensions that should provide sufficient clearance for bicycle handlebars, seats and pedals. This design provided high security when used in conjunction with the U-shaped locking mechanisms.

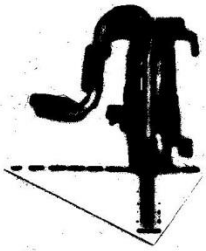
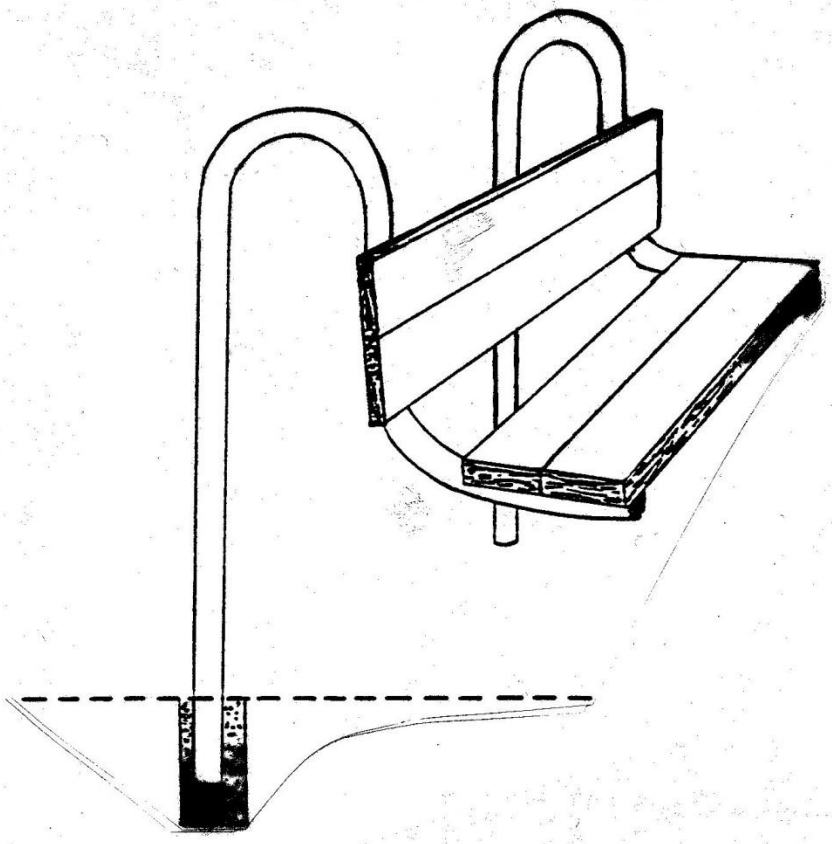


ILLUSTRATION 5:

BENCH-STYLE BICYCLE PARKING FACILITY



This rack design functions to serve pedestrian needs as well as bicyclist, although a larger area is needed to place this bench design, and the number of bicycle parking spaces provided is minimum.

23.000 RESERVED FOR FUTURE USE

SECTION 23.000
RESERVED FOR FUTURE USE

24.000 HOME OCCUPATION REGULATIONS

24.100 INTENT AND PURPOSE

The purpose of these regulations is to provide peace, quiet and domestic tranquility within all residential neighborhoods within this City, and to guarantee to all residents freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible deleterious effects of commercial uses being conducted in residential areas. The following provisions shall regulate and restrict so called “home occupation” or commercial uses which are allowed in single-family detached dwelling units and multiple-family dwelling units, as well as manufactured homes regardless of the zoning district.

24.200 PERFORMANCE STANDARDS

No home occupation shall be permitted without the prior issuance of a home occupation business license, and all home occupations authorized by license shall conform to the following standard.

24.210 HOME OCCUPATIONS IN SINGLE-FAMILY DETACHED DWELLING UNITS AND MANUFACTURED HOMES

Subsections 24.210(1) through 24.210(14) shall apply only to home occupations which are permitted in single-family detached dwelling units and manufactured homes.

1. Employment shall be limited to members of the resident family only.

2. There shall be no alteration in the residential or agricultural character of the premises in connection with such home occupation.

3. Except for agricultural activities, all such operations shall be carried on within the dwelling or permitted accessory structure, and the area set aside for home occupation use shall not exceed twenty percent (20%) of the total floor area of such residence, and all permitted accessory structures, or three-hundred (300) square feet, whichever is less.

4. Mechanical equipment used in connection with such home occupations shall be limited to that normally found in a dwelling, and under no circumstances shall motors other than electric motors be used. The total horsepower of such motors shall not exceed three (3) horsepower, or one (1) horsepower for any single motor.

5. No exterior storage of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.

6. Off-street loading and off-street parking requirements of Section 22.000 of the Zoning Ordinance must be provided.

7. Merchandise may be displayed or offered for sale within the residence or enclosed permitted accessory structure only.

8. No exterior freestanding business signs shall be permitted. Signage shall be limited to one name plate containing the name, title and occupation of the home occupant not exceeding two (2) square feet in size (Section 25.000: SIGN CODE). Window areas shall not intentionally or purposely be used to display or offer merchandise for sale to the exterior of the residence or permitted accessory structure.

9. The Performance Standards set forth in Section 20.000: PERFORMANCE STANDARDS of the Zoning Ordinance shall apply to all Home Occupations.

10. No trucks or other vehicles or equipment capable of carrying over one (1) ton payload weight shall be parked on the premises.

11. Delivery trucks shall not continually operate out of the residential premises as a function of a commercial use for which a permit is required. (This provision is not intended to prohibit periodic deliveries in a truck or vehicle owned by the residence family and primarily used as a means of transportation.)

12. Home occupation business licenses shall not be issued if the proposed operation will constitute a fire hazard to neighboring residences; will adversely affect neighboring property values; or, will constitute a nuisance or otherwise be detrimental to neighbors because of excessive traffic, excessive noise, odors, vibrations, electric disturbances or other circumstances.

13. Home occupation office activities for construction related firms shall store of any construction related equipment; vehicles capable of carrying over one (1) ton of payload; supplies or materials off-premises.

14. The storage of flammable liquids in excess of ten (10) gallons, related to the home occupation, shall not be stored in the residence, accessory structure or parked vehicles at the residential site. Similarly, no hazardous materials may be stored as part of a home commercial occupation, in the home, accessory structure or parked vehicles at the residential site (see Uniform Fire Code).

24.220 HOME OCCUPATIONS IN MULTIPLE-FAMILY DWELLING UNITS

Home occupation regulations in multiple-family dwelling units shall be as follows:

1. Employment shall be limited to members of the resident family only.

2. There shall be no alteration of the premises in connection with such home occupation.

3. All such operations shall be carried on within the dwelling and the area set aside for home occupation use shall not exceed twenty percent (20%) of the total floor area of the dwelling unit.

4. Mechanical equipment used in connection with such home occupations shall be limited to that normally found in a dwelling, and under no circumstances shall motors other than electric motors be used. The total horsepower of such motors shall not exceed three (3) horsepower, or one (1) horsepower for any single motor.

5. No exterior storage of business equipment, materials, merchandise, inventory or heavy equipment shall be permitted.

6. Off-street loading and off-street parking requirements of Section 22.000 of the Zoning Ordinance must be provided.

7. No merchandise may be displayed or offered for sale within the dwelling unit.

8. No exterior freestanding business signs, including temporary signs, shall be permitted. Signage shall be limited to one nameplate containing the name, title and occupation of the home occupant not exceeding two (2) square feet in size (Section 25.000: SIGN CODE). Window areas shall not intentionally or purposely be used to display or offer merchandise for sale to the exterior of the dwelling unit.

9. The Performance Standards set forth in Section 20.000: PERFORMANCE STANDARDS of the Zoning Ordinance shall apply to all Home Occupations.

10. No trucks or other vehicles or equipment capable of carrying over one (1) ton payload shall be parked on the premises.

11. Delivery trucks shall not continually operate as a part of the home occupation. This provision is not intended to prohibit periodic deliveries in a truck or vehicle owned by the residence family and primarily used as a means of transportation.

12. Home occupation business licenses shall not be issued if the proposed operation will constitute a fire hazard to neighboring dwelling units; will constitute a nuisance or otherwise be detrimental to neighbors because of excessive traffic, excessive noise, odors, vibrations, electric disturbances or other circumstances.

13. The storage of flammable and hazardous liquids in excess of one (1) gallon, related to the home occupation, shall not be stored in the dwelling unit or parked vehicles at the residential site. Similarly, no hazardous materials may be stored as part of a home commercial occupation, in the home, accessory structure or parked vehicles at the residential site (see the adopted fire code).

14. There shall be no walk-in customer traffic.

24.300 PROHIBITED HOME OCCUPATIONS

1. Motor vehicle repair, painting and servicing of any kind, as a commercial use, when such services are performed at the residential site.

2. Building contractor/construction activities other than office related.

25.000 SIGN CODE

25.100 INTENT AND PURPOSE

It is the purpose of this section to provide regulations governing the location, design and illumination of signs and advertising structures for the preservation of urban amenities, urban aesthetics, efficient and safe automobile and pedestrian traffic movements, property values, the continued well being of the City's economy and the prevention of undue visual competition.

25.110 EXCEPTIONS

The provisions of this Code shall ***not*** apply to:

1. Signs, flags, pennants or insignias of any Nation, State, County, City or other political unit.

2. Tablets, grave markers, headstones, statuary or remembrances of persons or events noncommercial in nature.

3. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events.

4. Signs not visible or intended to be viewed from beyond the boundaries of the lot or parcel upon which they are located, including but not limited to menu boards, operating instructions for gasoline pumps or car washes, etc.

5. Official traffic, fire or police signs, signals, devices and markings used by any authorized public agency or the posting of notices as required by law.

6. Address and mail boxes.

7. Barber poles or similar symbols or devices used to identify and displayed in connection with a Barber Shop.

25.200 DEFINITIONS

For the purpose of this Code, certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural, and vice-versa; the word "shall" is mandatory and not permissive; the word "person" includes individuals, partnerships, corporations, clubs or associations. The term "governing body" shall mean the Mayor and Common Council of the City; the word "City" shall mean the City of Kingman. The word "used" shall include the words "arranged", "designed", or "intended to be used". The word "erect" shall include the words "construct" or "reconstruct".

Abandoned Sign: shall mean a sign, which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, product or activity conducted or product available on the premises where such sign is displayed. Abandoned sign shall also relate to any sign, which has been left in place after being substantially defaced or ruined by natural causes.

Action Sign: shall mean the movement of the sign body or any segment thereof such as rotating, revolving, moving up and down or any other type or movement involving a change in position of the sign body or segment thereof whether caused by mechanical or any other means.

Advertising: shall mean any writing, printing display, emblem, drawing, sign or other device designed, used or intended for outdoor display or any type of publicity or propaganda for the purpose of making anything known or attracting attention to a place, product, service or an idea.

Alter or Alteration: shall mean changed in structural components or increase in size, height and location or increases in electrical load. It shall also mean any change in advertising content if such change causes the sign to change in classification from an on-premise sign to an off-premise sign or vice-versa.

Animated Sign: shall mean the movement of any light used in connection with any sign such as blinking, traveling, flaring or changing degree of intensity of any light movement other than burning continuously.

Building Sign: shall mean any sign attached to a building.

Construction – Signs identifying the site of a building under construction; the maximum size of the sign shall be thirty-two (32) square feet.

Curb Line: shall be the imaginary line at the back of the curb nearest the street or roadway. In the absence of a curb, the curb line shall be established by the City Engineer or his authorized representative.

Directional Sign: shall be on-premise signs designed to direct safe movement of traffic or pedestrian at corners, entrance and exit driveways or other hazard locations of commercial, industrial and multi-family residential sites.

Directory Sign: shall mean a sign designed to show the logos or symbols of several businesses on one structure; also it may be a sign designed to show the relative locations of the several commercial activities within a shopping center or other multi-tenant development.

Electronic Message Display Sign: A type of animated sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. Signs which employ light-emitting diode (LED) technology are included as a form of electronic message display sign.

Free-Standing Sign: shall mean any sign not attached to any building and which is supported by one or more uprights set in a fixed position in the ground.

Front Foot: of a building (or parcel of land) shall mean the maximum width measured on a straight line parallel to the street.

Grand Opening Sign: a temporary sign that is utilized to indicate that a new business is now open to the public.

Illegal Sign: shall mean any sign not in accordance with or authorized by this Code.

Indirect Lighting: shall mean lighting, which is remote from the sign fixture.

Interstate: shall mean a highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting land, or in respect to which such owners have only limited or restricted right or easement of access and which is declared to be a portion of the interstate system as defined by the Arizona Department of Transportation.

Interstate Corridor: shall mean that area immediately adjacent to the interstate system of highways being defined as follows: A strip of land lying on each side of the interstate right-of-way lines and being one-thousand (1,000) feet in width, extending a maximum of three-thousand (3,000) feet in each direction from the center line of an interstate crossroad (Refer to Figure 1).

Location: shall mean a lot or premises, building, wall or any place whatsoever upon which a sign is erected, constructed or maintained.

Maintenance: shall mean the replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner. The word maintenance shall not include, however, any act which requires that a permit be obtained.

Mural: shall mean any picture, scene, or diagram, painted on any exterior wall or fence. Murals shall be considered a sign and shall be included in the calculations of the allowable sign area as listed in this ordinance, unless the mural is considered under the provisions of Section 25.300, concerning murals of historic or cultural uses.

Non-Conforming Sign: shall mean any sign which is not allowed under the provisions of this Code, but which when first constructed, was legally allowed by the City of Kingman or the political subdivision then having control and regulation over the construction of signs.

Off-Premises Sign (Billboard): shall mean a structure portraying information which directs attention to a business, commodity, service, entertainment or products not necessarily related to the other uses existing on the premise upon which the sign is located.

On-Premise Sign: shall mean a sign directing attention to a business, commodity, service, or offered upon the same premises as those upon which the sign is maintained.

Political and Ideological Signs – shall mean signs on behalf of candidates for public office or measures on primary, general or special election ballots, or ideological issues.

Price Signs – Price signs shall be allowed in commercial and industrial zones for a permitted use. The area required for a price sign shall be included as a part of the total signage allowed by this Code for the business use. Price signs shall be on-premise signs only.

Projecting Sign: shall mean any sign attached to a building or other structure and extending in whole, or in part more than twelve (12) inches beyond the wall or building line.

Price Sign: shall mean any signs, which designate a unit price for any commodity for sale on the lot or parcel of land, such as gasoline costs per gallon.

Real Estate Signs – Non-illuminated real estate signs not exceeding eight (8) square feet in single-family residential zones; sixteen (16) square feet in area in multiple-family residential zones; and, thirty-two (32) square feet in area in commercial and industrial zones, pertaining only to the lease, sale or rental of the property shall be allowed.

Repair: shall mean the re-erecting or reconstruction of signs damaged or knocked down by wind or any other force or condition. Repair shall not include minor damage that does not affect the structural stability or parts of a sign.

Roof Sign: shall mean any sign erected or constructed upon the roof of any building. All support members shall be free of any external bracing, guy wires, cables, etc. Roof signs shall not include signs defined as wall signs.

Shopping Center: shall mean a group of commercial establishments organized in balanced arrangement for retail trade with provisions for combined off-street parking.

Sign: shall mean any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public and not including decorative or protective coating on a building or structure.

Sign Area: shall mean the entire area within a continuous perimeter composed of parallelograms, circles, ellipses, trapezoids and triangles, or any combinations of these, computed to the nearest square foot.

Sign Corridor: shall mean a strip of land immediately adjacent to and lying on each side of the right-of-ways of U. S. Highway 66 (Andy Devine), U. S. Highway 93 and Interstate 40 and being two-hundred (200) feet in width, for the purpose of locating off-premise (billboard) signs.

Sign Walker: A person who wears, holds, or balances a sign for commercial purposes. A person who wears a costume intended for commercial advertising purposes is also included in this definition.

Special Event: shall mean any single event or series of events that occur on an infrequent basis and take place at a specific location in which the public is encouraged or invited to watch, listen, participate or purchase goods and/or services, including, but not limited to, the following:

A. Commercial sales, including pre and post holiday sales
B. Political picnics or gatherings
C. Arts and crafts shows, gun shows, knife shows, trade shows, antique shows and other similar events
D. Motorized or non-motorized vehicle races
E. Carnivals, fairs, circuses, mechanical amusement rides, non-domesticated animal acts or exhibitions, and similar activities
F. Outdoor shows, concerts and exhibitions
G. Annual events

Static Display: shall mean a sign face that does not change within a twenty-four (24) hour period.

Temporary Sign: shall mean any non-permanent sign consisting of banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

Tract Sales – Tract signs concerning the original public sale of property on a subdivision tract are allowed only on the subdivided land being sold. Signs shall be a maximum of ninety-six (96) square feet; spaced a minimum of four-hundred (400) feet apart and are to be unlighted. Where construction or tract sales exceed one (1) year, the permit may be renewed annually until construction or sales are completed. There shall be allowed no more than two (2) signs for each subdivision tract except that if a subdivision tract contains one-hundred-sixty (160) acres or more, then a maximum of four (4) signs will be allowed.

Tri-Vision Sign: shall mean a sign that uses vertical Venetian type triangular panels to display one (1) or more, and not to exceed three (3), messages on an existing or proposed off-premise sign. ***Said signs shall change at intervals of six (6) seconds or more.*** This type of technology shall not be permitted on any other type of sign.

Wall Sign: shall mean a sign applied to, or painted or mounted on the wall or surface of a building or a structure, the display surface of which is parallel to the supporting surface, not more than twelve (12) inches from the wall. Marquees, facades, false fronts, etc., shall be considered to be a wall surface.

Zone: shall mean and refer to the Zoning Districts as defined by the zoning provisions of this Ordinance.

Zoning Administrator: shall mean the Zoning Administrator of the City of Kingman or his authorized representative.

25.300 GENERAL PROVISIONS

Compliance: It is unlawful for any person to erect, install, repair, alter or relocate any sign or advertising structure without obtaining from the Zoning Administrator a written permit to do so, paying the fees prescribed and conforming to any complying with all of the provisions of this Code.

Measurement of Signs: For the purpose of determining the area of any sign, the following criteria shall be used:

a. The area of an off-premise (Billboard) Sign shall be measured by including the total area of the face of the sign including all elements such as boards or frames. The structural components necessary to support the sign shall not be included.

b. For on-premise signs, the sign area shall be calculated from the measurement of the circumscribed frame area, said area including all wording, symbols and integrated background. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the sign area, except that only one (1) face of a double faced sign shall be considered in determining the sign area, providing both faces are parallel to each other; not more than thirty (30) inches apart, and enclosed.

c. Where a sign consists only of individual letters, numerals, symbols or other similar components, and is painted on, or attached flat against the wall of a building, and where such individual components are without an integrated background definition, and are not within a circumscribed frame area. The total area of the sign shall be the sum of the areas of squares or rectangles surrounding each individual letter.

Maintenance: Each sign shall be maintained in a safe, presentable and good condition, including the replacement of defective parts, painting, repainting, cleaning and other acts required for the maintenance of said sign. Any sign which is located on property which becomes vacant and unoccupied for a period of three (3) months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his business, or a sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six (6) months or more. Off-premises sign structure shall be deemed as abandoned if left vacant and unoccupied for a period of three (3) months or more.

Projection of Signs: Signs may be permitted to project over the public right-of-way in commercial zones in accordance with the following;

a. Signs may be permitted to project over public right-of-way in commercial zones in accordance with Section 403 of the current edition of the Uniform Sign Code adopted by the Common Council.

b. Any permanently installed sign entirely separate from any structure (free-standing) shall be located entirely upon private property and otherwise in conformance with all requirements of this Code and the Uniform Sign Code and shall not be higher than forty (40) feet above curb level.

Murals: Murals are permitted on exterior building walls. The area or the mural will not count as a building sign in commercial or industrial areas, if the mural focuses primarily on the celebration or commemoration of local, state or national history, culture organizations or events, personalities or groups and does not have written or pictorial content promoting a commercial business, service or product. An acknowledgment of sponsorship of the mural by a commercial entity is permitted provided the area of the sponsorship acknowledgement is no greater than twenty (20) square feet

in area or twenty percent (20%) of the mural area, whichever is less. In no case can the mural be converted to a permanent off-premise sign unless the display meets all requirements of off-premise signs within Section 25.000. Any painted mural shall be maintained in a presentable condition and shall not be allowed to deteriorate and become a visual blight in the area. The property owner or sponsor shall be responsible for maintenance of said mural.

25.310 ERECTION OF SIGNS

1. All signs shall be designed and constructed in accordance with the current edition of the Uniform Sign Code as adopted by the Common Council

2. All electric signs shall conform in design and construction to the appropriate sections of Article 600 of the current edition of the National Electrical Code as adopted by the Common Council.

3. The maximum height of any sign shall be forty (40) feet, or that of the permitted heights of structures in the zoning district in which it is located, whichever is less. In Interstate Corridors, the height of signs shall not exceed forty (40) feet above the finished grade of the Interstate. The finished grade shall be the highest point of the interchange.

4. No free-standing sign shall be located within twenty-five (25) feet of any other free-standing sign which is greater than fifty-five (55) square feet in all appropriate commercial and industrial zones.

5. At locations where commercial zones abut residential zones on a common property line, all commercial zone free-standing signs shall be located at least eighty-five percent (85%) of the distance of the lot depth or width away from common property line with the residential zone. In the event that eighty-five percent (85%) distance is less than fifty (50) feet, the free-standing sign shall be unlighted.

6. All signs shall be erected in conformance with Section 26.000: GENERAL DEVELOPMENT STANDARDS, INTERSECTION VISIBILITY AND CORNER CUTBACK.

25.400 TEMPORARY SIGNS

The following temporary signs ***are*** permitted:

Construction – Signs identifying the site of a building under construction; the maximum size of the sign shall be thirty-two (32) square feet.

Tract Sales – Tract signs concerning the original public sale of property on a subdivision tract are allowed only on the subdivided land being sold. Signs shall be a maximum of ninety-six (96) square feet; spaced a minimum of four-hundred (400) feet apart and are to be unlighted. Where construction or tract sales exceed one (1) year, the permit may be renewed annually until construction or sales are completed. There shall be allowed no more than two (2) signs for each subdivision tract except that if a subdivision tract contains one-hundred-sixty (160) acres or more, then a maximum of four (4) signs will be allowed.

Real Estate Signs – Non-illuminated real estate signs not exceeding eight (8) square feet in single-family residential zones; sixteen (16) square feet in area in multiple-family residential zones; and, thirty-two (32) square feet in area in commercial and industrial zones, pertaining only to the lease, sale or rental of the property shall be allowed.

Political and Ideological Signs – Political and ideological signs on behalf of candidates for public office or measures on primary, general or special election ballots, or ideological issues are permitted in all zoning districts subject to the following regulations:

1. No more than 60-days prior to an election and not more than 15-days following a general election, except that for a sign for a candidate in a primary election who does not advance to the general election, the period ends fifteen days after the primary election. Such signs may be located within City of Kingman public rights-of-way, except in sign-free zones as identified by Council resolution. In all cases such signs cannot be hazardous to public safety, obstruct clear vision in the area or interfere with the requirements of the Americans with Disabilities Act (42 United States Code section 12101 through 47 United States Code section 225 and 611).

2. Political signs placed in the City of Kingman's public rights-of-way cannot exceed an area of sixteen (16) square feet, if the sign is located in an area zoned for residential use, or a maximum area of thirty-two (32) square feet if the sign is located in any other area. Such signs shall not exceed three (3) feet above grade regardless of location.

3. Political signs placed in the City of Kingman public rights-of-way shall contain the name and telephone number of the candidate or campaign committee contact person.

4. If the City of Kingman deems that the placement of a political sign in its public right-of-way constitutes an emergency, the City may immediately relocate the sign. In such case, the City shall notify the candidate or campaign committee that placed the sign within 24-hours after the relocation.

5. If a sign is placed in violation of subsections 1, 2, and/or 3, and the placement is not deemed to constitute an emergency, the City may notify the candidate or campaign committee that placed the sign of the violation. If the sign remains in violation at least 24-hours after the City notified the candidate or campaign committee, the City may remove the sign. The City shall contact the candidate or campaign committee contact and shall retain the sign for at least 10-business days to allow the candidate or campaign committee to retrieve the sign without penalty.

6. No political or ideological sign may be installed on any sign or structure owned by the City of Kingman.

7. Subsections 1 through 6 of this section does not apply to state highways or routes, or overpasses over those state highways or routes.

8. Political and ideological signs may be located on private property with the owner's permission. Property owners may remove any political or ideological sign on his or her property at any time.

9. Political and ideological signs shall be removed within fifteen (15) days following the primary or special election, except the successful candidates may leave them in their present location until (15) days after the general election, at which time the signs shall be removed.

10. The person, political party, or parties responsible for the erection or distribution of any such signs shall be jointly and individually liable for their removal.

11. Political and ideological signs on private property shall not exceed six (6) square feet in non-commercial zoning districts; and cannot exceed fifty (50) square feet in all other districts.

12. Such freestanding signs shall not exceed three (3) feet in height in non-commercial zoning districts; and shall not exceed the maximum freestanding sign height in all other zoning districts.

13. Sign permits are not required, nor do political signs count against a property's otherwise allowable signage area. A person, persons, or organizations planning to erect political or ideological signs greater than six (6) square feet shall submit to the City Clerk's office the name and contact information of the person responsible for the proper erection, maintenance, and removal of the signs.

14. Due to the weathering and degradability of the material of temporary political or ideological signs, no individual sign shall remain in place longer than one hundred and twenty (120) days. This restriction does not apply to political or ideological messages located on permanent sign structures permitted through the non-political and ideological provisions of these sign regulations.

15. Any signs which are deemed to be unsafe, defective or which create an immediate hazard to persons or property or are not in compliance with the provisions of this section shall be declared to be a public nuisance and shall be subject to immediate removal by the city.

16. Any such signs removed by the city shall be held by the city no less than ten (10) days. The city shall make attempt to contact the responsible person for the sign to advise that person of the removal. The responsible person may pick up their signs from the city after ten (10) business days, the city may destroy the signs in their possession.

17. All candidates, groups, or committees must comply with Arizona revised statutes and federal law regarding political or campaign signs and reporting requirements.

Price Signs – Price signs shall be allowed in commercial and industrial zones for a permitted use. The area required for a price sign shall be included as a part of the total signage allowed by this Code for the business use. Price signs shall be on-premises signs only.

On-Going Temporary On-Premises Signs –

1. These signs shall be permitted in the C-1, C-2, C-3, I-1, and I-2 zoning districts, and commercial planned development districts.

2. Signs may be displayed year round.

3. The signs are limited to A-frame signs, banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

4. The maximum cumulative total area of all temporary on-premises signs shall be:

    a. One square foot for every linear foot of building frontage adjacent to the street on which the physical address street is assigned; plus
    b. One square foot of sign area for each linear foot of property frontage that has the physical address, up to a maximum of one-hundred fifty (150) square feet beyond the area allowed in "a" of this subsection.

5. These signs shall be no taller than the freestanding sign height allowed in the zoning district where the sign is located.

6. The signs shall not be illuminated.

7. Sign Placement:

    a. These signs shall be contained on sign owner's private property.

b. No portion of any sign shall extend beyond the property owner's property line.
c. No sign shall be placed in the public right-of-way.
d. No sign shall be attached to any landscape hedge or bush, streetlight and signal poles, street or regulatory signs, or utility poles.

8. The signs shall be maintained in safe, presentable and good condition.

9. The property owner or lessee is responsible for maintaining, repairing and removing the temporary signs.

Special Event Signs – These signs are permitted if a Special Event Permit is obtained from the City Clerk's Office and are subject to the following regulations:

1. These signs shall be permitted in the C-1, C-2, C-3, I-1 and I-2 zoning districts, commercial planned development districts and for non-residential uses in residential districts.

2. A Sign Permit at no fee must be obtained from the Development Services Department.

3. Limited to six (6) special events per year.

4. The signs are limited to banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

5. The signs can be displayed for fourteen (14) days per event.

6. The on-premise signs shall not exceed sixty (60) square feet per sign and there is no limit on the number of signs.

7. These signs shall be no taller than thirty (30) feet from the average finished grade of the property.

8. The applicant may display off-premise signs with the property owner's written permission. The signs are limited to sixty (60) square feet per parcel. The written permission for each property shall be attached to the sign permit application.

9. The signs shall not be illuminated.

10. These signs shall be contained on private property and shall not be placed in the public right-of-way or be attached to any landscape hedge or bush, streetlight and signal poles, street or regulatory signs, or utility poles. A banner may be placed across the right-of-way on the designated poles located on Andy Devine Avenue between Locomotive Park and the Powerhouse. A banner placed at this location is exempt from the square footage limitations.

11. These signs shall be removed by no later than the day following the conclusion of the event.

12. The signs shall be maintained in safe, presentable and good condition.

13. The applicant is responsible for maintaining, repairing and removing the temporary signs.

14. Banners for special events that have a city-wide civic or public benefit held in the Greater Kingman area and that meet the specified criteria listed below may be placed on street light poles located on Stockton Hill Road, south of Airway Avenue to Andy Devine Avenue; Andy Devine Avenue from Michael Street to Grandview Avenue; and on Beale Street, east of Grandview Avenue.

a. Banners may be placed only on designated poles and only on brackets approved by the City of Kingman. No other off-premise special event signage is permitted in the public rights-of-way, except during the special event in areas where the public rights-of-way are closed for the special event and is specifically approved in the special event permit.

b. Banners may only be placed by an Arizona licensed sign contractor and only after the special event permit is issued.

c. An acknowledgment of the sponsorship of a banner is permitted provided the area of the sponsorship acknowledgement is no greater than twenty percent (20%) of the banner area.

d. The banners shall not exceed five-feet in height and three feet in width.

e. Banners over travel ways shall not be lower than fourteen (14) feet and no higher than 20 feet above the base of the street light pole.

f. No banner is allowed on any traffic control structure and shall not obstruct or obscure any traffic control sign or signal.

g. The banners may be placed no sooner than 14-days prior to the event and all special event banners shall be removed within 48-hours after the event.

h. The lowest portion of all banners and support brackets over a pedestrian way shall be at least eight (8) feet above the pedestrian way.

i. No portion of the banner or support brackets shall be closer than 40-inches to any electrical line and no closer than 10-feet to a main power transmission line.

j. No banner shall be illuminated, attached to electrical wiring, be electrified, or have strings of lights bordering the banner or strung in the banner.

k. The applicant is responsible for maintaining, repairing and removing the temporary signs.

Grand Opening Signs:

1. These signs shall be permitted in C-1, C-2, C-3, I-1 and I-2 zoning districts and commercial planned development districts.

2. A Sign Permit at no fee must be obtained form the Development Services Department.

3. All businesses shall be permitted to display grand opening signs, on a onetime basis, for a maximum of thirty (30) consecutive days.

4. Grand opening signs are limited to on-premise signs consisting of banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

5. These signs shall be contained on private property and shall not be placed in the public right-of-way, or be attached to any landscape hedge or bush, street light and signal poles, street or regulatory signs, or utility poles.

6. These signs shall be no taller than thirty (30) feet from the average finished grade of the property.

7. The signs shall not exceed sixty (60) square feet per sign and there is no limit on the number of signs.

Sign Walker Signs – Temporary off-premise signs worn, held or balanced by an individual for commercial purpose are permitted subject to the following criteria:

1. A sign permit at no fee must be obtained from the Development Services Department. Non-profit organizations holding funding events are exempt from this requirement.

2. Sign walkers are only allowed in the C-1, C-2, C-3, I-1 and I-2 zoning districts and commercial planned development districts.

3. The sign can be no larger than ten (10) square feet.

4. A sign walker may only locate on a sidewalk but must keep at least four (4) feet in width of the sidewalk unimpeded.

5. The sign must be worn, held or balanced while standing.

6. No shade structure, chair or sitting device may be setup in the City of Kingman right-of-way or in the landscaping and/or required parking of any business.

7. The spinning, waving, bouncing, tossing, throwing, juggling of signs is prohibited.

8. A business shall only be allowed to use sign walkers for up to ten (10) consecutive days in any thirty (30) day period and there shall be at least a 20-day period before the commencing of another 10-day period.

9. Sign walkers are prohibited from standing in the median of streets, in travel lanes, and landscaping and unimproved rights-of-way areas.

10. Sign walkers may not be located within the twenty-five (25) foot site triangle as defined by Section 26.000 of the Zoning Ordinance.

11. Sign walkers are permitted only from 8:00 a.m. to 8:00 p.m.

12. Sign walkers shall not use audio devices to attract attention to their sign or business.

13. Illumination of signs or costumes is prohibited.

Weekend Signs – These signs are temporary weekend off-premise signs. This may be permitted, subject to the following criteria applying to these signs only.

1. Signs may be two (2) sided but may not be illuminated.

2. Signs may be placed on weekends only. (Friday, after 5:00 P.M., and Saturday and Sunday). These signs must be removed before 8:00 A.M., Monday morning or will be subject to confiscation at owner's expense.

3. No sign of this nature may be placed in a public right-of-way.

4. Signs of this nature may be placed on private property only with permission of the owner.

5. Signs may not exceed three (3) square feet in area, or thirty (30) inches in height and must be professional in appearance.

6. Signs may not obstruct the safe movement of traffic at corners, driveways or other locations.

7. These types of signs are allowed in the Hualapai Mountain Road Design Review Corridor.

That upon the recommendation of the Planning Commission a mandatory review period for this ordinance is adopted. The Planning Commission will review this ordinance and report on its implementation to the City Council in February 1993.

25.500 PROHIBITED SIGNS

Notwithstanding any other provisions of this Code, the following types of signs ***are*** prohibited in the City of Kingman:

1. Vehicles Signs – Vehicle signs are prohibited unless all of the following conditions are met:
    a. The primary purpose of such vehicles or equipment is not the display of signs;
    b. Signs are painted upon or applied directly to an integral part of the vehicle or equipment, do not extend beyond the horizontal or vertical profile of the vehicle, and are not mounted to the truck bed;
    c. Such vehicles or equipment are in operating condition, currently registered and licensed to operate on public streets when applicable; and actively used in the daily function of the business to which the signs relate;
    d. Such vehicles or equipment are not used primarily as static displays advertising products or services, nor utilized as storage, shelter or distribution points for products or services, and;
    e. During periods of inactivity exceeding 72 hours such vehicles or equipment are not parked or placed in such a manner that the signs thereon are displayed to the public. Vehicles or equipment engaged in active construction projects and the on-premises storage of equipment and vehicles offered to the general public for rent or lease shall not be subjected to this condition.

2. Signs painted on the exterior of fences and roofs.

3. Signs resembling official traffic control devices of any nature.

4. Signs which display a continuous or sequential operation in which any exposed or shielded incandescent lamp exceed twenty-five (25) watts.

5. Any exposed incandescent lamp with a red wattage in excess of forty (40) watts.

6. Any exposed incandescent lamp with an internal metallic reflector.

7. Any exposed incandescent lamp with an external reflector.

8. Any revolving beacon light.

9. Abandoned signs. (See nonconforming)

10. Signs which revolve greater than sixty (60) revolutions per minute.

25.510 NONCONFORMING AND ILLEGAL SIGNS

Any sign legally existing on the effective date of this Code but which does not comply with the provisions of this Code shall be deemed a nonconforming sign under the provisions of this Code and shall be subject to the following:

1. No nonconforming sign shall be moved, altered, re-erected, relocated or replaced unless it is brought into compliance with the requirements of this Code. This shall not prevent repairing or

restoring to a safe condition any part of a sign or sign structure, or change of copy or normal maintenance operations performed on a sign or sign structure.

2. Any sign determined to be abandoned is prohibited. It shall be removed within thirty (30) days of notification of either one or all of the following: Property owner, owner or manager of the business being advertised, owner of the sign. Notification as required here shall be deemed sufficient if mailed to the last known address of the owner of the sign or to the address as shown by the records of the Mohave County Assessor of the owner of the property where the abandoned sign is located.

3. Any sign which is erected in violation of any of the provisions of the Code, or which has been in violation of any pertinent codes or ordinances is deemed an illegal sign and shall be in violation of this Code. Said signs shall be removed within a reasonable time period upon notification by the City.

25.600 OFF-PREMISES SIGNS

1. Off-premises signs may be permitted in the C-3 zoning district by Conditional Use Permit.

2. Off-premises signs shall not be larger than three-hundred (300) square feet in area, except in Interstate Corridors, where a fourteen by forty-eight feet (14' x 48') sign may be allowed.

3. Off-premises signs in the City of Kingman with a static display or tri-vision technology may be located no closer than three-hundred (300) feet to any other such sign structure on the same side of the street unless such structures are back to back.

4. Off-premises signs are not permitted through the Interstate Corridor area between the point of beginning of the taper of the exit ramp through the point ending of the taper of the entrance ramp on each side of the traffic interchange. (See Figure 1)

5. Off-premises signs must be free-standing.

6. Off-premises sign faces shall be directed toward the highway/street frontage for which it has been permitted. Generally, this shall mean the sign faces can be seen primarily on that street frontage and that the sign faces are essentially perpendicular to the right-of-way of the permitted street frontage.

7. Off-premises signs shall only be located within the Sign Corridor as defined by this Ordinance.

8. A tri-vision sign, may be displayed if the sign is being placed on a legal billboard, does not cause flashing, intermittent or moving lights and must contain a mechanism that will stop the sign in one (1) position if a malfunction occurs.

9. Off-premises signs that employ Electronic Message Display technology shall be separated by a minimum of 600 feet as measured from the sign base from any other off-premise Electronic Message Display on the same side of the street. Such signs shall be located no closer than 300 feet from any off-premise sign without Electronic Message Display technology.

10. Off-Premise signs which employ Electronic Message Display technology are also subject to the following provisions:

    a. Minimum Display Time. Any portion of the sign message that uses intermittently changing displays shall have a minimum duration of eight (8) seconds.

    b. Operational Limitations. Electronic Message Displays shall be limited to messages that appear or disappear from the display through dissolve, fade, travel or scroll modes, or

similar transitions and frame effects that have text, animated graphics or images that appear to move or change in size, or be revealed sequentially rather than all at once.

c. Intensity of Lighting. Between sunset and sunrise Electronic Message Display signs shall be limited in brightness to a maximum lighting intensity of 0.6 candela (foot-candles) over ambient light levels as measured using a foot-candle meter at one hundred foot (100') distance from the sign.

d. Control of Brightness. Each sign shall have a redundant system for controlling sign brightness, including an automatic light sensing device or photocell that will adjust the brightness as ambient light conditions change, and a backup system based on local sunrise and sunset times.

e. Sign Conversions. Any sign with a static display shall not be converted to an Electronic Message Display sign unless it conforms to all applicable regulations.

25.700 PERMITTED ON-PREMISES SIGNS

25.710 RESIDENTIAL ZONING DISTRICTS

1. One (1) name plate containing the name, title and occupation of home occupant not exceeding two (2) square feet in size.

2. Warning or trespassing signs not exceeding three (3) square feet in size and spaced at least one-hundred (100) feet from each other on the same street frontage is allowed.

3. For permitted uses other than residential and uses permitted by a Conditional Use Permit, one (1) internally lighted or non-illuminated building sign not to exceed thirty-five (35) square feet in area, identifying the use. One (1) landscaped, free-standing monument sign, internally lighted or non-illuminated, not greater than six (6) feet in height. Total sign area not to exceed thirty-five (35) square feet. Roof signs are not allowed.

4. In addition to the preceding, the following signs shall be permitted in multi-family (R-2, R-3, and R-4), and open space (O) zoning districts.

   a. In the R-2, R-3, and R-4 zoning districts, for multiple-family uses of three (3) dwelling units or greater, the following signs are allowed: one (1) indirectly lighted or non-illuminated building sign. Total sign area not to exceed thirty-five (35) square feet. One (1) landscaped, freestanding monument sign, indirectly lighted or non-illuminated, not greater than six (6) feet in height. Total sign area not to exceed thirty-five (35) square feet. Roof signs are not allowed.

   b. In an “O” Zoning District, the maximum permitted area of either the building or freestanding sign shall be two-hundred (200) square feet for each business or use established regardless of building frontage.

5. Only the following signs shall be permitted in the manufactured home (R-MH) zoning districts.

   a. Name plate signs and warning or trespassing signs as previously noted.

   b. One (1) non-flashing, non-moving sign of a maximum of fifty (50) square feet. Such a sign shall contain only the identifying name and address of the manufactured home park.

   c. Signs as may be required to identify entrances, exits, speed limits, directions, etc., each not to exceed five (5) square feet in area, placed where practicable in the manufactured home park.

d. One (1) sign not to exceed ten (10) square feet, for each commercial use within the park placed flat against the wall of the building housing such use if the sign can be viewed from the public thoroughfare.

6. Recorded residential subdivisions may display permanent entry identification signs as follows:

   a. Sign permit shall be required.

   b. Sign shall be constructed of permanent building materials.

   c. Each sign shall not exceed ten (10) feet in height, and thirty-two (32) square feet in area.

   d. Maximum signs on each side of the subdivision entrance shall be one (1) sign, so that the maximum number of signs for each entrance shall be two (2) signs.

   e. Final location of sign to be approved by City Staff.

   f. Method of lighting shall be ground lighting or backlighting only, in conformance with the City of Kingman OUTDOOR LIGHTING CODE, Section 24.000 of the Zoning Ordinance. Lighting shall be designed in such a manner that the source of illumination is not visible.

   g. No animation of the sign shall be permitted. "Animation" shall mean the movement of any light used in conjunction with a sign such as; blinking, traveling, flashing or changing degree or intensity of any light movement other than burning continuously.

   h. Such signs shall include a landscaped area equal to two (2) square feet for each square foot of sign area.

   i. Signs shall be located on private property, not within the public right-of-way, and shall not interfere with the intersection visibility triangle as established by this Code.

   j. In the event that no homeowner's association is established, long term maintenance of the sign shall be the responsibility of the abutting property owner as evidenced by the recorded codes, covenants, and restrictions of that subdivision.

   k. If a homeowner's association is established, the long term maintenance of the sign shall be the responsibility of that association.

   l. Under no circumstances shall the City of Kingman be responsible for the maintenance and upkeep of permanent residential subdivision identification signs.

25.720 ON-GOING TEMPORARY ON-PREMISES SIGNS

A. These signs shall be permitted in the C-1, C-2, C-3, I-1 and I-2 zoning districts, and commercial planned development districts.

B. Signs may be displayed year round.

C. The signs are limited to A-frame signs, banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

D. The maximum cumulative total area of all temporary on-premises signs shall be:

   1. One square foot for every linear foot of building frontage adjacent to the street on which the physical address street is assigned; plus

2. One square foot of sign area for each linear foot of property frontage that has the physical address, up to a maximum of one-hundred fifty (150) square feet beyond the area allowed in “a” of this subsection.

E. These signs shall be no taller than the freestanding sign height allowed in the zoning district where the sign is located.

F. The signs shall not be illuminated.

G. Sign Placement:

1. These signs shall be contained on sign owner’s private property.
2. No portion of any sign shall extend beyond the property owner’s property line
3. No sign shall not be placed in the public right-of-way
4. No sign shall be attached to any landscape hedge or bush, streetlight and signal poles, street or regulatory signs, or utility poles.

H. The signs shall be maintained in safe, presentable and good condition.

I. The property owner or lessee is responsible for maintaining, repairing and removing the temporary signs.

25.730 C-1 ZONING DISTRICT

The following signing will be allowed in the C-1 Zoning District:

1. Free-standing signs are limited to monument style signs which may not exceed ten (10) feet in height.

2. The total area of free-standing signs may not exceed one-hundred-twenty (120) square feet or two (2) times the property frontage adjacent to the street, whichever is less.

3. The total area of building signs may not exceed one-hundred-fifty (150) square feet or two (2) times the business frontage, whichever is less.

4. Roof signs are not permitted.

5. Signs may not be placed in the site triangle as defined in Section 26:000: GENERAL DEVELOPMENT STANDARDS of the Zoning Ordinance.

25.740 C-2, C-3, I-1, AND I-2 ZONING DISTRICTS

The following signing will be allowed in the C-2, C-3, I-1 and I-2 Zoning Districts:

1. **Area:** Two (2) square feet of sign area for each foot of building business frontage adjacent to the street for building signs. Free-standing signs will be determined by property frontage. Two (2) square feet of sign area will be permitted for each foot of property frontage adjacent to the street, up to a maximum of three-hundred (300) square feet per sign.

2. **Distribution of Signs:** For each building there shall be no more than one (1) free-standing sign for each street the building or property abuts. In the event that the property abutting the street is greater than six-hundred (600) linear feet, a second free-standing sign will be permitted on that frontage, provided the property frontage does not intersect with another right-of-way (corner lot). These signs shall not be placed closer together than two-hundred (200)

feet. There may be more than one (1) building sign provided the total size of combined signs does not exceed two (2) square feet for each front foot of the building frontage.

3. If there is more than one (1) business in a building, each business establishment will be allowed building signs computed as follows: Two (2) square feet of sign area for each one (1) foot of business frontage along the street.

4. If canopies are placed above public right-of-way, each business will be permitted to erect a sign under the canopies to identify their businesses provided minimum vertical clearance can be maintained in accordance with the provisions of this Code. These signs will be counted and classified as building signs and shall be no larger than three (3) square feet.

5. **Roof Signs:** Roof signs may be permitted. A roof sign may be used in place of the building or free-standing sign.

6. **Signs in Shopping Centers:** One (1) free-standing signs shall be allowed per street frontage. Two (2) square feet of sign area shall be permitted for each foot of property frontage adjacent to the street, up to a maximum of three-hundred (300) square feet per sign. In the event that the property abutting the street is greater than six-hundred (600) linear feet, a second free-standing sign of three-hundred (300) square feet will be permitted on the frontage. The free-standing signs shall not be placed closer together than two-hundred (200) feet. In the case where there are individual building pads set aside, along the street frontage, which are separated from the remaining portion of the shopping center by curbing, landscaping or other barrier, each building pad may have a monument sign limited to fifty (50) square feet and five (5) feet in height. Sign area shall not exceed three-hundred (300) square feet. Individual businesses will not be allowed free-standing signs. Where canopies are used for outside pedestrian walkways, each business will be permitted to erect a sign under the canopies to identify their businesses. The signs shall be counted as a building sign and shall be no larger than three (3) square feet.

7. **Signs in Interstate Corridors:** On-premise signs up to three-hundred (300) square feet in size will be permitted in C-3, I-1 and I-2 zones, which are located within the Interstate Corridor.

25.750 DIRECTIONAL SIGNS

Directional signs (as defined) may be permitted subject to the following criteria:

1. The standards shall apply to Commercial, Industrial and Multi-Family developments.

2. The signs may not be located in a public right-of-way.

3. The signs may not obstruct the safe movement of traffic or pedestrian at corners, driveways or other hazard locations.

4. The signs may be two (2) sided and may be illuminated.

5. The signs may not exceed three (3) square feet in area per side.

6. The signs may not be more than three (3) feet in height for a free-standing sign and no higher than eight (8) feet for a building (wall) sign.

7. There shall not be more than one (1) directional sign per driveway entering or existing onto a street and no more than six (6) signs per site or development.

8. The signs must be professional in appearance and may not display any commercial messages other than corporate colors or logos and an arrow or the words “entrance or exit”.

9. The signs shall be designed and constructed in conformity with the Building Codes of the City of Kingman and with the provisions of Chapter 4 of the latest adopted edition of the Uniform Sign Code published by the International Conference of Building Officials (ICBO).

25.760 ELECTRONIC MESSAGE DISPLAY SIGNS

An Electronic Message Display Sign as defined may be permitted as, but not in place of, an on-premise free-standing sign or a building sign subject to the following criteria:

1. Intensity of Lighting. Between sunset and sunrise electronic message display signs shall be limited in brightness to a maximum lighting intensity of 0.6 candela (foot-candles) over ambient light levels as measured using a foot-candle meter at a one hundred foot (100') distance from the sign.

2. Control of Brightness. Each sign shall have a redundant system for controlling sign brightness, including an automatic light sensing device or photocell that will adjust the brightness as ambient light conditions change, and a backup system based on local sunrise and sunset times.

25.800 PERMITS

1. A sign shall not hereafter be erected, re-erected, constructed, altered or maintained, except as provided by these regulations and the Uniform Sign Code and after a permit for the same has been issued by the Building Official. A separate permit shall be required for a sign or signs for each business entity, and a separate permit shall be required for each group of signs on a single supporting structure. In addition, electrical permits shall be obtained for electrical signs.

2. Application for a permit shall be made to the Building Official upon a form provided by the City and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City, including drawings to scale indicating the sign legend or advertising message, sign location, dimensions, construction specifications, electrical components and wiring, method of attachment and character of structural members to which attachment is to be made, and the location of the sign hole and finished sign in relation to the property line and public right-of-way.

3. The Building Official shall issue a permit for the erection, alteration or relocation of a sign within the City when the application, therefore, has been properly made and the sign complies with all appropriate laws and regulations of the City, as verified and approved.

4. Before issuing any sign permit required by this Code, the Building Official shall collect a fee in accordance with Section 304 of the latest edition of the Uniform Building Code as adopted by the Common Council. Temporary real estate signs in excess of eight (8) square feet in area are required to purchase an annual permit at a fee of five (5) dollars yearly from date of purchase for each sign. Each temporary real estate sign must clearly display the issued permit number in the front lower right hand corner of the sign.

5. Once a building permit has been issued, the permit will be governed in accordance with the appropriate provisions of Chapter 3, Part 1 of the current edition of the Uniform Building Code.

6. The following signs shall not require a sign permit. These exemptions shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance, and its compliance with the provisions of this Code or any other law or Ordinance regulating the same.

a. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use or replaceable copy, electric signs shall not be included in this exception.

b. Painting, repainting or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made.

25.900 ENFORCEMENT

The Zoning Administrator is charged with the enforcement of this Code and it shall be his duty to enforce all regulations covered by this Code.

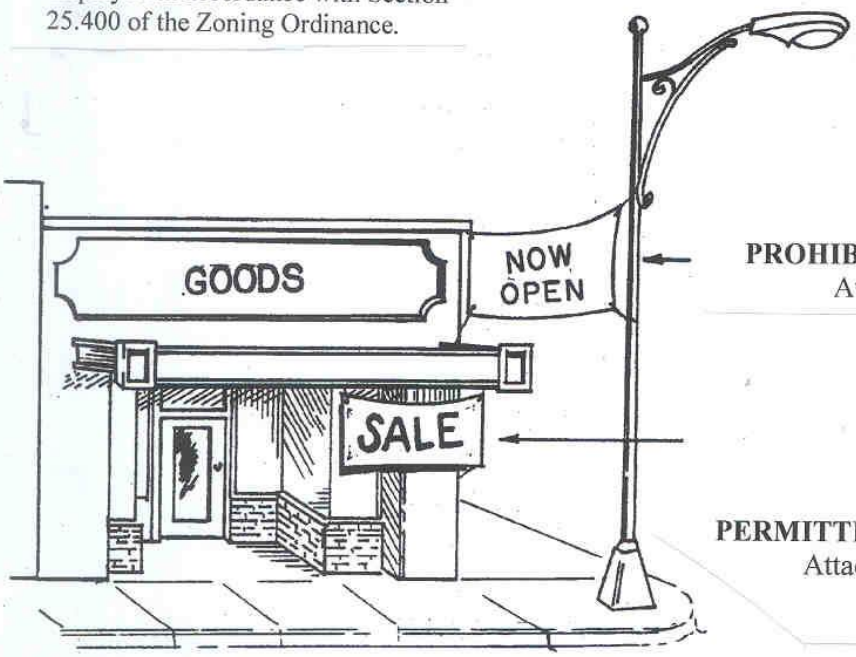
25.1000 VARIANCE

When the strict application of the provisions of this Code would result in unnecessary hardship, or would be inconsistent with the purpose of this Code, a variance from the provisions of this Code may be granted in accordance with the provisions of Ordinance #134 and subsequent amendments.

Rev. 11/15/04 per Ord. No. 1442
Rev. 03/15/05 per Ord. No. 1473
Rev. 06/01/09 per Ord. No. 1653
Rev. 12/07/09 per Ord. No. 1671
Rev. 07/19/10 per Ord. No. 1677
Rev. 09/07/10 per Ord. No. 1687
Rev. 01/04/11 per Ord. No. 1696
Rev. 10/04/11 per Ord. No. 1720
Rev. 03/06/12 per Ord. No. 1724
Rev. 09/02/14 per Ord. No. 1782
Rev. 01/06/15 per Ord. No. 1791

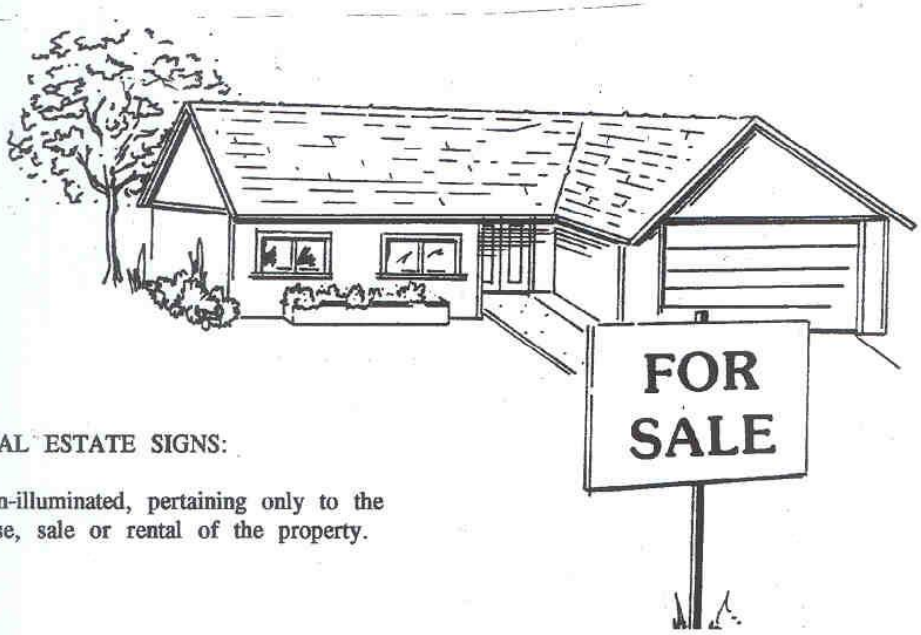
TEMPORARY SIGNS

Temporary signs are permitted to be displayed in accordance with Section 25.400 of the Zoning Ordinance.



PROHIBITED BANNER SIGN
Attached to a streetlight

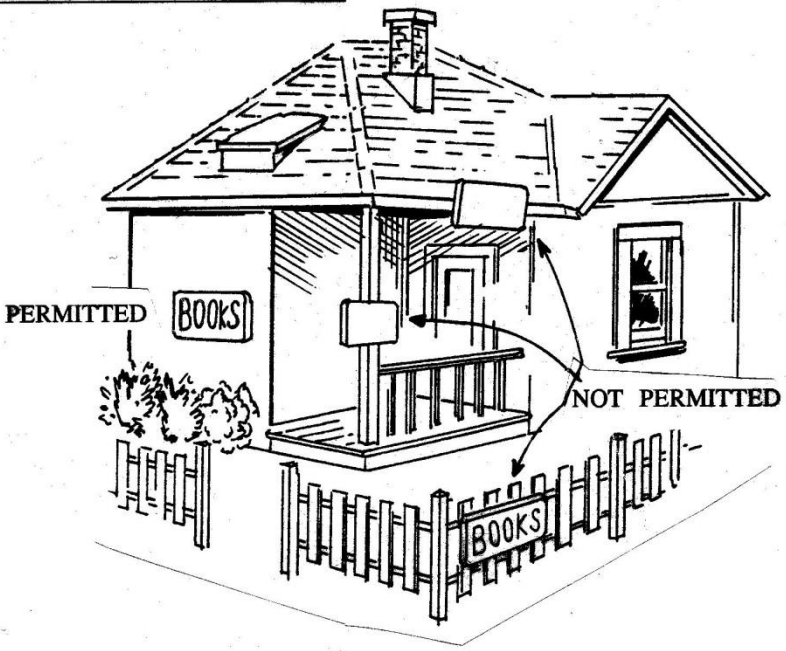
PERMITTED BANNER SIGN
Attached to building



REAL ESTATE SIGNS:

Non-illuminated, pertaining only to the lease, sale or rental of the property.

HOME OCCUPATION SIGNS

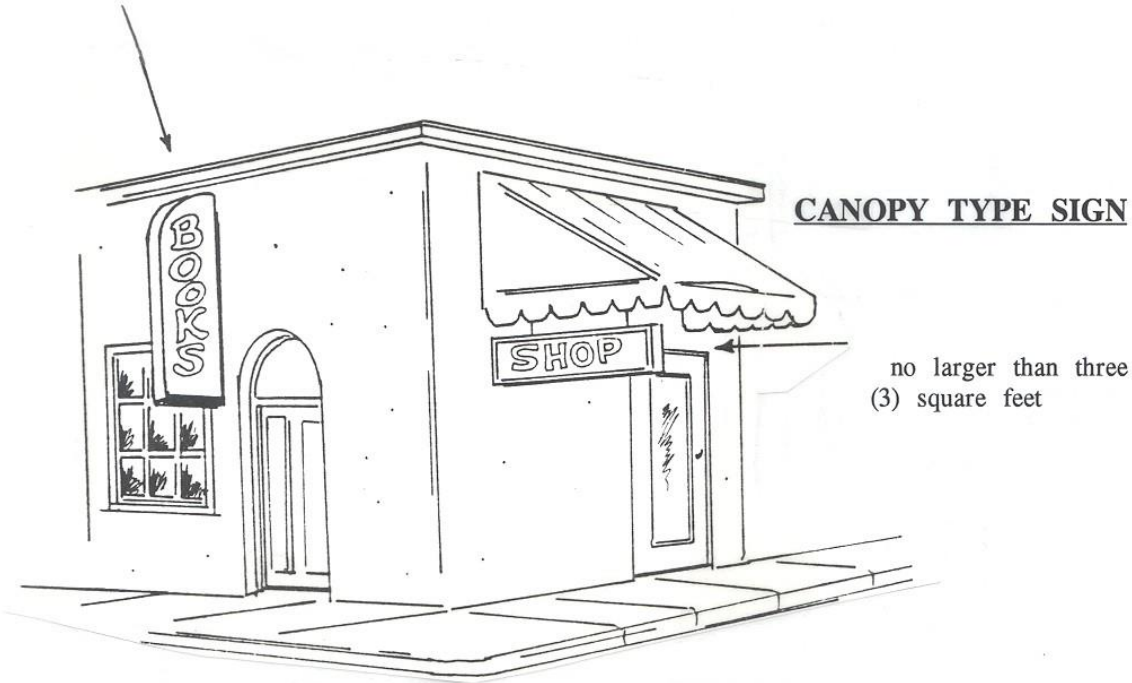


Signage is limited to one nameplate not exceeding two (2) square feet in size and shall be displayed in window or attached directly to building.

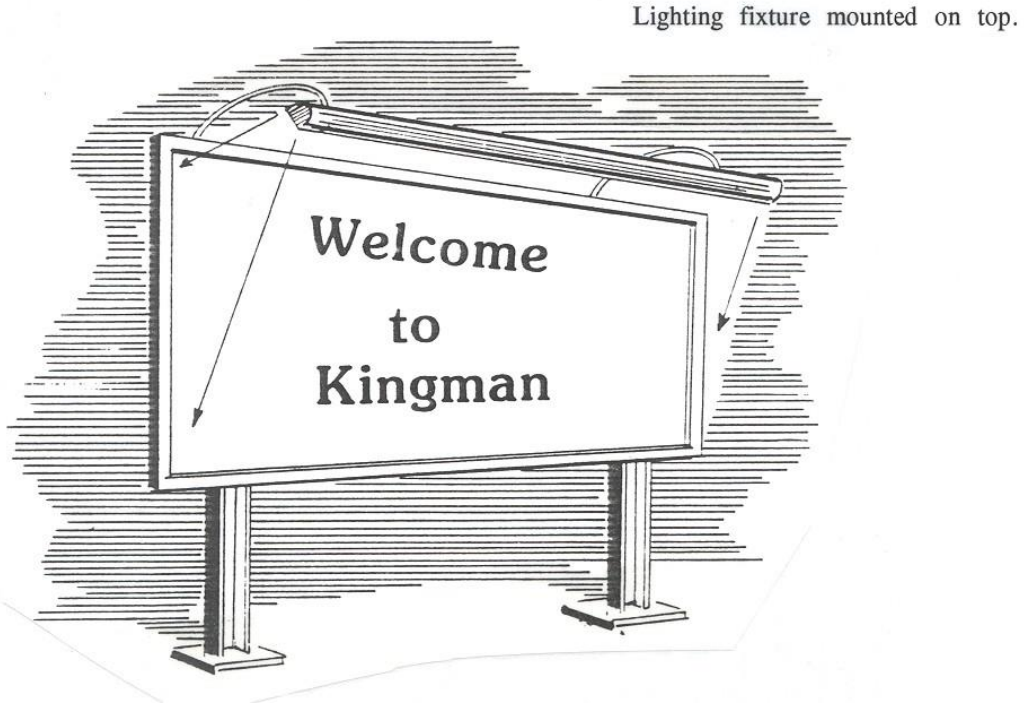
MURAL

A mural sign shall mean any picture, scene, or diagram, painted on any exterior wall. Murals are considered signs and are included in the total sign square footage allowed.

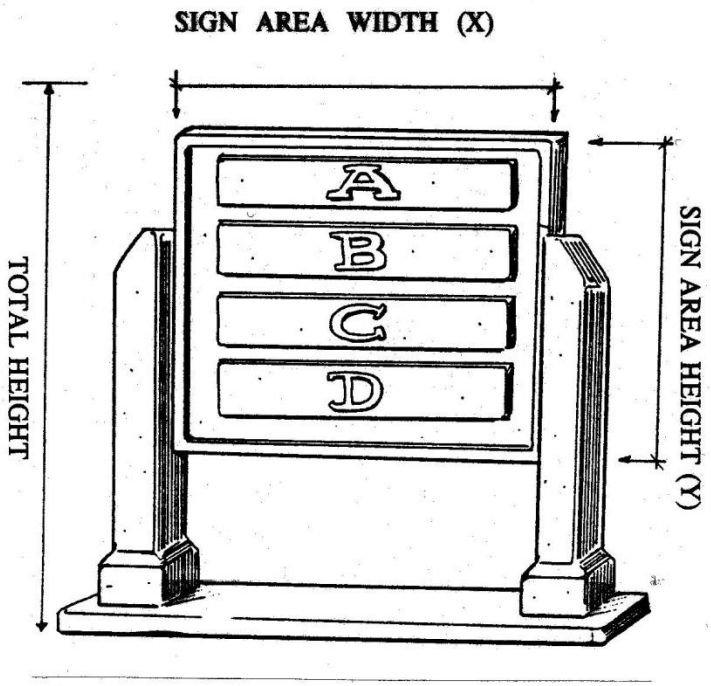
PROJECTING SIGN



OUTDOOR ADVERTISING SIGN



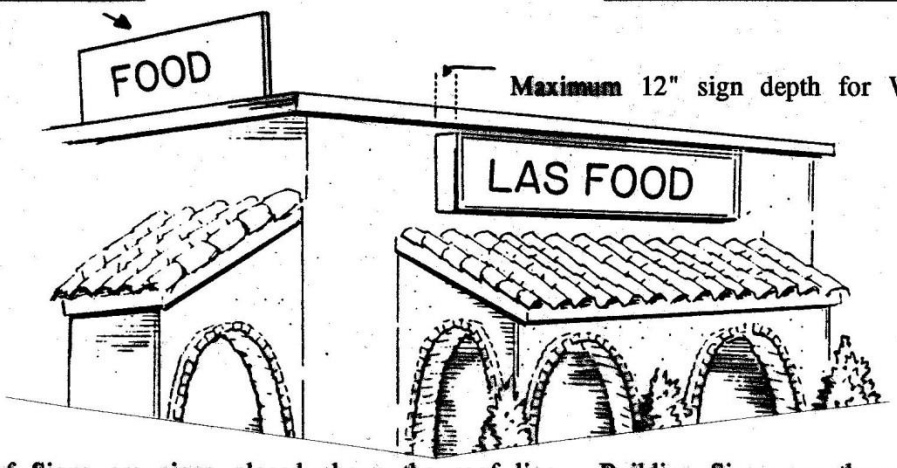
FREE STANDING DIRECTORY SIGN



The area for this type of sign is figured by X times Y. Sign support is not considered as part of total area.

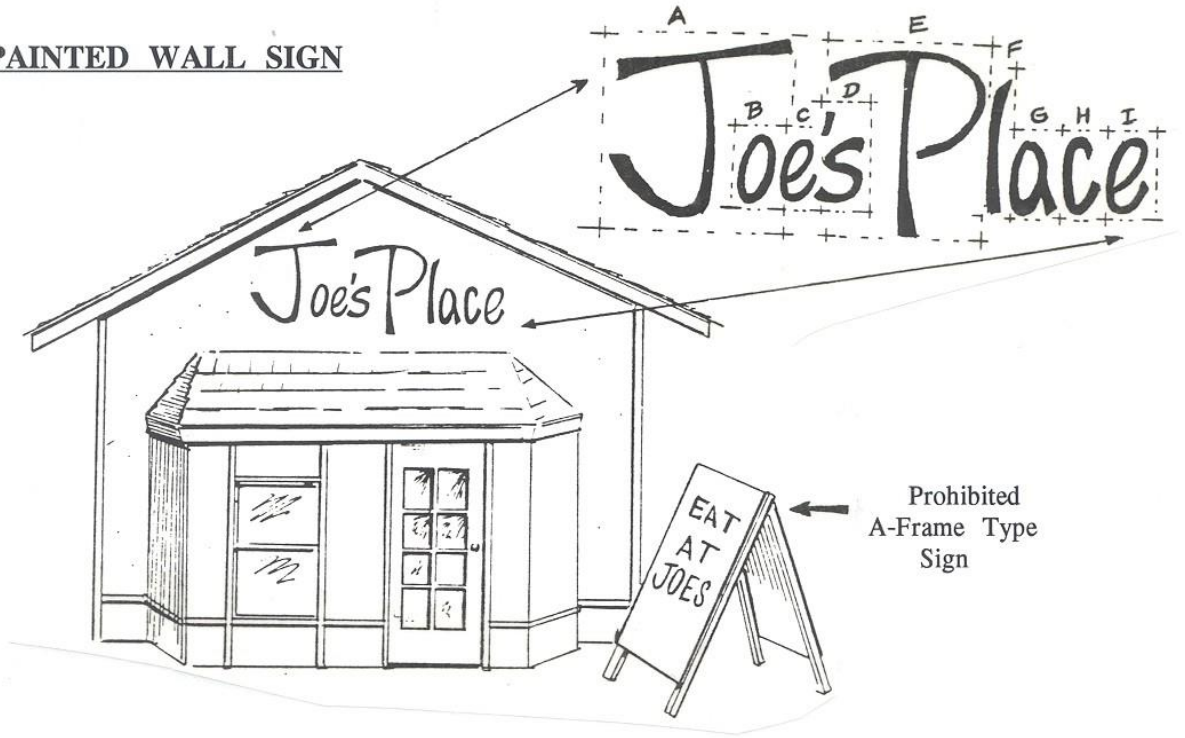
ROOF SIGN

BUILDING / WALL SIGN



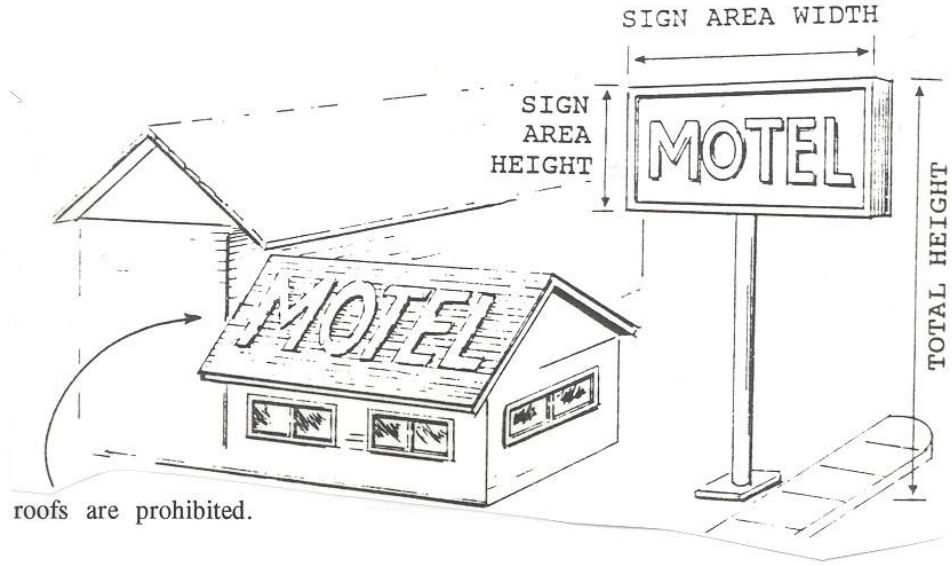
Roof Signs are signs placed above the roof line. Building Signs are those placed below the roof line.

PAINTED WALL SIGN



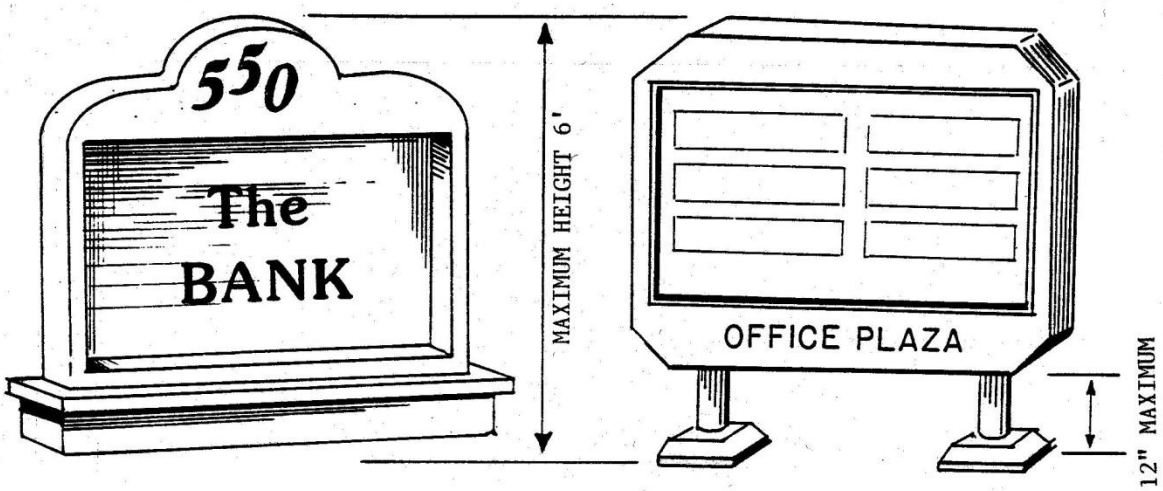
Sign area is the sum of the areas of squares or rectangles surrounding each individual letter. As in the example: A+B+C+D+E+F+G+H+I = Total Sign Area.

POLE TYPE FREESTANDING SIGN



Signs painted on roofs are prohibited.

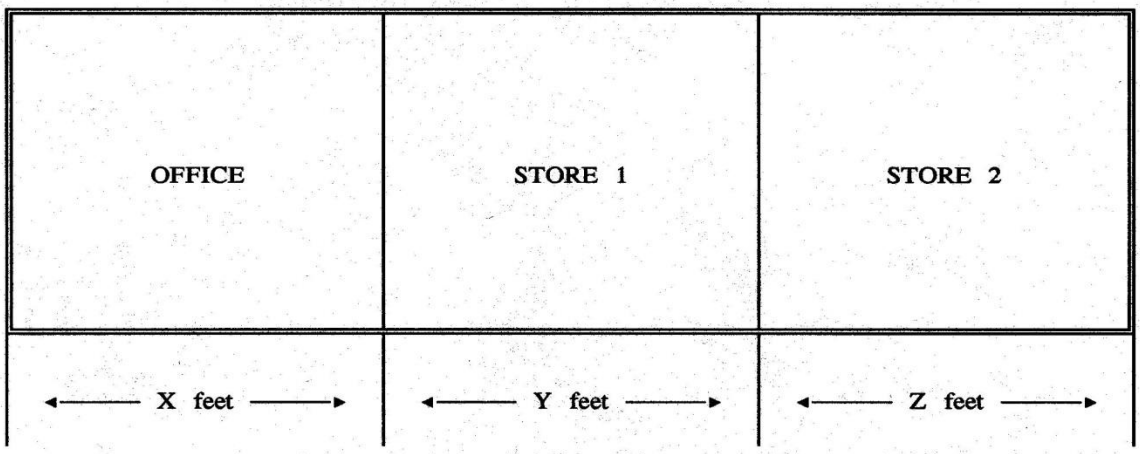
MONUMENT STYLE FREESTANDING SIGNS



A freestanding sign with a maximum height of six (6) feet. The base of the sign is either:

1. placed entirely upon and supported by the ground or,
2. no more than twelve (12) inches maximum above the ground. The support structures should be designed in such a manner as to be architecturally compatible with the sign.

BUILDING SIGNS FOR COMMERCIAL AND INDUSTRIAL COMPLEXES



Business Building Frontage

STREET A

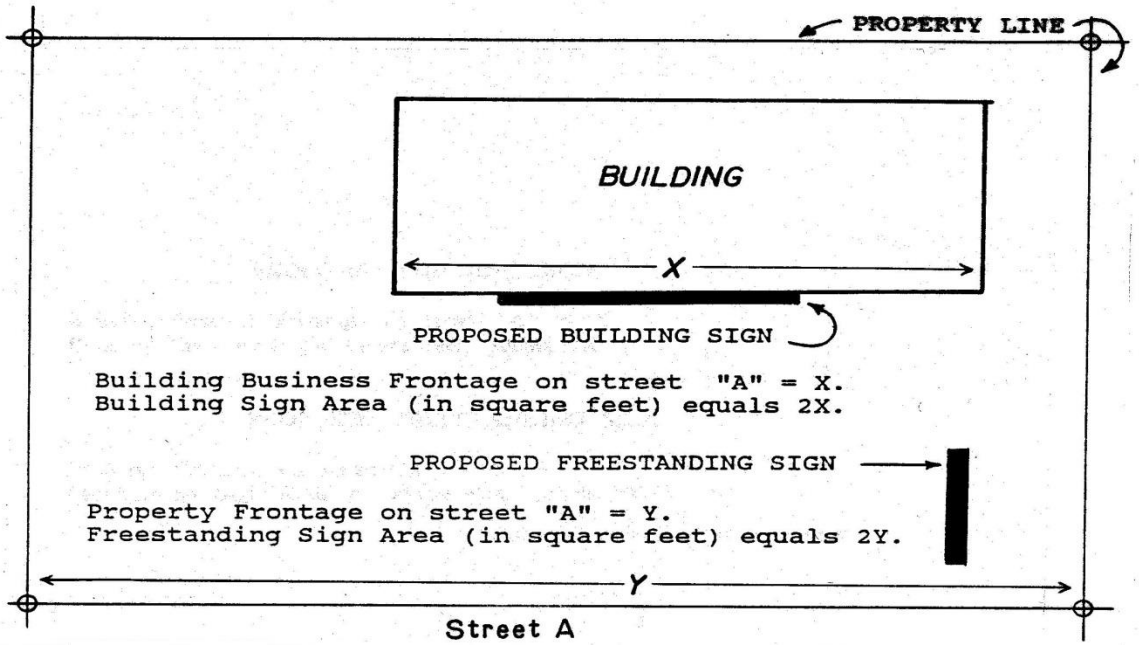
If there is more than one business in a building each business will be allowed a building sign. The square footage of the sign is determined by the business building frontage adjacent to the street. Two (2) square feet of sign area is allowed for each foot of business frontage.

For example:

OFFICE . . . . . is allowed 2X (in square feet)
STORE 1 . . . . . is allowed 2Y (in square feet)
STORE 2 . . . . . is allowed 2Z (in square feet)

COMMERCIAL and INDUSTRIAL SIGNS

Computation of Sign Area



BUILDING SIGNS: Area is determined by the building business frontage adjacent to the street. Two (2) square feet of sign area for each foot of business building frontage is allowed.

FREESTANDING SIGNS: Area is determined by property frontage. Two (2) square feet of sign area is allowed for each foot of property frontage adjacent to the street, up to a maximum of 300 square feet.

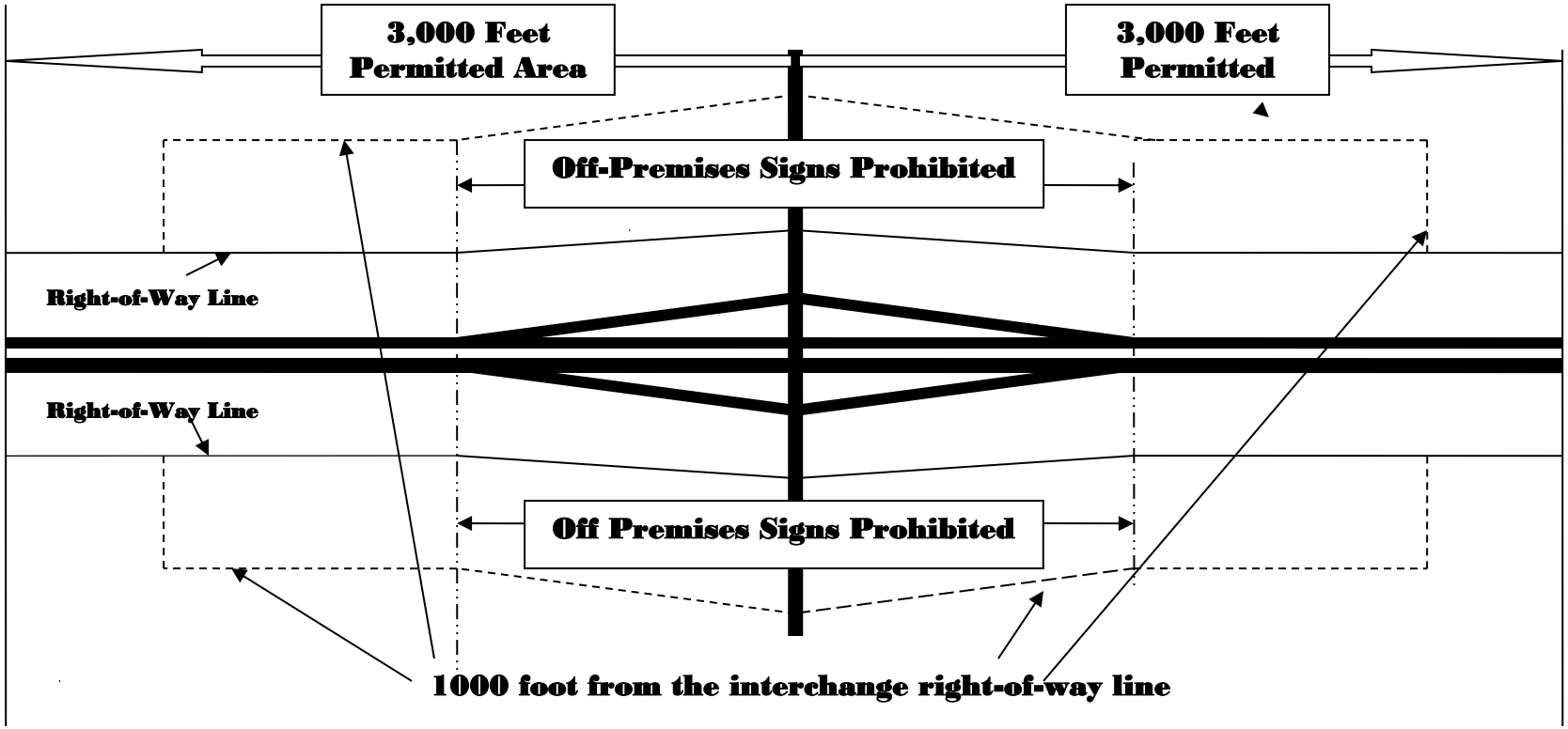


Figure 1

OFF-PREMISE SIGNS INTERSTATE CORRIDOR SETBACK

26.000 GENERAL DEVELOPMENT STANDARDS

26.100 INTENT AND PURPOSE

The following General Development Standards are set forth in order to assure that property in the various districts of the City will be developed in a uniform and orderly manner, which will promote the public health, safety, comfort, convenience, and general welfare. These development requirements shall be in addition to the property development standards set forth in each zone.

26.200 RESPONSIBILITY FOR MEASUREMENTS

In measuring lot dimensions and other requirements set forth in this Ordinance, it shall be the responsibility of the property owner or his authorized agent to provide accurate dimensions and calculations. The submission of inaccurate dimensions or calculations, which result in a lot or structure not complying with the requirements set forth in this Ordinance, shall constitute a violation of this Ordinance, and any permits or approvals granted there under shall be void.

26.210 YARDS

1. **Encroachments:** Where yards are required in this Ordinance, they shall not be less in depth or width than the minimum dimension specified in any part, and they shall be at every point open and unobstructed from the ground to the sky, *except as follows:*

    a. Outside stairways, porches, landing places or decks if unroofed and unenclosed, may extend into a front, side or rear yard for a distance not to exceed three (3) feet provided that such extension is not closer than two-and-one-half (2 ½) feet to any property line.

    b. Cornices, eaves, or other similar architectural features not providing additional floor space within the building shall not be closer than two-and-one-half (2 ½) feet to the property line. One (1) covered but unenclosed passenger landing may extend into either side yard, provided the landing is no closer than two-and-one-half (2 ½) feet to any property line.

2. **Through Lot Regulations:** On through lots either line separating such lot from a public thoroughfare may be designated as the front lot line. In such cases, the minimum rear yard shall be the average of the yards required on lots next adjoining.

26.300 APPEARANCE CRITERIA: ALL SINGLE-FAMILY DETACHED DWELLINGS IN R-1, R-2, R-3 AND R-4 DISTRICTS.

26.310 INTENT AND PURPOSE

It is the purpose of this section to specify minimum appearance criteria for all single-family detached dwellings constructed or installed in R-1, R-2, R-3 and R-4 districts:

ALL EXTERIOR APPEARANCE CRITERIA SHALL APPLY TO ANY NEW SINGLE-FAMILY RESIDENTIAL CONSTRUCTION, EXISTING HOMES OR ANY CONSTRUCTION OCCURRING ON THE SAME PROPERTY AFTER DECEMBER 16, 1991.

The following shall be exempt from the regulations described within the Exterior Appearance Criteria:

1. All additions to any single family homes constructed prior to December 16, 1991.

2. All detached accessory structures, constructed on lots with homes constructed prior to December 16, 1991.

26.320 APPEARANCE CRITERIA

Minimum Floor Area: Eight-hundred-sixty (860) square feet livable. Additions to current sub-standard units do not have to meet minimum. Square footage standard does not apply to detached accessory structures.

Width: The dwelling shall be at least twenty-four (24) feet wide at the narrowest point of its first story for a length of at least twenty (20) feet exclusive of any garage area. The width shall be the lesser of the two (2) primary dimensions. Existing sub-standard width homes may be added to without meeting the twenty-four (24) foot width standard. Dwellings constructed off-site shall be transportable in sections each at least ten (10) feet wide unless transportable in three (3) or more sections, in which case, only one (1) section must be ten (10) feet wide.

Exterior Building Materials: The exterior building façade, including the trim, roof fascias, and the like, shall consist of wood, stucco, horizontal siding, brick, masonry, veneer, adobe, or other facsimile of a building material commonly used in residential construction. Metal siding, other than aluminum lap siding, is prohibited.

Foundation: The dwelling shall be permanently set on a poured concrete or masonry foundation wherein the exterior façade material shall extend to a level not less than six (6) inches above the adjacent ground level. Concrete footing with masonry pier construction with sub-floor. Concrete footing into bedrock with steel or I-beam piers to steel or wood sub-floor.

Roof:

1. The roof shall be designed to achieve either a slope measuring not less than three-and-one-half (3 ½) feet of vertical rise for each twelve (12) feet of horizontal run (3.5:12) or have a roof parapet, mansard shape, or other similar roofline treatment which screens the roof from street view. Roof pitch standard does not apply to patio roofs attached to the house or balconies above a patio.

2. The roof material must have a surface of wood shakes, asphalt, composition wood shingles, concrete, fiberglass, metal limited to copper or custom metal which mimics another material, ceramic tiles, or slate or built-up gravel materials. If at least sixty percent (60%) of the neighboring residences within three-hundred (300) feet have roof overhangs, an overhang of at least twelve (12) inches shall also be provided.

Garage, Carport, Patio Cover: In cases where an open carport or patio cover is attached to one (1) side of the dwelling and is visible from the street, no additional open carport or patio cover shall be attached to the opposite side of the dwelling, other than a covered entry not to exceed sixty (60) square feet in area. In addition, if the majority of dwellings in the neighborhood have garages or carports, then a garage or carport is required. Garages (attached and detached), and carports that are not seen from the street shall be exempt from meeting the exterior appearance criteria.

Running Gear: Any devices used to transport a dwelling to the site of installation, including the hitch, wheels, and axles, shall be detached from the dwelling as part of the installation procedure.

Passenger Landing Areas: At each exit door, there shall be a minimum landing area of thirty-six by thirty-six inches (36” x 36”) constructed so as to conform to the Uniform Building Code.

26.330 PLAN SUBMITTAL

Any application for a permit to install, construct, or add onto any single-family detached dwelling shall be accompanied by specific information on:

1. The site;

2. Construction detailing; and

3. Architectural details, so as to allow a determination as to whether the appearance criteria have been satisfied. Information on requirements is available on administrative information sheets.

26.340 DESIGN DEVIATIONS

Where the Planning Department or the Planning & Zoning Commission find that hardships or practical difficulties may result from strict compliance with the Appearance Criteria and/or the intent of the Appearance Criteria may be served to a greater extent by an alternative proposal, the Planning Department may administratively approve a design deviation from any one (1) of the appearance criteria and the Planning and Zoning Commission may approve a design deviation from any two (2) of the appearance criteria, provided that such a design deviation shall not have the effect of nullifying the intent and purpose of these regulations and further provided the Planning Department or the Planning and Zoning Commission shall not approve a design deviation unless it shall make findings based upon the evidence presented to it in each specific case that:

1. Conditions upon which the request for the design deviation is based are unique to the property for which the deviation is sought and are not applicable generally to other property;

2. Because of architectural or structural reasons, a particular hardship to the property owner would result if the strict letter of the Appearance Criteria were applied;

3. The proposed architectural style provides compensating design features which will be compatible and harmonious with the visual character of existing dwellings in the vicinity;

4. The proposed architectural style is not expected to decrease neighboring property values.

26.400 FENCES AND WALLS

1. **Allowable Fence or Screening Materials:** The following materials are permitted for all residentially zoned districts: chain link fencing, with or without metal slats, wood slats, vinyl slats, or double picket weaving, masonry wall constructed to accepted industry standards, with or without grout, stucco fences, redwood/cedar board fencing, vinyl PVC products designed specifically for fences, vinyl coated polyester made for fence screening, stacked railroad ties, bamboo screens or living plants, wrought iron, wooden picket fences or split rail fencing. These materials for residential fences must be maintained in working order, and shall not be allowed to deteriorate into unsightly, unsafe or blighted conditions.

2. **Unacceptable Fencing or Screening Materials:** The following materials are not permitted for all residentially zoned districts, including, but not limited to: doors, new or used of any kind, cable spool ends, plywood or masonite not specifically designed for fencing use, old appliances or old furniture or parts thereof, corrugated fiberglass, ammo boxes, automobile or truck parts of any kind, wooden pallets, rusted salvage panels of any kind.

3. In all single family and multiple family zoning districts, fences or walls not exceeding six (6) feet in height may occupy any portion of a required side yard or rear yard.

4. In all single family and multiple family zoning districts, fences or walls may be placed in required front yards only under the following conditions:

    a. Fences and walls thirty-six (36) inches in height may be placed on property lines within a required front yard except when such placement is not permitted by the Intersection Visibility and Corner Cutback provisions of this section.

    b. Wire fences forty-eight (48) inches in height may be placed on property lines within a required front yard except when such placement is not permitted by the Intersection Visibility and Corner Cutback provisions of this section.

5. When a lot is used for multiple family, commercial or industrial purposes and abuts a lot within any residential zoning district, a masonry wall six (6) to eight (8) feet in height shall be erected and maintained along the abutting lot line, except where abutting the required front yard of an adjacent residentially zoned lot it shall be reduced to thirty-six (36) inches in height.

6. Fences surrounding tennis courts, handball courts and other similar athletic courts which are accessory uses to permitted uses, may exceed six (6) feet in height provided the portion over six (6) feet is composed of chain link or other material completely open to light and air.

7. In commercial and industrial zoning districts where storage is allowed, fences up to eight (8) feet are allowed in rear and side yards. Barbed wire fences are prohibited except as provided in Section 26.400(9).

8. Barbed wire fences not exceeding five (5) feet in height may be placed on property lines adjacent to within a required side and/or rear yards on residential zoned lots forty-thousand (40,000) square feet in area or greater and on all property lines within the “O” (Recreational Open Space Zoning District).

9. Commercial and industrial uses located in any zoning district that is surrounded by a chain link fence or block walls, a minimum of six (6) feet high, may have twenty-four (24) inches of barbed wire placed on top for security, public safety, health and welfare purposes.

10. In all zoning districts, decorative screen-types walls, forty-two (42) inches or less in height, that are an integral part of landscaping scheme composed primarily of plant materials are permitted within the required yards. Fountains, ponds, sculpture, planters, walkways, flagpoles for display of national, state or company ensigns only, light standards are also allowed within required yards.

11. Utility substations located in any non-commercial zoning district shall be surrounded by an eight (8) foot high earth-tone color block wall and may have twenty-four (24) inches of barbed wire placed on top. Such fence shall be no closer to the front yard line than 20-feet and to the street-side yard property line than 10-feet. All driveway entrances and street intersections must meet the current sight triangle distance requirements.

26.500 SETBACK IN THE STOCKTON HILL ROAD CORRIDOR FROM DETROIT AVENUE NORTH TO THE INTERSECTION OF COLLEGE DRIVE

For all property with frontage on Stockton Hill Road, from the intersection with Detroit Avenue, north to the intersection of College Drive, in the interest of public health, traffic safety and general community welfare, and regardless of underlying zoning district, there shall be a fifteen (15) foot setback for all buildings and signs, and structures from the right-of-way line. The fifteen (15) foot area may be used for parking or landscaping.

26.600 INTERSECTION VISIBILITY AND CORNER CUTBACK

Refer to Figure 1 at the back of this section

1. To ensure that no driving hazards exist, a “site triangle” shall be observed at all street intersections or intersections of dedicated alleys with streets or intersections of driveways with streets. There shall be no visual obstructions as herein defined within the site triangle.

2. The site triangle shall be defined by a line on a horizontal plane connecting two (2) points measured twenty-five (25) feet back in each direction of the street/street, street/dedicated alley or street/driveway intersection, thus forming a triangle.

3. Within the area of the site triangle, the height of mature landscaping without pruning, walls and fences may not exceed three (3) feet measured from the top of the existing curb grade or crown of abutting road, whichever is lower. Within the site triangle, trees shall be permitted as long as only the tree trunk (no leaves, limbs, etc.) is visible between the ground and eight (8) feet above ground, except during early growth stages.)

4. The foregoing provisions shall not apply to permanent buildings existing on the effective date of this Ordinance; nor to utility poles or supporting members of; or to areas where Historic Overlay Districts or other design review districts are in effect.

26.700 GENERAL DEVELOPMENT STANDARDS FOR SPECIFIED USES

26.701 ART GALLERY, LIBRARY, MUSEUM, OR SIMILAR FACILITY

A building used as an art gallery, library, museum, or similar facility shall be located not less than twenty-five (25) feet from any other property in a residential zone, and when located in a residential district shall have its primary vehicular entrance and exit on a major street.

26.702 AUTOMOBILE, GO-CART, MINIATURE AUTO, RACING OR DRIVING TRACKS, MOTOCROSS, DRAG STRIP, BMX

Shall be located not less than five-hundred (500) feet from any residential district or use regardless if enclosed by a solid fence or wall at least six (6) feet high, or a ten (10) foot high earthen berm at least twenty (20) feet wide along the boundary abutting the residential district or use within the required setback.

A mandatory one-hundred (100) foot setback shall be required from any zoning district other than a residential zoning district measured from the racetrack to the boundary line or use whichever is closer. The earthen berm and landscaping can be within the required one-hundred (100) foot setback.

Required off-street parking is the standard for the classification **Stadium, Amphitheater or Outdoor Seating.**

Racetracks shall be subject to the following conditions:

1. Hours of operation: No outdoor lighting after 11:00 P.M.

2. Traffic: At the time of submission for the Conditional Use Permit (CUP), a Traffic Impact Study is required.

3. Dust Control: At the time of submission for the Conditional Use Permit (CUP), a Dust Abatement Plan detailing how dust and particulate matter will be controlled to meet Air Quality Standards for the racetrack and parking lot is required.

26.703 CHILD CARE

Any child care institution, day nursery, or nursery school, where permitted, shall be subject to all applicable Arizona Department of Health Services Requirements.

26.704 Note: Section Repealed by Ordinance #1703, June 2011

26.705 CONVALESCENT, MATERNITY OR NURSING HOME

In any convalescent home, maternity home or nursing home, no building or recreation area shall be nearer to a lot zoned residential than fifty (50) feet.

26.706 DRIVE-IN THEATER

A Drive-In Theater shall be subject to the following additional requirements:

1. Ingress and egress for any site shall be directly to or from a major or secondary highway.

2. In order to minimize congestion, reservoir off-street standing space or side service road space shall be provided at any distance between the ticket gates and highway sufficient to accommodate vehicles in an amount equal to at least twenty percent (20%) of the vehicle capacity of the theater.

3. Any area of the site accessible to vehicles shall be surfaced in accordance with the standards prescribed for parking areas.

4. Any picture screen less than five-hundred (500) feet from a major or secondary highway shall be so located or shielded so that the picture surface cannot be viewed from such highway.

5. The site shall be enclosed by a wall, solid fence, or compact evergreen hedge at least six (6) feet high.

26.707 FAIRGROUND FACILITIES

1. The temporary use of recreation vehicles by exhibitors during these occasional events is permitted.

2. A permanent caretaker's residence which may be a site-built or manufactured home is permitted within the fairground property.

26.708 HOSPITAL, GENERAL

A general or similar hospital shall be subject to the following conditions:

1. No ingress or egress (other than a service entrance on an alley) shall be more than fifty (50) feet from a major or collector street.

2. There shall be a screening wall maintained in a good condition adjacent to any lot zoned for residential use.

26.709 HOSPITAL: MENTAL, NARCOTIC, OR ALCOHOLIC PATIENTS; SANATORIUM

A hospital restricted to mental, narcotic, or alcoholic patients or a sanatorium shall be subject to the following conditions:

1. No ingress or egress (other than a service entrance on an alley) shall be on any street other than a major or collector street.

2. There shall be a screening wall maintained in a good condition adjacent to any lot zoned for residential use.

26.710 HEIGHT LIMITS FOR PUBLIC AND SEMI-PUBLIC BUILDINGS

For all Public Assembly-Indoor, General or Public Assembly-Indoor, Entertainment uses, buildings and structures may be permitted to the maximum height otherwise allowed in the individual zoning district in which the use is permitted (for example, C-3 is 50 feet). For all Public Assembly uses, indoor, general or entertainment, heights above those permitted in the individual zoning districts would be reviewed as a conditional use permit.

26.711 TEMPORARY CONSTRUCTION SECURITY TRAILERS

1. A mobile home, recreational vehicle, or travel trailer may be used for temporary security purposes on the site of any major multiple-family, commercial, industrial, public utility, or public building construction project pursuant to the conditions listed below. This provision does not permit the use of such units in conjunction with the construction of a single-family residence.

    a. No more than one (1) mobile home, recreational vehicle, or travel trailer shall be permitted on any one (1) construction site.

    b. The unit shall comply with all state and local regulations pertaining to utility service and waste water disposal.

    c. No unit shall be established on any construction site until such time as all local building and zoning permits are obtained.

    d. The unit shall be removed from the construction site within seven (7) days from the date a Certificated of Occupancy permit is issued for the completed project by the City Building Official and/or zoning clearance is obtained from the City Planning and Zoning Director.

2. A mobile home, recreational vehicle, or travel trailer may be used for temporary security purposes on the site of an active subdivision development project pursuant to the conditions listed below.

    a. No more than one (1) mobile home, recreational vehicle, or travel trailer shall be permitted in conjunction with any one (1) subdivision development project.

    b. The unit shall comply with all state and local regulations pertaining to utility service and waste water disposal.

    c. No unit shall be established on any subdivision site until such time as the developer has obtained City approval of all subdivision improvement plans for said development.

    d. The unit may be maintained on the property until all construction assurances are released by the City or for six (6) months from the date construction of utility improvements begin, whichever is less. The temporary security unit shall be removed within seven (7) days after the expiration of the above described time frame.

26.712 POOLS AND SPAS

1. The terms “swimming pool” or “spa” shall refer to any permanent structure that is 18 inches or more in depth containing, or intended to contain, water for human recreation or therapeutic uses.

The following setbacks shall apply only to pools and spas:

a. In the R-1, R-2, R-3, R-4, R-MH and R-R zoning districts the water's edge of a swimming pool or spa shall be setback from a property line in accord with the front, front-side and side yard requirements and shall not be closer than four (4) feet to any alley line or rear property line.

b. In all other zoning districts swimming pools and spas shall be located in accord with the normal setback requirements of structures within that zoning district.

c. In any zoning district, the water's edge of a swimming pool or spa shall not be closer than its depth to the closest point of any footings or column support of any main or accessory structure on the same property. If specific engineering is used to handle the structural loads, the water's edge of a swimming pool or spa may be closer than its depth to another structure on the same property.

26.800 STORAGE FACILITIES

26.810 ALL COMMERCIAL AND INDUSTRIAL USES HAVING PERMITTED OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE, MATERIAL, OR EQUIPMENT

Where permitted, shall be subject to the following provisions:

1. These uses shall screen all permitted outside storage areas from neighboring properties and streets. Said storage shall be screened by a sight obstructing fence or wall a minimum of eight (8) feet high, preventing the visibility of any material stored from adjacent streets or properties This requirement shall not apply to the following uses, including but not limited to, plant material storage of nurseries, the display for sale or rent of new and used automobiles, recreational vehicles, boats, mobile homes, or the use and sale of farm and construction equipment in operational condition.

   a. **Allowable Screening Materials:** The following materials will be allowed as screening for those operations which need sight obstructing fences, including but not limited to: chain link fencing with metal slats (double picket weaving), masonry walls constructed to accepted industry standards, stucco fences, redwood/cedar board fencing, painted corrugated metal, vinyl PVC products made specifically for fencing, vinyl coated polyester with a minimum opacity rating of seventy-five percent (75%) (landscaping fabric). These materials must be maintained in working order and not allowed to deteriorate into an unsightly condition.

   b. **Materials *Not* Acceptable for Screening:** The following materials will ***not*** be allowed as screening for those operations which need sight obstructing fences, including but not limited to: doors of any kind, cable spool ends, plywood or masonite not specifically designed for this use, old appliances, corrugated fiberglass, plants used alone, stacked railroad ties, bamboo, pickets (single slats in chain link fencing).

26.820 SECURE STORAGE UNITS, CARGO, FREIGHT, OR OVERSEAS CONTAINERS

A. Are permitted in the C-3: Commercial, Service Business zoning districts under the following conditions:

   1. These units are to be located to the rear of the building on the property and screened from view from any street by an eight-foot high sight-obscuring fence or building.

   2. The maximum size of these units is eight feet by forty feet (8' x 40'). The number of these units shall be limited to one (1) per acre or fraction thereof.

3. The units shall not be stacked.

B. Are permitted in the I-1: Light Industrial and I-2: Heavy Industrial zoning districts under the following conditions:

1. These units are to be screened from view of the street by either an eight-foot (8') high sight-obscuring fence or a building that is at least eight-feet high.

2. The maximum size of these units is eight feet by forty feet (8' x40').

3. The units shall not be stacked.

4. The number of these units shall be limited to one (1) per 4,000 (four thousand) square feet.

C. Secure storage cargo, freight, or overseas container units are expressly prohibited in all residential and Recreational Open Space zoning districts.

26.830 STORAGE OF BOATS, TRAILERS, CAMPERS, ETC.

Notwithstanding any other provisions of this ordinance, boats, trailers, campers and other similar vehicles shall not be stored in required front yards. Not more than two (2) such vehicles may be stored for each twenty-thousand (20,000) square feet of lot area provided that no more than four (4) such vehicles are stored on any residential lot. Such storage shall be in a storage space developed in such manner as not to be detrimental to surrounding properties. If the storage space adjoins property zoned for residential use and/or is located wholly or partly within a required side or rear yard, a solid fence, wall or approved screen planting shall be installed in such manner as to prevent any view of the storage space from the adjoining residential areas.

26.900 RECREATIONAL VEHICLE PARKS

Refer to Figure 2 at the back of this section

26.910 INTENT AND PURPOSE

This section is designed to provide for recreational vehicle park development in areas compatible with the surrounding uses in an efficient, orderly manner with adequate provisions for open space.

26.920 LOCATION

Recreational vehicle parks may be allowed by Conditional Use Permit in C-2 (Commercial: Community Business) and C-3 (Commercial: Service Business) zoning districts.

26.930 PERMITTED USES

1. Recreational vehicle parks with only one (1) recreational vehicle permitted on each space.

2. A single-family residence or manufactured home for the Manager's office and residence.

3. Recreation and social centers, and outdoor recreational facilities.

4. Coin operated laundry facilities, outdoor drying areas, maintenance building and/or facilities.

5. Boat and recreational vehicle storage.

6. Certain accessory structures:

    a. Recreational Vehicles: covered carports, patio awnings and detached storage areas.

b. Manufactured Homes: covered carport, patio awnings, armadas, storage buildings and room additions.

7. A manufactured home park may be developed in conjunction with a recreational vehicle park in a C-2 or C-3 zoning district provided the manufactured home park meets all requirements as set forth in property development standards for manufactured home parks in Subsection 5.400 Manufactured Home Park.

8. Recreational vehicles may be permitted by Conditional Use Permit within a manufactured home park located in an R-MH-6 zoning district, provided all requirements as set forth in the park development standards of this section are met.

26.940 PARK DEVELOPMENT STANDARDS

Size: The minimum size of a recreational vehicle park shall be two (2) acres in the C-2 and C-3 zoning districts.

Density: There shall be no more than fifteen (15) recreational vehicle spaces per acre of the park.

Park Spaces: Minimum space size for recreational vehicles shall be nineteen-hundred-fifty (1,950) square feet with minimum width of thirty (30) feet and a minimum depth of sixty-five (65) feet. Recreational vehicle spaces shall comprise no more than 40-percent of the total spaces when located within a manufactured home park in an R-MH-6 zoning district. The locations of the RV spaces shall be clearly identified on an approved site plan and recreational vehicles shall not be permitted in spaces designated for manufactured homes. In all zoning districts manufactured homes shall not be permitted on recreational vehicle spaces which do not meet the manufactured home space size requirements per Section 5.400: Manufactured Home Park.

Setbacks and Separations: Parking pads or spaces shall be so arranged, as to provide a minimum ten (10) foot separation between vehicles. Parking pads or spaces, which abut on park perimeters, shall have a twenty (20) foot minimum setback from said perimeter.

Fences: All recreational vehicle parks shall be provided with opaque screening such as fences or natural growth along the property lines, which shall have a minimum height of six (6) feet, and conform to the fencing requirements of the Zoning Ordinance Section 26.000.

Off-Street Parking: No on-street parking shall be permitted within any recreational park. Each space shall be provided with a paved or graveled non-tandem parking space.

Streets and Access: Access to recreational vehicle park spaces shall be by internal private drive and each lot shall be accessible from an approved private street or road. No space shall have direct access to a public street or way. Park street width shall be at least twenty (20 feet. All internal streets must be improved to minimum City standards (except width).

Entrances to recreational vehicle parks shall be designed to minimize congestion and traffic hazards through designated driveways and allow free movement of traffic on adjacent streets. An adequate parking area shall be provided at the office area to allow parking during registration.

Dead end streets shall be limited to serve no more than twelve (12) spaces and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least sixty (60) feet.

For parks and roads serving more than twelve (12) spaces, these roads shall be continuous.

Sidewalks: Same as Manufactured Home Park, to be determined on an individual basis.

Service Buildings: All service buildings shall be easily accessible to the spaces which they serve and be maintained in a clean and sanitary condition. All service buildings shall be of a permanent construction and in accordance with City requirements. Facilities in service buildings such as lavatories, toilets, showers, etcetera, shall be in accordance with County and State Health Department requirements.

Sanitary Stations: Where individual sewer connections are not provided at each space, sanitary stations shall be provided for the clean and efficient disposal of waste from all holding tanks and for refilling water storage tanks. Sanitary stations shall be approved by the Mohave County Health Department.

Recreational Areas: Each space shall be provided with water, electricity, a picnic table, and a concrete fire ring or barbecue in which any open fires must be contained.

There shall be one (1) or more recreational areas which shall be easily accessible to all park residents and shall be so located as to be free of traffic hazards and shall be centrally located.

The size of such recreation areas shall be based upon a minimum of two-hundred (200) square feet for each lot or space and such areas shall not include private roads, streets or driveways. No recreational area shall contain less than twenty-five-hundred (2,500) square feet.

Picnic tables, fire rings, and other optional recreational facilities may be located in communal open spaces rather than on individual spaces.

26.950 APPLICATION PROCEDURE

The following shall be submitted to the Planning and Zoning Director for review:

1. Fifteen (15) copies of a site plan.
2. A drainage report.
3. Five (5) copies of improvements plan including water and sewer lines, streets, sidewalks and curbs/gutters.

26.960 REVIEW PROCEDURE

1. Review by City Planning Staff, Engineering Staff, and utility companies.
2. Review by Planning and Zoning Commission.
3. Review and approval by the Common Council.

26.1000 WIRELESS COMMUNICATION FACILITIES

26.1010 INTENT AND PURPOSE

It is the purpose of this section to provide regulations governing Wireless Communication Facilities, so as to provide for such facilities in a safe, efficient and orderly manner; to maximize the use of existing facilities; to encourage the co-location of facilities to reduce the number of new communication towers that are needed; and to minimize the adverse visual effects of such towers through careful design and siting.

26.1020 DEFINITIONS

For the purpose of this Code, certain words and terms are defined as follows: Words in the present tense include the future; the word “shall” is mandatory and not permissive.

Amateur Radio Antennas: shall mean antennas used for the non-commercial transmission and/or reception of amateur (HAM Radio (CFR Title 47, Part 97) or citizen Band Radio Service (CFR Title 47, Part 95, Subpart D) by federally licensed amateur radio or citizens band operators.

Antenna: shall mean the arrangement of wires, poles, or rods or similar devices used in the transmitting and/or receiving of electromagnetic energy.

Antenna Height: shall mean the overall height of the antenna and antenna support structure or communication tower as measured from the established average finished grade within five (5) feet of the structure.

Antenna Support Structure: shall mean any structure, mast, pole, tripod, or tower utilized for the purpose of supporting an antenna or antennas for the purpose of transmission and/or reception of electromagnetic energy.

Camouflage: shall mean the integration of a communication facility with an existing building or structure such that the communication facility is concealed.

Conceal: shall mean to place out of sight or to prevent recognition or disclosure of the true character of an object.

Co-Location: shall mean a condition that exists when more than one (1) wireless communication provider mounts equipment (antennas, dishes, or similar devices) on a single communication tower or antenna support structure.

Communication Tower: shall mean a mast, pole, monopole, guyed tower, lattice tower, free-standing tower or other similar structure designed and primarily used as an antenna support structure for wireless communication purposes, such as cellular, PCS or other telephone service, paging, microwave, short wave, radio, video and/or television signals.

Wireless Communication: shall mean a commercial system designed and operated by a provider(s) for the transmission and reception of electromagnetic energy to and from multiple transmitter locations to multiple reception locations.

Wireless Communication Facility: shall mean a facility that transmits and/or receives electromagnetic energy used for commercial wireless communications. The communication equipment may include, but is not limited to, antenna support structures, communication towers with attached appurtenances, equipment buildings, and ground mounted satellite dishes and antenna used by a wireless communication provider.

26.1030 EXEMPTIONS

The provisions of the WIRELESS COMMUNICATION FACILITIES section shall not apply to amateur radio antennas as defined. See the AMATEUR RADIO ANTENNAS section for regulation information.

26.1040 ZONING, HEIGHT LIMITATIONS, AND LOCATION REQUIREMENTS

1. Wireless Communication Facilities are permitted uses, regardless of zoning district, ownership, or location, provided that all facilities are located or co-located on existing buildings or structures, and all facilities must be concealed or camouflaged, except as noted in paragraph 2 and Table 2. Wireless Communication Facilities may be permitted by Conditional Use Permit where facilities are

not co-located, concealed or camouflaged and/or antennas, support structures and communication towers exceed the maximum height permitted in the zoning district in which the facilities are proposed, except as noted below in paragraph 2 and Table 2. All facilities must meet all setbacks required in the zoning district in which they are proposed. The maximum permitted height for Wireless Communication Facilities in certain zoning districts is indicated in Table 1:

TABLE 1		
ZONING DISTRICT	**MAXIMUM HEIGHT PERMITTED BY RIGHT**	**MAXIMUM HEIGHT PERMITTED BY CONDITIONAL USE PERMIT**
R-1, R-2, R-3, R-MH	35 FEET FOR ALL FACILITIES	ANTENNA HEIGHT 100 FEET
O, C-1	30 FEET FOR ALL FACILITIES	ANTENNA HEIGHT 100 FEET
C-2	50 FEET FOR ALL FACILITIES	ANTENNA HEIGHT 100 FEET

2. In addition to the above in Paragraph 1 and Table 1, Wireless Communication Facilities are also permitted by right, without requirements for co-location, concealment, or camouflaging, in the R-R, C-3, I-1, and I-2 zoning districts. Wireless Communication Facilities may be permitted by Conditional Use Permit in these zoning districts where antennas, support structures or communication towers exceed the maximum permitted height. All facilities must meet all setbacks required in the zoning district for which they are proposed. The maximum permitted height for Wireless Communication Facilities in these zoning districts is indicated in Table 2:

TABLE 2		
ZONING DISTRICT	**MAXIMUM HEIGHT PERMITTED BY RIGHT**	**MAXIMUM HEIGHT PERMITTED BY CONDITIONAL USE PERMIT**
R-R	40 FEET FOR ALL FACILITIES	ANTENNA HEIGHT 250 FEET
C-3	50 FEET FOR ALL FACILITIES	ANTENNA HEIGHT 250 FEET
I-1, I-2	WIRELESS COMMUNICATION FACILITIES OTHER THAN ANTENNA, SUPPORT STRUCTURE, OR COMMUNICATION TOWER, 50 FEET; MAXIMUM ANTENNA HEIGHT 100 FEET	ANTENNA HEIGHT 250 FEET

26.1050 APPLICATION PROCEDURE

1. Applications for a building permit for Wireless Communication Facilities shall be made upon such forms requested by the City and shall have attached thereto the following items:

    a. A site plan showing the location, height, and dimensions of all antennae, antenna support structures, communication towers, other equipment, buildings and appurtenances, and site improvements;

    b. Construction plans for the construction and structural details of the foundation and antenna support structure and communication tower, bearing a certificate from a professional Engineer licensed to practice in the State of Arizona.

2. All antennae, antenna support structures and communication towers, one-hundred (100) feet or greater in height, shall be lighted and shall contain reflectors for aviation flight safety.

3. Elevations and details which demonstrate the co-location, camouflage and/or concealment, if any, of the proposed facilities.

4. In addition to the above, the applicant shall provide the following information where a Conditional Use Permit application is required:

    a. Demonstrate through technical documentation that the height for the antenna support structure(s) needs to be greater than that allowed by right in order to provide service and no alternative is technically feasible.

    b. Demonstrate through technical documentation that a new Wireless Communication Facility is required to provide service and the co-location of facilities on an existing structure is not technically feasible.

    c. Failure to demonstrate a. and b. above may be considered grounds for denial of a Conditional Use Permit application.

26.1060 REMOVAL OF ABANDONED WIRELESS COMMUNICATION FACILITIES

The City of Kingman recognizes the swift change of technology in Wireless Communication Facilities. If due to changes in technology or other reasons, a Wireless Communication Facility, communication tower, antenna support structure, or equipment thereof, is not operated for a continuous period of twelve (12) months it shall be considered abandoned. The owner of such facility shall remove the same, including any antennae, attachments, other related appurtenances, and equipment building, within ninety (90) days of receipt of notice from the City notifying the owner of such abandonment. If after the ninety (90) day period the abandoned Wireless Communication Facility is not removed, the City of Kingman shall have the authority to remove said facility and bill the owner for all costs associated with the removal. Said charges shall be paid by the owner within ten (10) days of receipt of the bill.

26.1100 AMATEUR RADIO ANTENNAS

26.1110 INTENT AND PURPOSE

It is the purpose of this section to provide regulations governing the location, height, and construction requirements for amateur radio antennas so as to provide for amateur radio use in a safe, efficient and orderly manner.

26.1120 PERMITS REQUIRED

Permits for installing, constructing or increasing the height of any amateur radio antenna or antenna support structure shall be issued in accordance with the currently adopted Building Code.

26.1130 APPLICATION

Applications for a building permit shall be made upon such forms requested by the City and shall have attached thereto the following items:

1. A site plan for the location of the antenna support structure.

2. Construction plans for the construction and structural details of the antenna support structure.

3. Manufacturer’s specifications for the antenna support structure and details of footing, guys, and braces.

4. A copy of the applicant's homeowner or renter's insurance policy.

5. A permit fee based on the valuation of the antenna and the antenna support structure.

26.1140 HEIGHT LIMITATIONS AND LOCATION REQUIREMENTS

1. No antenna support structure of professional manufacture bearing engineering approval or of private manufacture bearing engineering approval and installed according to manufacturer's or engineer's recommendations shall be installed, constructed or increased so that it exists closer than forty percent (40%) of its height to adjacent property under other ownership or an official right-of-way.

2. No antenna support structure of private manufacture shall be installed, constructed or increased so that it is closer than its height of adjacent property under other ownership or an official right-of-way line.

3. If a beam (array) type of antenna is installed, no element or part of such beam shall extend closer than five (5) feet to an official right-of-way line and/or the property under different ownership or closer than one (1) foot to an easement.

4. All antennas and antenna support structures greater than seventy-five (75) feet (in height) measured from grade shall require a Conditional Use Permit.

26.1150 CONSTRUCTION REQUIREMENTS

1. **Materials:** Antenna support structures must be constructed from one of the following materials: Aluminum, galvanized steel, or equally weather resistant steel. All ground mounted antenna support structures shall be designed, mounted, and erected in such a manner so as to be able to withstand a wind load from any direction as specified in Section 3602 of the Uniform Building Code.

2. **Electrical Requirements:** All antenna support structures, whether ground or roof mounted, shall be grounded. Grounding shall be in accordance with the provisions of the current National Electrical Code, and for ground mounted towers, shall consist of a minimum of one ground rod a minimum of five-eighths (5/8) inch in diameter and eight (8) feet in length. The ground connector shall be a minimum of number-ten, six-A (#10 6A) copper; however, in all instances, construction shall follow the manufacturer's requirements for grounding.

26.1160 RESTRICTIONS

1. Ground mounted antenna support structures may be erected only in the rear one-half (1/2) of a lot.

2. No antenna or the support structure therefore shall be used for signs, graphic displays or any commercial advertising.

3. Failure to abide by and faithfully comply with any and all conditions that may be imposed shall constitute grounds for the revocation of the approval by the City Planner.

26.1170 EXEMPTIONS

This ordinance shall not affect any existing antenna support structure utilized by federally licensed amateur radio or federally authorized citizens radio service stations, which has been constructed and which is in place prior to the date of the passage of this Ordinance; provided however, that such

antenna support structures must comply with the grounding requirements of the section CONSTRUCTION REQUIREMENTS.

26.1200 TEMPORARY CONSTRUCTION SECURITY TRAILERS

1. A mobile home, recreational vehicle, or travel trailer may be used for temporary security purposes on the site of any major multiple-family, commercial, industrial, public utility, or public building construction project pursuant to the conditions listed below. This provision does not permit the use of such units in conjunction with the construction of a single-family residence.

    a. No more than one (1) mobile home, recreational vehicle, or travel trailer shall be permitted on any one (1) construction site.

    b. The unit shall comply with all state and local regulations pertaining to utility service and waste water disposal.

    c. No unit shall be established on any construction site until such time as all local building and zoning permits are obtained.

    d. The unit shall be removed from the construction site within seven (7) days from the date a Certificate of Occupancy permit is issued for the completed project by the City Building Official and/or zoning clearance is obtained from the City Planning and Zoning Director.

2. A mobile home, recreational vehicle, or travel trailer may be used for temporary security purposes on the site of an active subdivision development project pursuant to the conditions listed below.

    a. No more than one (1) mobile home, recreational vehicle, or travel trailer shall be permitted on any one (1) subdivision development project.

    b. The unit shall comply with all state and local regulations pertaining to utility service and waste water disposal.

    c. No unit shall be established on any subdivision site until such time as the developer has obtained City approval of all subdivision improvement plans for said development.

    d. The unit may be maintained on the property until all construction assurances are released by the City or for six (6) months from the date construction of utility improvements begin, whichever is less. The temporary security unit shall be removed within seven (7) days after the expiration of the above described time frame.

26.1300 SMALL WIND ENERGY SYSTEMS

26.1310 Definitions

Small Wind Energy System: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 10 kW and which is intended to primarily reduce on-site consumption of utility power.

Tower Height: The height above grade of the fixed portion of the tower, including the wind turbine in the 12:00 o'clock position.

26.1320 Permitted Use

Small wind energy systems may be permitted within the following parameters:

1. Minimum Lot Size: One Half-Acre.

2. Tower Height: The tower height shall not exceed 43-feet or the building height of the zoning district where the tower is located, whichever is greater. The maximum permitted tower height in the Rural-Residential (R-R) Zoning District is 60-feet. Towers over the maximum building height allowed in the zoning district where the tower is located, but not more than 60-feet may be permitted by conditional use permit.

3. Number per Parcel: One on any single Mohave County Assessor tax parcel that is less than one acre. Two on any single Mohave County Assessor tax parcel that is one acre or more.

4. Setback: The minimum setback for all parts of the structure, including guy wires shall be 15-feet from any property line and all portions of the structure shall be behind the front wall plane of the house or principal building it is serving.

5. Noise: Small wind energy systems shall not exceed 60 dBA, as measured at the closest property line. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms.

6. Compliance with Adopted Building Codes: Building permit applications for small wind energy systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, and footings. An engineering analysis of the tower showing compliance with the adopted Building Codes and certified by an Arizona licensed professional engineer shall also be submitted. Wet stamps are required.

7. Compliance with FAA Regulations: Small wind energy systems must comply with applicable FAA regulations, including any necessary approvals for installations close to any airport or heliport.

8. Compliance with adopted Electric Code: Building permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the adopted electrical code.

9. Utility Notification: No small wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

10. Signs: There shall be no signage on the tower structure or any rotor blade.

11. Non-Reflective Color: The wind energy system's exterior shall be a non-reflective neutral desert color.

Revised 02/05/03 per Ord. No. 1362
Revised 04/07/03 per Ord. No. 1370
Revised 02/04/04 per Ord. No. 1412
Revised 03/06/06 per Ord. No. 1537
Revised 11/03/08 per Ord. No. 1628
Revised 03/02/09 per Ord. No. 1649
Revised 10/07/14 per Ord. No. 1784
Revised 11/01/16 per Ord. No. 1821

FIGURE 1

SITE TRIANGLE

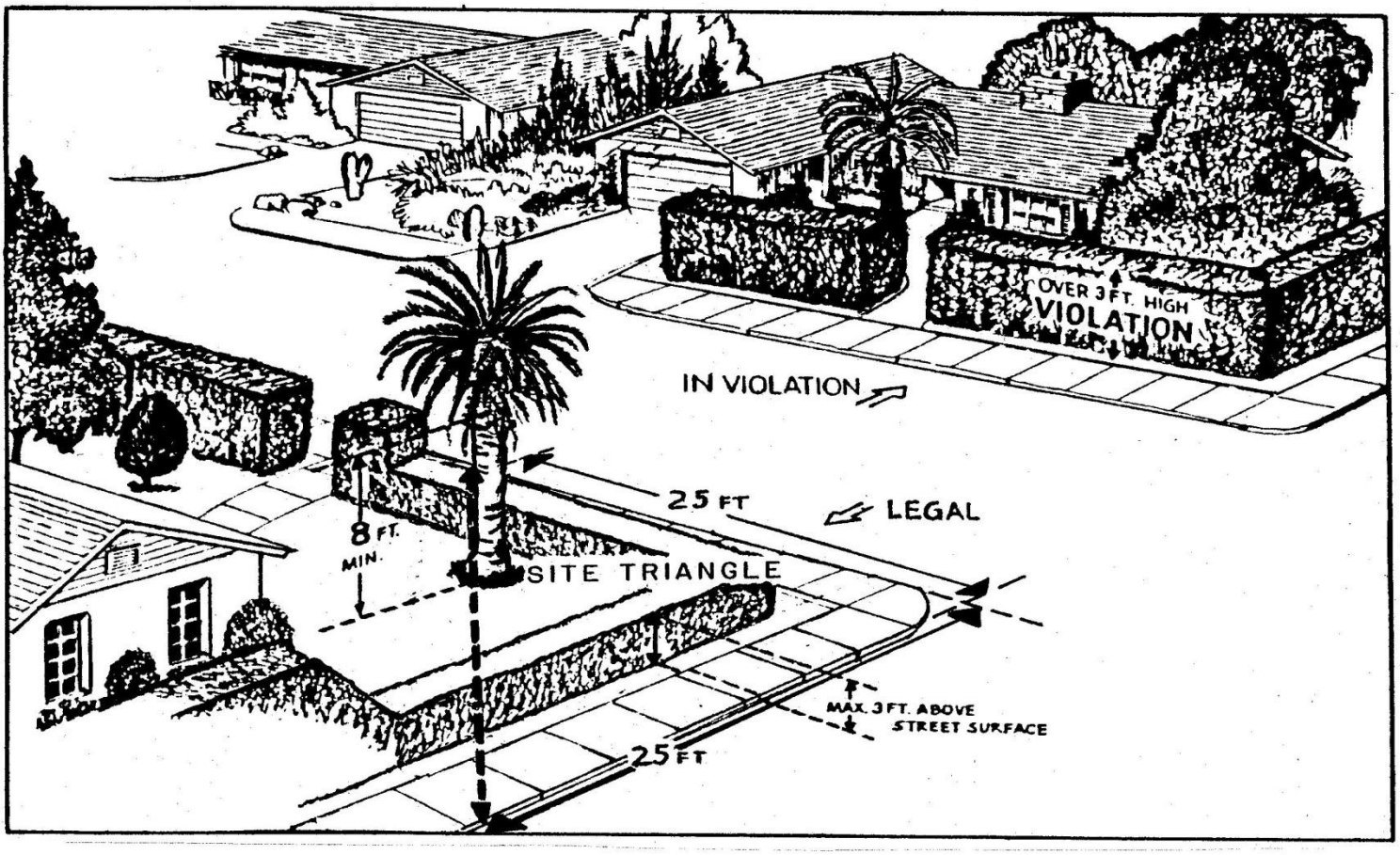
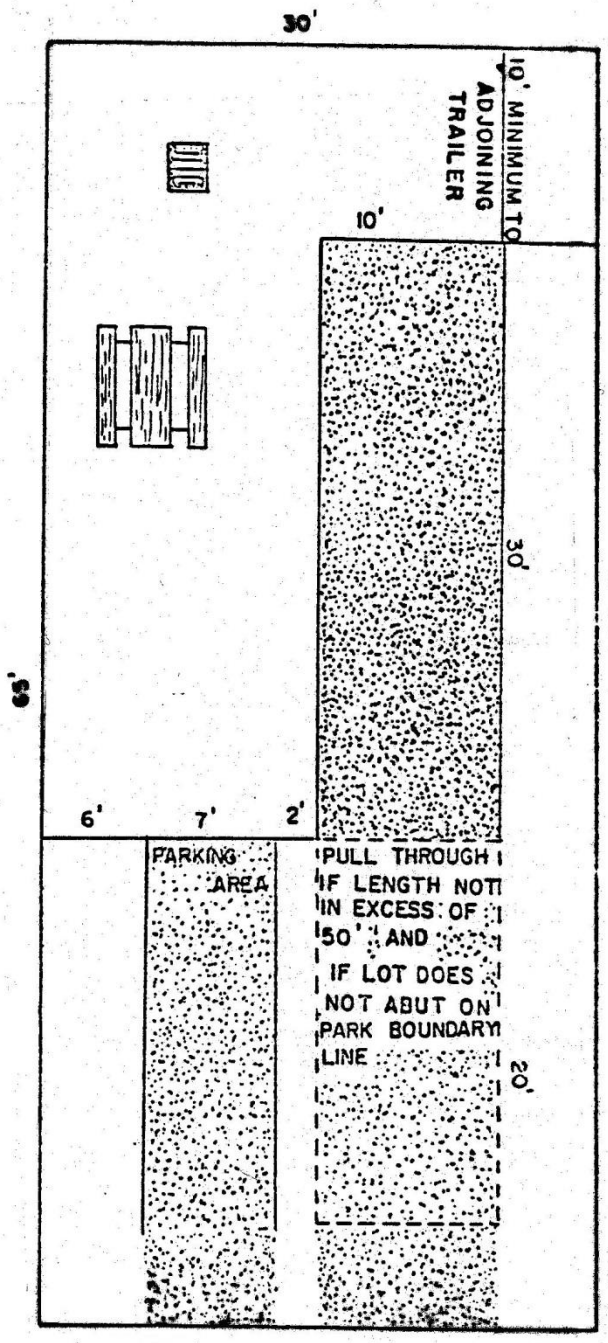


FIGURE 2

SAMPLE RECREATIONAL VEHICLE LOT



27.000 ADMINISTRATION & ENFORCEMENT

27.100 INTENT AND PURPOSE

Interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for promoting the public health, safety, convenience, comfort, and general welfare of the community. When the requirements of this Ordinance impose higher requirements than are imposed or required by existing provisions of law or ordinance, the provisions of this Ordinance shall govern. When, however, the provisions of other laws or ordinances impose greater restrictions than required by this Ordinance, the provisions of the other laws or ordinances impose greater restrictions than required by this Ordinance, the provisions of the other laws or ordinances shall govern. It is not the intent of this Ordinance to interfere with or nullify any easements, covenants, or agreements which are not in conflict with the provisions of this Ordinance.

27.200 RESPONSIBILITY FOR MEASUREMENTS

The provisions of this Ordinance are applicable not only to private persons, agencies and organizations, but also to all public agencies and organizations to the full extent that they may be enforceable in connection with the activities of any public agencies or organizations.

27.300 RESPONSIBILITY FOR ENFORCEMENT

It shall be the duty of the Zoning Administrator of the City of Kingman or his duly designated representatives to enforce the provisions of this Ordinance pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure and the use any land, building or premise. Any appeals from the decision of the Zoning Administrator in administering the zoning ordinance shall be made in writing to the Board of Adjustment. The decision of the board shall be appealable to Superior Court. Subject to the non-conforming provisions of this Ordinance, and any use of any land, building or premise established, conducted, operated or maintained contrary to the provisions of this Ordinance shall be, and the same hereby, is declared to be unlawful and a public nuisance, the Zoning Administrator and the City Attorney, of the City of Kingman, shall immediately commence action to enjoin occupancy of such building, structure or land in the manner provided by law, and shall apply to Superior Court to grant relief, as will abate and remove such building or structure, and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining, occupying or using any such building or structure, or using property contrary to the provisions of this Ordinance.

27.400 NO CONFLICTING LICENSES OR PERMITS SHALL BE ISSUED

No license or permit for a use, building, or purpose where the same would be in conflict with this ordinance shall be issued. All departments, officials and public employees vested with the duty and authority to issue licenses or permits shall not issue said licenses or permits, which would not be in conformance with the provisions of the Ordinance. Any license or permit so issued shall be null and void.

27.500 UTILITY CONNECTIONS

The Zoning Administrator shall not authorize the connection of utilities, such as electrical energy, until all of the provisions of this Ordinance have been met.

27.600 SITE PLAN REVIEW

Every applicant for a Building Permit shall furnish a site plan in addition to the requirements of the Building Code showing:

1. The siting of all structures on subject property and on adjoining properties to show that light and air are preserved, so as not to be detrimental to the orderly and harmonious development of the City;

2. Landscaping and/or fencing of yards and setback areas, other required property development standards;

3. Design of vehicular access and off-street parking and loading areas so as not to interfere with normal flow of traffic on abutting streets;

4. Exterior elevations or sketches sufficient to explain the building or structures under consideration;

5. Any additional material which the petitioner wishes to submit in explanation of support of the development; and/or

6. Such additional materials as may be required by the Zoning Administrator.

The review of such site plan by the Building Inspector shall consider the following factors:

1. Compliance with all applicable requirements of the Zoning Ordinance;

2. Siting of buildings and structures;

3. Location of parking, loading and access ways; and/or

4. Overall site design and architectural quality insofar as it relates to the intent and purpose of this Ordinance, and to the general nature of the area in which the development is to be located.

The issuance of a building permit shall be in accordance with the requirements delineated in this section of the Ordinance. Where a question arises as to the administration of specific sections of this Ordinance, the Board of Adjustment shall hear the matter at its next regular meeting. A decision of the Board of Adjustment in this regard shall not have the effect of granting a variance from the terms of this Ordinance.

Where a Variance or Conditional Use Permit has been granted, a site plan review shall be for the purpose of determining compliance with the conditions of said Variance or Conditional Use Permit in addition to those otherwise required by this Ordinance.

27.700 RESPONSIBILITY FOR VIOLATION

It shall be the duty of all architects, contractors, sub-contractors, builders and other persons having to do with the establishment of any use of land or the erection, altering, changing, or remodeling any buildings or structures to see that a proper permit has been granted before such work is begun. Any such architect, builder, contractor, or other person, doing or performing any such work without a permit having been issued is in conflict with requirements of this Ordinance, and shall be deemed guilty of violation of this Ordinance in the same manner, and to the same extent that the owner of the premises, or the persons for whom the use is established, or for whom such buildings are erected, or altered, and shall be subject to the penalties herein prescribed for violation.

28.000 BOARD OF ADJUSTMENT

28.100 BOARD OF ZONING ADJUSTMENT

There is hereby created within and for the City of Kingman, Arizona, a Board of Adjustment with the powers and duties as hereinafter set forth and subject to the Arizona Revised Statutes.

28.110 MEMBERSHIP

The Board of Zoning Adjustment shall be composed of seven (7) members who are citizens of the City of Kingman, Arizona, each appointed by the City Council, for a term of three (3) years.

The terms of the members shall be staggered as follows: For the first three (3) years of the existence of the board, one (1) appointment will be for a period of one (1) year; the second and third appointments shall be for a period of three (3) years. At the expiration of each term thereafter, each term will run three (3) years, with one (1) member's term ending, and a new appointment being necessary on each of the successive years.

The Mayor shall have the power to fill vacancies in the Board at any time, and the appointment to fill a vacancy will run only for the unexpired time in the term of the member who caused the vacancy.

The members of the Board shall serve without compensation, and shall be subject to removal for cause by the Mayor. The Board will appoint their own Chairman each year. Said Chairman shall be a person who has the power to administer oaths and take evidence.

28.120 PROCEDURE

The Board shall adopt rules in accordance with the provisions of this Ordinance. Meetings of the Board shall be held at the call of the staff or the Chairman, and at such other times as the Board may determine. The Chairman, or in his absence, the acting Chairman, may administer oaths, take evidence and compel the attendance of the witness. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent of railing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the City Clerk and shall be public record.

28.200 APPEALS TO THE BOARD

Appeals to the Board of Adjustment may be taken by persons aggrieved or by any officer, department, board or bureau of Kingman affected by a decision of any administrative official, within a reasonable time, by filing with the officer from whom the appeal is taken and with the Board a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit all papers constituting the record upon which the action appealed from was taken.

An appeal stays all proceedings in the matter appealed from, unless the Zoning Administrator certified to the Board of Adjustment that, in his opinion by the facts stated in the certificate, a stay would cause imminent peril to life or property. Upon such certification proceedings shall not be stayed, except by restraining order granted by the Board or by a court of record on application and notice to the Zoning Administrator. The board shall fix a period within forty-five (45) days for hearing the appeal, and shall give notice of hearing by both publication in a newspaper of general circulation in accordance with A.R.S. Section 9-462.04 and by posting the notice in conspicuous places close to the property affected.

28.210 TYPES OF APPEALS

The Board shall:

1. Hear and decide appeals in which it is alleged there is an error in an order, requirement or decision made by the zoning administrator in the enforcement of the Zoning Ordinance of the City of Kingman.

2. Hear and decide special exceptions to the terms of the Zoning Ordinance of the City of Kingman-only if, because of special circumstances applicable to the property, including its size, shape, topography, location, or surroundings the strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. Any variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located.

3. Reverse or affirm, wholly or partly, or modify the order or decision appealed from and make such order or decision as ought to be made, and to that end shall have the powers of the officer from whom the appeal is taken.

4. A Board of Adjustment may not:

    a. Make any changes in the uses permitted in any zoning classification or zoning district, or make any changes in the terms of the Zoning Ordinance provided the restriction in this paragraph shall not affect the authority to grant variances.

    b. Grant a variance if the special circumstances applicable to the property are self-imposed by the property owner.

28.220 REFUSAL REQUIRED

No appeal shall be taken to the Board until and unless the Zoning Administrator has first reviewed an application for building permit and has refused to issue a permit according to plan submitted, or has rendered an interpretation of the Zoning Ordinance.

28.230 APPLICATION REQUIRED

Every appeal shall be filed in duplicate on forms provided by the City, and shall be complete in all respects before being accepted for filing. The appeal shall bear the signature of the owner of the property affected or shall be accompanied by a letter from the owner acknowledging the taking of the appeal.

28.240 PUBLIC HEARING

The Board shall, within thirty (30) days of said notice, hold a public meeting concerning the matter. The Chairman shall give written notice to all persons interested in the time and place of the hearing by mailing to their last known address. There shall also be published in a newspaper of general circulation within the County a notice to the public of the time and place of said hearing.

At the time of the hearing, all interested parties shall be heard and any discussion shall be had. The minutes of said hearing shall be taken, and copies thereof shall be available to the public in the Office of the Clerk.

The concurring vote of a majority of the Board shall be necessary to reverse an order or decision of an administrative official, or to decide in favor of the applicant, or any matter upon which it is required to pass under such ordinance, or to effect any variation in the Ordinance.

Upon a concurrence of a majority of the members of the Board, the Board shall rule whether said building, structure or use is included or excluded from said district regulation, or whether a variance there from shall be allowed.

The rulings of the Board shall be written, and shall be verified by the Chairman of said Board and be attached to the copies of the minutes of the hearing. Copies of both the minutes and the ruling shall be mailed to all interested parties. The rulings and the minutes shall be available to the public in the Office of the Clerk, said rulings and minutes being indexed according to the district and date.

28.300 APPEALS TO THE SUPERIOR COURT

After the filing of the decision in the office of the Board, a person aggrieved by a decision of the Board, or a taxpayer, or municipal officer may petition the Mohave County Superior court for a writ of certiorari for review of the Board's decision. Allowance of the writ shall not stay proceedings upon the decision appealed from but the court may, on application, on notice to the Board and for good cause shown, grant a restraining order, and on final hearing may reverse or affirm, wholly, or partly, or may modify the decision reviewed.

28.400 REAPPLICATION

No application for an appeal of the zoning administrator's decision or a request for a variance that is the same or substantially the same as a request which has been acted upon by the Board of Adjustment shall be filed within one (1) year of the date of the Board of Adjustment's action.

29.000 CONDITIONAL USE PERMITS

29.100 PURPOSE AND INTENT

Pursuant to Arizona Revised Statutes (A.R.S) Article 6.1, Section 9-462.01, within individual zones, there may be uses permitted on a conditional basis under which additional requirements for development must be met. The purpose of the Conditional Use Permit is to allow integration of uses into the community, which may only be suitable in specific locations, or because of unusual operational or physical characteristics that require special consideration, or only if such uses are designed, or developed to assure maximum compatibility with adjoining uses.

Conditions may be applied to the issuance of the permit such that the proposed land use would not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general. Under no circumstances shall any of the conditions of development be reduced below the minimum standards that are imposed upon any permitted land use within a given zoning district. A Conditional Use Permit may be granted only for those land uses expressly listed as such, and only after the Planning Commission has made a recommendation and the Common Council has authorized such use as evidenced by resolution.

29.200 AUTHORITY

The City of Kingman Common Council as the City's governing body retains final authority to approve, deny, approve with conditions or modified conditions, all applications for a Conditional Use Permit.

29.300 PROCEDURE

1. **Application:** Prior to making a formal application for a Conditional Use Permit, the applicant or agent is encouraged to review their proposal with a member of the Planning Staff. Application for a Conditional Use Permit shall be made by the property owner, or their authorized agent, on a form, available from the City Planning Department. Application shall include: a site plan, a list of the names and addresses of all property owners within one-hundred-fifty (150) feet of the proposed conditional use and a non-refundable application fee.

2. **Public Hearing Required:** Two (2) public hearings shall be held on all Conditional Use Permit cases. The first hearing will be held before the Planning and Zoning Commission. The second hearing shall be held before the Mayor and the Common Council. Notice of the time and place of the hearing, including a general explanation and the general location of the matter to be considered, shall be given at least fifteen (15) days before the hearing in the following manner:

    a. The public notice display advertisement of not less than two inches by three inches (2" x 3") in size shall be published at least once in a newspaper of general circulation in the City of Kingman and surrounding area. The public notice will provide information about the date, time and place of the proposed Planning and Zoning Commission and City Council hearings. A public notice poster shall be posted on the property in question in at least one (1) location. If the property is less than one (1) acre. If the subject property is greater than one (1) acre, a minimum of two (2) notices will be posted. Posted notices will be placed in such location as to afford the public the best opportunity to see the notice. In some cases, the location affording the best opportunity for public view may be in front of or beyond the actual boundaries of the property being proposed for a conditional use. The notice shall include the present zoning classification, the proposed use and the date and time of the Planning and Zoning Commission and Common Council public hearings, as well as a location and phone number from which additional information can be received.

b. In proceedings involving Conditional Use Permit applications which abut other municipalities or unincorporated areas, or combinations thereof, copies of the notice of public hearing shall be transmitted to the planning agency of such governmental unit. Additionally, the City shall send a written notice by United States Postal Service mail, notifying those property owners of record according to the most recent Mohave County Assessors rolls within one-hundred-fifty (150) feet of any point of the property on which the proposed conditional use might occur. The notice will describe the proposed conditional use, will include a map, and will state that public comment is encouraged during the public hearing.

c. In the case of Conditional Use Permits that are not initiated by the property owner, notice by first class mail shall be sent to each property owner of record in the manner described above, within three-hundred (300) feet of any point of the property on which the proposed conditional use might occur.

d. Notwithstanding the notice requirements set forth herein, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of a municipality for which notice was given.

3. **Planning Commission Public Hearing and Action:** The Planning Commission shall review a written report presented by staff concerning the conditional use request. The applicant, or designated representative, should be present to explain the conditional use request. Adjacent land owners and all other potentially affected citizens will be provided an opportunity to express an opinion on any issue or concern they may have with the proposed conditional use prior to the hearing or during the hearing. Such persons may submit oral or written comments or testimony that can be presented to the Commission. The Planning Commission will discuss the conditional use proposal and, based on the evidence submitted and its own study and knowledge of the circumstances involved may recommend approval of the conditional use request with specified conditions or may recommend denial. After the hearing, the Planning Commission shall present a written recommendation to the Common Council. The Commission's written recommendation to approve or deny shall contain the reasons or findings upon which its decision is based.

4. **Council Public Hearing and Action:** The Common Council shall hold a second, separate public hearing from the Planning Commission. The Council may take testimony and may consider matters not necessarily heard by the Commission. The Common Council may adopt, modify, or reject the Commission recommendation based upon the information they receive at the public hearing. The Council may also return the request to the Planning Commission for further consideration of issues as directed by the Council. The Common Council may sustain a Planning Commission recommendation of denial of a conditional use request. If the Council wishes to approve a conditional use request recommended for denial by the Commission, the Council may direct the preparation of a Resolution for consideration at the next Council meeting. The Council shall not change the requested conditional use to another conditional use without public notice and another hearing in accord with the procedures in this section. The Council may not increase the area of the conditional use request without additional public notice.

5. **Council Decision:** The decision of the City Council on the Conditional Use Permit shall be final and shall become effective by resolution immediately. Notice of the decision shall be mailed to the property owner and/or applicant at the address shown on the application. No conditional use case that is the same or substantially the same (in site size, intensity or text) as a request that has been denied shall be filed within one (1) year of the date of the Planning Commission decision.

29.310 REQUIRED FINDINGS

In order to make recommendations on a Conditional Use Permit, the Planning Commission should make findings based on the following elements as applies to that particular case:

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, City of Kingman General Plan, other statutes, and any ordinance or policies that may be applicable.

2. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, density, building height, lot coverage, setbacks, spaces, landscaping, fences, parking and loading. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

3. **Performance:** That the location, design and operation characteristics of the proposed use are such that, it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience on persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.

4. **Traffic Patterns:** The provisions for ingress and egress, public streets and traffic circulation are adequate or can be upgraded through street improvements as a condition of approval.

5. **Landscaping Buffer:** Landscaping and/or fencing of the proposed development assures that the site development will be compatible with adjoining areas.

6. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibration or illumination.

29.320 REQUIRED CONDITIONS FOR A USE PERMITTED BY CONDITIONAL USE PERMIT

In the event that the conditional use requires that the applicant and/or developer obtain a building permit, all buildings, and any development of the property for which a Conditional Use Permit was sought, shall meet minimum requirements of all ordinances, restrictions, regulations, and policies of the City of Kingman that are in effect at the time of issuance of the Conditional Use Permit. Compliance with same is a condition of the use permit, including but are ***not*** limited to:

1. Water service improvements;

2. Sanitary sewer service improvements;

3. Street and/or sidewalk improvements;

4. Fire protection measures;

5. Utility service improvements;

6. Amount, type and location of outdoor lighting;

7. Parking area, aisles and access drives shall be designed and constructed so as to provide a durable, dustless surface of:

    a. Asphaltic concrete,

b. Cement concrete,

c. A penetration treatment of bituminous material and a seal cost of bituminous binder and mineral aggregate,

d. The equivalent of the above as may be approved by the City Engineer;

8. Storm drainage improvements, based on a drainage report prepared by a licensed engineer, and approved by the City Engineer;

9. Consistency with the General Plan.

29.330 CONDITIONS WHICH MAY BE IMPOSED UPON AN APPROVAL OF A CONDITIONAL USE PERMIT

The Commission and/or Council ***may***, in addition to the above listed conditions, ***impose the following*** general conditions upon any Conditional Use Permit granted:

1. Increasing the number of off-street parking spaces;

2. Additional landscaping, screening and buffering;

3. Controlling location, size and number of vehicular access points;

4. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the Conditional Use Permit procedure;

5. Street and/or sidewalk improvements;

6. Storm drainage improvements, based on a drainage report prepared by a licensed engineer, and approved by the City Engineer.

29.400 TERM AND REVOCATION OF A CONDITIONAL USE PERMIT

29.410 TERM OF A CONDITIONAL USE PERMIT

It is the intent of this section that a Conditional Use Permit, once it is granted, and meets all of the conditions and restrictions imposed as a condition of approval shall constitute restrictions running with the land and shall be adhered to by the owner of the land, and all successors or assigns. The use permit can be considered automatically void without City Council action unless one or more of the following actions have occurred:

1. If a building permit is necessary to implement the use permit, a building permit shall have been issued within one (1) year of the effective date of the use permit, and substantial construction occurred.

2. If a building permit is not necessary to implement the use permit, then the actual use shall commence within six (6) months of the effective date of the use permit.

3. Any use permit issued by the Common Council shall be considered null and void if construction does not conform to the originally approved site plan. (See MODIFICATION OF A CONDITIONAL USE PERMIT.)

29.420 REVOCATION OF A CONDITIONAL USE PERMIT

A. Use permits granted in accordance with the provision of this Ordinance may be revoked if the conditions of operation imposed in the approval and issuance of the use permit have not been met or if through the operation of the conditional use permit conflicts a strong public health or safety threat is caused by the operation of the use permitted by the conditional use permit. When a written complaint is received, the Development Services Director or designee shall do the following:

1. Notify the permitee that a complaint has been received and that the staff is reviewing the conditional use permit to determine if any violation of a use permit exists.

2. If one or more violations exist, the staff shall notify the applicant and request that the permitee bring the property and/or operations of the land use into compliance of the conditions of the conditional use permit within 15-days.

3. The staff shall report to the complainant of the review, findings and direction given to the permitee.

4. If the complainant and staff are satisfied that the permitee has brought the property into compliance with the conditions of the conditional use permit, the complaint process shall stop. The complainant shall state his of her satisfaction in writing.

5. If the complainant or staff is not satisfied that the permitee has brought the property into compliance with the conditional use permit within the 15-day time-period, a public hearing before the Planning and Zoning Commission and another public hearing before the City Council shall be held.

6. The public hearings shall be set by notifying the permitee, the complainant and all property owners within the distance specified in Section 29.300.2 of the subject property, by first-class mail and by advertising the public hearings in the official newspaper of general circulation of the public hearing. The notices shall contain the time, place, location of the public hearing, a general explanation of the complaint, and the location of the property where the conditional use permit exists.

B. Following the Planning and Zoning Commission's public hearing, the Planning and Zoning Commission shall do one of the following:

1. Find that the permitee is in compliance with the conditional use permit and recommend to the City Council that no further action is necessary; or,

2. Recommend to the City Council that the conditional use permit be revoked.

C. Upon receiving the Planning and Zoning Commission's recommendation and following the City Council's public hearing, the City Council shall do one of the following:

1. Find that the permitee is in compliance with the conditional use permit and recommend to the City Council that no further action is necessary; or,

2. Determine that the permitee is not in compliance and instruct the permitee to take specific corrective action within a specified timeframe; or,

3. Revoke the conditional use permit.

D. Repeated complaints

Once a complaint has been filed and heard by the Planning and Zoning Commission and City Council and determined to be unfounded or resolved, if the staff receives another complaint identical or similar to the unfounded or resolved complaint, the following action shall take place:

1. Staff shall investigate the complaint.

2. Only if staff finds that the complaint has a basis shall the complaint be brought before the Planning and Zoning Commission and City Council in accordance with subsections A through C of this section.

3. If the staff does not find a basis for the repeated complaint, the staff shall notify the Planning and Zoning Commission and the City Council in writing of the complaint and staff's findings. Only upon request from either the Planning and Zoning Commission or City Council hsall the complaint be processed in accordance with subsections A through C of this section.

E. Resolved Complaints

At anytime during the revocation process, if the staff and complainant are satisfied that the alleged violations have been resolved and the complainant withdraws the complaint in writing, the revocation process shall end.

29.500 RENEWAL OF A CONDITIONAL USE PERMIT

In the event that the use for which a Conditional Use Permit was sought is not achieved within the aforementioned time frames, the permit may be renewed for an additional one (1) year period. In the case of a Conditional Use Permit that does not require a building permit, the permit may be renewed for an additional six (6) months. Application for renewal of any Conditional Use Permit will be contingent upon the following actions occurring:

1. Before the expiration date, a letter from the property owner, or designee, requesting a renewal of the Conditional Use Permit is submitted to the Planning Director/Zoning Administrator for consideration by the Planning Commission and Common Council in accordance with the procedures outlined within Section 29.300 2(a-d) of this section.

2. A new application fee has been paid.

3. One (1) extension for no more than one (1) year (365 days) may be granted by the Common Council. In the case of a Conditional Use Permit that does not require a building permit one (1) extension for no more than six (6) months may be granted by the Common Council.

29.600 ABANDONMENT, EXPANSIONS AND MODIFICATIONS OF A USE PERMITTED BY CONDITIONAL USE PERMIT

29.610 ABANDONMENT OF A CONDITIONAL USE PERMIT

The occurrence of certain events; i.e., a one-hundred-eighty (180) day period of vacancy of the property, cessation of activity for which the Conditional Use Permit was sought, and an action by the City of Kingman as voluntary discontinuance of the Conditional Use Permit. The Conditional Use Permit shall be considered null and void without Council action.

29.620 MODIFICATION OR EXPANSION OF A CONDITIONAL USE PERMIT

Minor deviations of the site plan may be approved by the Planning Director/Zoning Administrator or designee. Major deviations, from the originally approved site plan, shall be subject to reapplication for a Conditional Use Permit.

1. Minor changes in the site plan my be approved by the Planning Director/Zoning Administrator as long as such changes will not cause any of the following circumstances to occur:

    a. A change in the character of the development;

    b. An increase in the number of dwelling units;

    c. A change that creates an increase in vehicular traffic;

    d. A change of the vehicular ingress or egress patterns;

    e. Proposed reduction to any of the required setbacks;

    f. Proposed increases in percent (%) ground coverage as authorized by the zoning district;

    g. Any proposed increase or reduction of the required off-street parking and loading spaces;

    h. Proposed change necessitates public dedication of rights-of-way either as; streets, alley, public ways, drainage or utility easements.

Revised 11/08/04 per Ord. 1449
Revised 10/01/13 per Ord. 1770

30.000 NONCONFORMING BUILDINGS, STRUCTURES AND USES OF LAND

30.100 PURPOSE AND INTENT

The purpose of the following sections shall be to provide for the regulation and eventual elimination of uses and structures not in compliance with the requirements of the zone in which they are located. It is hereby declared that the nonconforming use of land and structures is detrimental to the public health, safety, convenience and general welfare of persons and property within the City. It is further declared and it is the policy of the City of Kingman that such nonconforming uses shall be eliminated without infringing upon the constitutional rights of the property owners of such nonconforming uses. The continuation of nonconforming uses as provided in this part is intended to prevent economic hardship and to allow the useful economic value of structures to be consumed or realized.

The municipality may acquire by purchase or condemnation private property for the removal of nonconforming uses and structures.

30.200 EXISTING USES MADE NONCONFORMING

Any existing use or structure which does not conform to the regulations of this Ordinance or to the any subsequent amendments thereto, but which was in conformance with all ordinances and laws or which was a legal nonconforming use on the effective date of this Ordinance or any subsequent amendment, shall be classified as nonconforming. A nonconforming building or a nonconforming portion of a building shall be deemed to constitute a nonconforming use of the land upon which it is located. However, only that portion of the property actually utilized for the structure on the effective date of this Ordinance, or any subsequent amendment thereto which is listed as a conditional use in the zone in which it is located, shall be classified as a nonconforming use and shall remain a nonconforming use, until a Conditional Use Permit has been obtained, pursuant to the provisions of this Ordinance.

30.300 CONTINUATION OF NONCONFORMING USES

A lawfully existing nonconforming use or structure may continue to be utilized provided there is no structural alteration, increase or enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in this part.

Nonconforming residential units may, by Conditional Use Permit, be modified to allow combined or extended use as residence in the following zones: O, C-1, C-2, C-3, I-1, I-2.

30.400 REPAIRS AND ALTERATIONS

Such repairs and maintenance work as required to keep nonconforming buildings or structures in a sound condition may be made. However, structural alterations, which would require a building permit, shall be limited to those necessary to maintain the structure in safe condition. The determination of the amount of said alteration necessary shall be made by the Building Inspector.

30.410 REPAIRS OF DAMAGE FOR PARTIALLY DESTROYED STRUCTURES

1. If more than fifty percent (50%) of the floor area of any nonconforming structure or structures containing a nonconforming use is damaged by fire or other cause, it shall not be restored or reconstructed.

2. If less than fifty percent (50%) of the floor area of any nonconforming structure or structures containing a nonconforming use is damaged by fire or other natural cause, it may be restored or reconstructed within one (1) year of the date of the damage, provided:

3. The reconstructed area shall not exceed the height, area or volume of the damaged structures.

4. Reconstruction shall begin within six (6) months from the date of damage and shall be completed within one (1) year of the date of damage.

30.500 STRUCTURES UNDER CONSTRUCTION

Where official approval has been granted and valid building permits have been issued, prior to the effective date of this Ordinance, or any amendments thereto, the structures may be completed and used in accordance with the plans and specifications upon which such building permits were granted, provided construction is commenced within thirty (30) days after the issuance of the permits and work is diligently pursued to completion within the subsequent six (6) month period and not discontinued until completed, except for reasons beyond the builders control.

30.600 CHANGE OF NONCONFORMING USE PROHIBITED

No nonconforming use shall be changed to another nonconforming use nor shall a nonconforming use be extended to displace a conforming use except in accordance with the provisions of these regulations.

30.700 REVERSION TO NONCONFORMING USE PROHIBITED

Whenever a nonconforming use has been changed to a conforming use, such conforming use shall not be permitted to revert to a nonconforming use.

30.800 USE OF LAND INTEGRATED WITH USE OF STRUCTURE

Where the nonconforming use of land is integrated with and essentially a part of a structure, said nonconforming use of land may continue as long as that particular use of the structure is permitted.

30.900 NONCONFORMING USES LIMIT OTHER USES

While a nonconforming use exists on any lot or parcel of land, no new use may be established thereon, unless the following conditions prevail:

1. Each existing and proposed use, including all accessory buildings and uses, shall be located on a lot or a parcel of land having a required area for each such use.

2. These uses shall be so located that the lot or parcel of land can be divided into smaller lots or parcels of land, each of which will contain not less than the required area, and on each of which the number and location of structures will comply with the requirements of this Ordinance, when considered as a separate lot or parcel of land.

30.1000 PUBLIC USES

A legally existing nonconforming school, park, library, fire station or other similar public use may be added to, extended or altered, provided that such additions, extensions or alterations do not extend beyond the boundaries of the existing site or of the site approved by the Planning and Zoning Commission, and provided that such additions, extensions or alterations comply with the development standards and all other provisions of this Ordinance.

30.1010 PUBLIC UTILITIES

The Planning and Zoning Commission, by written finding, may determine that a particular public facility or installation, nonconforming to the requirements of this Ordinance is necessary to serve the areas in which it is located. Said public utility facility may then be extended or altered, provided said facility does not extend beyond the boundaries of the existing site and provided that said addition, extension or alteration complies with all other performance standards provisions of this Ordinance.

31.000 AMENDMENTS AND ZONE CHANGES

31.100 AMENDING THE ORDINANCE

Whenever the public necessity, convenience, and/or the general welfare of good zoning practices justifies such action, this Ordinance may be amended by changing the boundaries of zone districts, (hereinafter referred to as zone changes or changes of zone) or by amending any provision of the Ordinance. Zone changes or amendments may be initiated by the City Council or by the Planning and Zoning Commission or by an application of the owner of any property within the area proposed to be changed, or a request can be made by a citizen for an amendment.

31.110 GENERAL PLAN CONFORMANCE

All amendments which change the boundaries of any zoning district or change the text of the Zoning Ordinance must conform to the adopted General Plan of the City of Kingman. Any ordinance amending this ordinance shall further the implementation of, and not be contrary to the goals, policies, and applicable elements of the Plan. A zoning map amendment conforms to the land use element of the General Plan if it proposes land uses, densities, or intensities within the range for the subject property as stated in the General Plan or any amendments thereto.

31.120 APPLICATION

Application for a change of zone shall be made on a form provided by the City of Kingman. Fees shall be paid for such application according to the adopted schedule for such requests.

31.130 ACCOMPANYING MAPS AND DATA

Application for a change of zone shall be made accompanied by maps showing the subject property as well as the surrounding area, and a list of names and addresses of abutting property owners. All maps, applications and data will be available for public inspection upon submittal to the Planning Agency.

31.200 PUBLIC HEARING

The legislative body of the City, (the Mayor and Common Council), has adopted the following citizen review and participation process that applies to all rezoning cases. By law and policy the rezoning process is designed to give the greatest opportunity possible for citizen participation in such a public process. In the event of doubt regarding participation, more, not less public participation shall be the standard.

The purpose of the citizen participation process is to:

1. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

2. Ensure that the citizens and property owners of Kingman have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

3. Facilitate ongoing communications between the applicant, interested citizens and property owners, City staff, and elected officials throughout the application review process.

The citizen participation plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.

The process includes the following elements:

1. Two public hearings will be held on all rezoning cases and proposed text amendments. The first hearing will be before the Planning and Zoning Commission. The second hearing will be before the Mayor and Common Council.

2. A written notice on any proposed rezoning will be sent by first-class United States Postal Service mail to all property owners of record according to the most recent Mohave County Assessors rolls, within a minimum of 300 feet of any point of the property being proposed for rezoning. The notice will describe the proposed action, will include a map, and will state that public comment is encouraged before or during the public hearing. Other notices may be sent beyond the above described radii, if a person places his or her name on the notification list and pays $5.00 a year.

3. A public notice poster, giving the time, date and location of the Planning and Zoning Commission and the Common Council public hearings, will be posted on the property in question in at least one location, if the property is less than one acre, at least 15 days before the Planning and Zoning Commission public hearing. If the property which is the subject of the rezoning request is greater than one acre, a minimum of two notices will be posted. Posted notices will be placed in such location as to afford the public the best opportunity to see the notice. In some cases the location affording the best opportunity to see the notice. In some cases the location affording the best opportunity for public view may be in front of or beyond the actual boundaries of the property being proposed for rezoning. The posted notice shall be printed so that the following are visible from a distance of one hundred feet: the word "zoning", the present zoning district classification, the proposed zoning district classification and the date and time of the hearing and state a location and phone number from which additional information can be received.

   A public notice, display advertisement of not less than one-eighth page in size shall be published at least once in the newspaper of general circulation in the City of Kingman and surrounding area. The notice will be published not less than 15 days before the Planning and Zoning Commission public hearing and will provide information about the date, time and place of the proposed Common Council hearing, which will be held at least 10 days after the Commission hearing.

4. Adjacent land owners and all other potentially affected citizens will be provided an opportunity to express an opinion on any issue or concern they may have with the proposed rezoning prior to the hearing or during the hearing. Such persons may submit oral or written comments or testimony that can be presented to the Commission or Common Council.

5. In proceedings involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notices of the public hearing shall be transmitted to the Planning Agency of such governmental unit such land.

6. In addition to notice by publication, mailed notices and property postings, the City of Kingman, and its Planning and Zoning Commission reserve the right to give notice of the hearing in such other manner as it may be deemed necessary in the public interest. The Commission always encourages any person proposing a rezoning to contact surrounding property owners or neighbors to ascertain and possibly address issues and concerns before the public hearings. Such contacts could include neighborhood meetings or other methods of address citizen comments.

31.300 RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

After the public hearing, the Planning and Zoning Commission shall make a report and recommendation to the Common Council. This report shall be made by forwarding the applications for amendment to the City Council with the appropriate recommendations, unless the applicant shall request that the application be withdrawn. The Commission recommendation shall be reviewed at the Council public hearing. If the

Planning and Zoning Commission cannot make a recommendation comments on both sides of the issue shall be presented to the Common Council.

31.400 CONSIDERATION BY COMMISSION

In considering any request for a change of the Official Zoning Map or text of this ordinance, the Planning and Zoning Commission shall find that the following conditions prevail before recommending approval of the change be granted:

1. If the request is for an Official Zoning Map Amendment:

   A. That there is a real need in the community or area for the types of uses permitted in the proposed zoning district requested and if there are parcels in the area that already designated with the proposed zoning district that more area is needed for the uses allowed in the proposed zoning district.

   B. That the property involved in the proposed change of zoning district designation is more suitable for the purposes permitted in the proposed change of zone than is permitted in the present zone classification.

   C. That the proposed change of zoning district designation would not be detrimental in any way to persons or property in the surrounding area, nor to the community in general.

   D. That the proposed change of zone is in conformance with the General Plan of the City of Kingman, not merely consistent with the General Plan.

2. If the request is a text amendment, the Planning and Zoning Commission shall find that the proposed text amendment is in conformance with and will better achieve the goals and objectives of the adopted general plan.

31.410 PLANNING AND ZONING COMMISSION OPTIONS

The Planning and Zoning Commission, based on the evidence submitted and its own study and knowledge of the circumstances involved, may recommend approval or denial of a requested amendment or may recommend that only a portion of the request for a change of zone be granted.

The Planning and Zoning Commission may also recommend a lesser intensity zoning of the same type requested. However, the Planning and Zoning Commission may not increase the intensity of the noticed request without a new public hearing with proper notice given in accord with this Section.

31.420 PLANNING AND ZONING COMMISSION'S RECOMMENDATION

The Commission in its consideration of any request for a change of zone may recommend to the City Council that if certain conditions concerning the development of the subject property and adjoining streets are first met, that said property would then be suitable for a change of zone.

The Common Council may approve a change of zone conditioned upon a schedule for development of the specified use or uses for which rezoning is requested. If at the expiration of the period the property has not been improved for the use for which it was conditionally approved, the legislative body, after notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove, or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

31.500 COMMON COUNCIL PUBLIC HEARING AND ACTION

The Common Council shall hold a second, separate public hearing from the Planning and Zoning Commission's public hearing to consider the recommendation of the Planning and Zoning Commission. The Common Council may take testimony and may consider matters not necessarily heard by the Planning and Zoning Commission. The Common Council may accept, modify, or reject the Planning and Zoning Commission recommendation based on information it received at the public hearing and knowledge the Common Council has of the matter. The Common Council may also return the request to the Planning and Zoning Commission for further consideration of issues as directed by the Common Council. Any Common Council modification to the requested official zoning map or zoning ordinance text amendment may include: reducing the area on the Official Zoning Map to be amended, modifying conditions of the rezoning request, or reducing the zoning district amendment to a less intense zoning district; or in the case of a zoning text amendment, reduce the intensity of the amendment.

The Common Council may sustain a Planning and Zoning Commission denial of a zoning case. If the Common Council wishes to approve a zoning case that the Planning and Zoning Commission recommended denial, the Common Council shall direct the preparation of an Ordinance for consideration at the next Council meeting.

The Common Council shall not change any property from the requested zoning district classification requested in the application to another zoning district classification that imposes any regulations not imposed by the zoning district requested or that removes or modifies any such regulations previously imposed on the property without following the procedure specified in Section 31.200 of this ordinance.

No rezoning or conditional use permit case that is the same or substantially the same (in site size or intensity or text) as a request which has been denied by the Common Council or was overturned by referendum shall be filed within one (1) year of the date of the Common Council's decision or referendum vote, whichever is greater.

31.600 PROTEST PROVISION

In the event that a written protest against a proposed amendment is filed with the City of Kingman Development Services Department or the City Clerk, no later than the close of business of the day preceding the date set for any Council hearing on the application for amendment, by the owners of twenty (20) percent or more, either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty (150) feet therefrom, or if those directly opposite thereto extending one hundred fifty (150) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths of all members of the City Council, If any members of the governing body are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the governing body, provided that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.

31.700 CLASSIFICATION OF NEW ADDITIONS

All new additions and annexations of land to the City of Kingman shall be zoning classifications which permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made as specified in this Chapter for the rezoning of land.

31.800 ADMINISTRATIVELY IMPOSED DEDICATIONS OR EXACTIONS

It is the policy of the City of Kingman that exactions and/or dedications requirements are made only when there is a direct, rational relationship (rough proportionality) between the increase in density and/or intensity of a development and their exaction and dedication.

Exactions and dedications are required by the City of Kingman only through the final actions of the Common Council action on rezoning cases or conditional use cases. Dedications and/or exactions will be clearly outlined in either an ordinance for a rezoning case or resolution for a conditional use case and will be in rough proportionality to the project impacts. These will not be calculated with mathematical precision but will be shown to be direct and rational relationships.

The Planning and Zoning Commission may recommend to the Common Council a necessary dedication and/or exaction that is rationally related to the increase in intensity or density or as may be reasonably required for public, health, safety and welfare. Property owners will not be asked to bear a burden far beyond that which the development impacts the community.

Administrative agencies of the City of Kingman, including but not limited to the Planning, Engineering, Building Safety, or Public Works Departments are not authorized to require a dedication or exaction as a condition of obtaining a building permit without an express authorization in ordinance or resolution as appropriate.

32.000 SEPARABILITY

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

32.100 PENALTIES

Any person violating any of the provisions of the Zoning Ordinance of the City of Kingman shall be guilty of a Class I misdemeanor and, upon conviction thereof, shall be punished in accordance with Kingman Code Section 1-8. Every such person shall be deemed guilty of a separate offense for each day during which, or any portion of which, such violation continues and shall be punishable therefore as herein provided.

Rev. 03/06/12 per Ord. 1725

33.000 HISTORIC OVERLAY DISTRICT (HOD)

33.100 PURPOSE

The purpose of this zone is to promote the educational, cultural, economic and general welfare of the community, and to ensure the harmonious growth and development of the municipality, by encouraging the preservation and rehabilitation of historic districts therein. The historic zone designation is to be superimposed over existing zones where there are surviving properties in their original setting or which give an historic dimension to the City. This zone is intended to encourage the retention of historic properties and archaeological sites, preserve and keep them in active use and in their original appearance, setting and placement. It is also intended that new or remodeled buildings, located within the immediate vicinity, in order to preserve property values, provide for future development and to promote awareness of the heritage of Kingman, Arizona among both residents and visitors to the community.

All portions of this Ordinance shall conform to A.R.S. §9-462-01(10), which authorizes such ordinance and districts.

Pursuant to the purpose of this Ordinance and prior to the application of this Historic Overlay District to any parcel, a plan for the preservation of districts of historical significance shall be completed. The plan shall state the objectives to be sought concerning the development or preservation of sites, area and structures within the district, and formulate a program for public action including the provision of public facilities and the regulation of private development and demolition necessary to realize these objectives.

33.110 APPLICABILITY

The standards set forth in this section shall apply to the south one-half (1/2) of Blocks One (1), Two (2), and Three (3) of Kingman Townsite, from North First Street to North Fourth Street, from the alley to East Andy Devine Avenue and the area between East Andy Devine Avenue and the BN&SF Railroad tracks, bordered with the Powerhouse and the Santa Fe Depot. The boundaries of the Historic Overlay District are shown on Figure 6 at the back of this section.

33.200 DEFINITIONS

Within historic districts for the purposes of this Historic Preservation Ordinance, unless the context otherwise requires, the following words and phrases shall have the following meanings:

Alteration: means any aesthetic, architectural, mechanical or structural change to the exterior surface of any part of an existing building.

Height: means the vertical distance measured from the established average finished grade within five (5) feet of the building line; to the highest point of the underside of the building line; to the highest point of the underside of the roof beams in the case of a flat roof; to the deck line of a mansard roof; to the mean level of the underside of rafters between the eaves and ridge of a gable, hip, or gambrel roof. Chimneys, spires, towers, elevator penthouses, tanks, air conditioners, and similar projections other than the signs shall not be included in calculating the height.

Historic District: means a group of buildings, sites, structures or objects, including signs affixed thereto, zoned by Mayor and Council under this Ordinance.

Architectural Details: shall mean but be not limited to columns, window and door trim, cornices, ornate brickwork, and turrets.

Prevailing Setback: means the most frequently occurring distances from the front facades of all buildings in the historic district to the front property lines.

Proportion: means the relationship between the width and height of a building's front façade, windows, doors, etc.

Rhythm: means the ordered recurrent alternation of solids to voids in the front façade, streetscape, etc.

Site Utilization: means the spacing between the sides of buildings.

Ordinary Maintenance: means any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the same as nearly as may be practicable, to its conditions prior to the occurrence of such deterioration, decay, or damage.

33.300 INITIATION OR AMENDMENT OF HISTORIC DISTRICTS

Zoning of historic districts may be initiated by the owner of the proposed property, the Historic Preservation Commission, the Planning and Zoning Commission, or the Mayor and Common Council.

33.310 ESTABLISHMENT OF HISTORIC DISTRICTS OR ADDITIONS TO EXISTING HISTORIC DISTRICTS

The Planning and Zoning Department shall review the district application and assist the Planning and Zoning Commission and Mayor and Council in designating the boundaries of the proposed district to be initiated and in selecting the sites and structures to be designated as historic.

Prior to the establishment or amendment of zoning for an historic district, a public hearing shall be held by the Planning and Zoning Commission. Advance notice shall be provided to owners of real property located within the proposed historic district as prescribed in A.R.S. §9-462.01[10(d)].

At the hearing, the Planning and Zoning Commission shall recommend designated boundaries of the historic district.

Within sixty (60) days after the close of the public hearing, the Planning and Zoning Commission and Common Council shall render its decision concerning the establishment of the historic district or landmarks.

33.400 PERMITTED USES

Use requirements in the Historical Overlay District (HOD) shall be as follows:

Any use permitted by the existing zones over which (HOD) Historic Overlay District zoning is superimposed shall be allowed. The area zoned as historic shall be designated by its underlying zone name plus the suffix HOD.

33.410 USES PERMITTED WITH A CONDITIONAL USE PERMIT

Any uses permitted by a Conditional Use Permit in the underlying zone.

33.420 CRITERIA FOR ESTABLISHING HISTORIC DISTRICTS

In determining if an area, neighborhood or district shall be zoned as an historic district, the building, site, structure, or district shall be on the National Register of Historic Places, State Register, or eligible thereto by the following criteria:

1. Is documented as dating from a particular significant period in Kingman's history, i.e., Pre-Territorial (before 1881), Territorial (1881-1912) or Statehood Era (After 1912); or

2. Is associated with the lives of outstanding historical personages; or

3. Is associated with significant historic events or occurrences; or

4. Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction; or

5. Contributes information of archaeological, historical, cultural or social importance relating to the heritage of Kingman;

6. Relates to events, personages or architectural styles which are at least fifty (50) years old;

7. Is located within a fabric of historic structures so that exterior changes to the building/site or development of the lot would have an impact on the district as a whole;

8. An historic district should include a group of related properties, buildings, and structures in their original setting which contribute to an understanding of the heritage of the community;

9. The group of structures, buildings or properties should provide the area with a sense of uniqueness, and it should be readily distinguishable from other areas of the community;

10. There should be a sufficient number of structures of related or similar characteristics which create a recognizable area.

33.500 APPROVALS AND REVIEWS REQUIRED

No building or structure within the Historic District boundaries shall be built, remodeled, enlarged or extended, nor shall the exterior of any building or structure be altered in color, texture, material or architectural detail until reviewed and administratively approved by the Planning and Zoning Department. Appeals by any person aggrieved by this administrative decision shall be to the Historic District Design Review Board or the Common Council.

All subject administrative agencies shall use the Kingman Design Guidelines for Historic Properties to review applications or appeals involving the erection or construction of a new structure or the modification, addition, alteration, moving or demolition of existing structure, located within that historic district.

33.600 HISTORIC DISTRICT DESIGN REVIEW BOARD

A seven (7) member Historic District Design Review Board shall be appointed by the Mayor and Council and shall act upon appeals of the Planning and Zoning Department decisions. This board shall consist of: three (3) Planning and Zoning Commissioners, three (3) Historical Preservation Commissioners and one (1) City Council member.

Duties: Review proposed development plans when the Planning and Zoning Department's decision is appealed. The Historic Design Review Board shall use the Kingman Design Guidelines for Historic Properties to review the contested decision and make recommendations concerning the proposed development within the boundaries of the HOD. The Historic District Design Review Board shall review the proposed development plan for its compliance with the purpose of this division and applicable standards and criteria, and shall approve, approve subject to conditions, or disapprove the development plan.

33.610 REVIEW PROCESS

When an application for a building permit is submitted to remodel, demolish (refer to Section 33.700), move or change the exterior appearance of an existing building, or to construct any new building, structure or sign within the historic district, plans for the above shall be subject to public notification and approval by the Planning and Zoning Department for compatibility with this code, its intent and specific standards for all other submittals. The public notification shall be given at least fifteen (15) days before a decision is reached by the Planning and Zoning Department in the following manner:

1. The site shall be posted.

2. The city shall by certified mail, notify those property owners of record within the Historical Overlay District and within one-hundred-fifty (150) feet of any property line boundary on which the proposed change might occur.

3. Notwithstanding the notice requirements set forth herein, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of a municipality for which the notice was given.

33.620 APPLICATION

Application for historic district development shall be made on forms provided by the City Planning and Zoning Department and shall be accompanied by three (3) copies of the development plan.

33.630 SUBMISSION REQUIREMENTS FOR DESIGN REVIEW

Development Plan Requirements: The development plan shall be drawn to scale and shall provide information listed below. Failure of applicant to provide such information means that a building permit cannot be obtained until the application contains all of the information and attachments required.

1. Property lines, easements, driveways and parking areas, existing and proposed landscaping fences, and walls;

2. Location of pre-existing and proposed building dimensions on the property;

3. Drawings (elevations) showing views of the existing structure as well as all proposed changes;

4. Specific graphic information regarding exterior materials, colors and architectural details (trim, hardware, etc.);

5. A sign plan, drawn to scale, showing the location, size design, material, color, lettering and methods of attachment and illumination of all exterior signs;

6. Any additional information deemed necessary by the Planning and Zoning Director to properly review the development plan.

The Planning and Zoning Department may approve the application after review of the proposed development plan. This approval or denial shall be in writing.

1. If the applicant or any other property owner feels the decision is in error, then they may appeal to the Historic District Design Review Board who will review the development plan for approval or denial.

2. If the applicant or any other property owner still feels the decision is in error, then they may appeal to the Common Council within twenty (20) working days of receiving the decision of the Historic District Design Review Board.

The public notification process for this appeal will be the same as specified in subsection 33.610 REVIEW PROCESS of this section.

Any decision of the Planning and Zoning Department, Historic Design Review Board and Common Council may be appealed as prescribed by law after Council action and all administrative remedies have been met. Appellants may include:

1. The applicant or any other person aggrieved by the decision; or

2. any member of the applicable commission; or

3. Any real property owner in the applicable historical district; or

4. Any resident of the applicable historical district.

The public notification process for this final appeal will be the same as specified in subsection 33.610 REVIEW PROCESS of this section.

33.700 DESIGN GUIDELINES

Alterations to an existing historic property listed in the 1984 Kingman Multiple Resource Area survey or properties listed on the State or National Register within the HOD shall properly preserve the historical and architectural characteristics which make it unique, and any changes or additions shall conform to the intrinsic and unique character of the building or structure itself. New construction within the historic district shall require no specific architectural style; however, the proposed design of a new structure shall be compatible with the collective characteristics of the structures located within the historic district. Proposed additions or alterations to NONCONFORMING STRUCTURES (see Section 33.800) will bring the whole to a higher degree of conformity with the HOD. The following criteria shall be used by the Planning and Zoning Department, Historic Design Review Board, and the Common Council in determining whether the proposed design for alteration to existing historic structures or new construction shall be compatible to the historic character of the surrounding buildings:

1. **Height:** Alterations to a designated historic structure may be no higher than the tallest comparable feature of the existing structure. A new structure may be constructed no higher than the tallest building located within its historical district block.

2. **Setback:** Alterations to a designated historic structure must maintain the original front setback of the existing structure or the prevailing setback existing within its historical block, providing that such a setback is compatible with the historic character of the existing structure. A new structure must maintain the prevailing front setback existing within its historical district block.

3. **Proportion:** Alterations to a designated historic structure shall reflect the proportions of the existing structure. A new structure shall reflect the prevailing proportions of historic structure within its historical district block.

4. **Rhythm:** A new structure shall reflect the proportion, pattern and rhythm of openings of designated historic structures in its historical district block.

5. **Roof Types:** Alterations to a designated historic structure shall have roofs compatible in configuration, mass and materials to that of the style of the existing structure.

6. **Surface Texture of Alterations to a Designated Historic Structure:** Shall be appropriate to the historical style of the existing structure and the period in which it was constructed. A new structure shall reflect the surface textures of the structures within the area.

7. **Site Utilization:** Shall be appropriate to the historical period in which the existing structure was built. A new structure shall reflect site constraints of the structures within the area.

8. **Projections and Recessions:** Such as porches, steps, awnings, overhangs, entrances, windows, etc., shall be appropriate to the style of the existing structure and the historical period in which it was built.

9. **Architectural Details:** Such as cornices, lintels, arches, grill work, shutters, window and door trim, canales, etc., shall be appropriate to the historical style of the existing structure and the historical period in which it was built.

10. **Building Form:** Size, mass and scale of alterations to a designated historic structure shall be compatible with that of the existing structure.

To provide flexibility in the review of applications, which reflect diverse and unique characteristics, other pertinent factors generally affecting the appearance, harmony and efficient functioning of the historic district may be used at the option of the Planning and Zoning Department such as:

1. **Color:** Color of a building or structure, including trim, roof, etc., shall be appropriate to the architectural style of the subject structure.

2. **Landscaping:** Where applicable, plantings and other ornamental features shall be shown on the elevation plan.

3. **Enclosures:** Fences, walls, and other physical features used to enclose open space or provide privacy shall be compatible with the architectural style of the subject structure and compatible with other historic structures within the historic district.

4. **Utilities:** New power and telephone line installations are underground. The use of electric utility boxes is appropriate and compatible. Utility boxes on front facades are discouraged.

The reviewing agency may utilize information from reference material such as the Secretary of the Interior's Standards for Rehabilitations, or other qualified professionals.

33.710 PROPERTY DEVELOPMENT STANDARDS

All alterations shall be made in conformance with applicable Uniform Building Codes and its complimentary codes.

1. **Parking Requirements:** Property owners in the Historic Overlay District will make every reasonable effort to provide parking for the existing use or reuse of building, land, and expansions, recognizing parking limitations within the HOD. On-street and off-alley parking can be considered in any parking calculation. Necessary parking should be calculated within three-hundred (300) feet of the proposed use or reuse.

2. **Historic District Sign Code:** The appearance, color, size, position, method of attachment, texture of materials and design of such signs shall be in keeping with the collective characteristics of the structures located within the historic district.

   a. New off-site signs shall not be permitted.

   b. Commercial signs shall be limited one (1) sign only for each street frontage per premises. Businesses having frontage on more than two (2) streets will be allowed a total of two (2) signs. Free-standing signs shall be prohibited.

   c. Maximum area of any sign shall be two-hundred (200) square feet.

   d. No sign may extend above the top of the nearest façade, eaves, or firewall of a building or structure unless existing signs which integrate historic features of the building already exist as determined by the Planning and Zoning Department.

   e. Design and materials of signs: Visible bulbs, not exceeding ten (10) watts per build, are allowed. Luminous paints, and/or flashing and blinking lights are prohibited. Neon tubing may be allowed if it integrates historic features of buildings already existing as determined by the Planning and Zoning Department.

   f. Simple signs with natural materials, basically wood, which can be shaped, formed, carved, cut, ground, painted, stained, etc., are good sources for signage in historic districts. In appropriate areas, neon signage may be an important element of the historic fabric.

   g. Buildings and signs within the historic district may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties and do not project into the sky. Exterior lighting in accordance to OUTDOOR LIGHTING CODE.

   h. The Planning and Zoning Department may administratively grant exceptions to these requirements where it can be shown that the proposed sign is consistent with the purpose and intent of the historic district and is historically accurate.

33.800 DEMOLITION OF STRUCTURES OR SITES IN THE HISTORIC DISTRICT

1. No permit shall be issued by the Building Inspector for demolition or moving all or any part of a structure or building in a district without approval by the Planning and Zoning Department in cooperation with Engineering and the Building Official. In making its decision, the Planning and Zoning Department should determine whether and to what extent demolition or moving affects any contributing structure within the historic district.

2. The Planning and Zoning Department may approve of the demolition or moving permit if any of the following conditions exist:

   a. The structure is judged by the Building Inspector to be a hazard to public health or safety and repairs are impossible;

   b. Such structure is a deterrent to a major improvement program which will be of substantial benefit to the community;

   c. Retention of such structure would cause undue financial hardship to the owner, which would be defined as a situation where the investment required to retain the structure could not be offset by an increase in the return on the property. Reasonable return shall be the criteria, not maximum possible return.

3. If preservation is found to be feasible:

    a. The Planning and Zoning Department should not approve a permit for demolition or moving a structure. In such case, notice shall be made by the Historical Preservation Commission to groups or persons interested in historic preservation who may either attempt to convince the owner to preserve the structure for at least five (5) years or if the owner does not so agree to attempt to have the property purchased by someone who will agree to preserve the structure for at least five (5) years.

    b. If the owner is not convinced to retain the structure and does not make an agreement to that effect, if no one has agreed to purchase it from the owner or if the City has not initiated condemnation proceedings within ninety (90) days after consideration of the Planning and Zoning Department of his application for a demolition permit, the Planning and Zoning Department shall notify the Building Inspector that the issuance of a permit is eligible for approval.

Approval of the Planning and Zoning Department, Historic Design Review Board, or the Common Council of issuance of a permit does not mandate the granting of a permit if the Building Inspector should find reason to deny it under other provisions of other codes adopted by the City of Kingman.

33.900 NONCONFORMING STRUCTURES

Any existing building or structure, including appendages in a preservation district, which does not meet the requirement of these regulations and the specific requirements of the district's criteria, shall be considered nonconforming except for repairs and maintenance required by law. No nonconforming building or structure may be added to or altered in any way, unless the proposed addition or alteration will bring the whole to a higher degree of conformity with design components of its preservation district. Plans for additions or alterations to buildings or structures shall be processed as outlined in this section.

FIGURE 1

KINGMAN, ARIZONA

ILLUSTRATED DESIGN GUIDELINES FOR HISTORIC OVERLAY DISTRICT

These guidelines are for illustrative purposes to give an indication of the intent of the design portions of the historic overlay district (HOD). More detailed information can be found in "Keeping Up Appearances, Storefront Guidelines", "The Secretary of Interior's Standards for Rehabilitation", and the National Trust's "Preservation Briefs". These materials are available from the City Planning Office.

HEIGHT

The height of surrounding buildings should be taken into consideration when modifying an existing building or planning for a new building. The changes should respect the existing heights and not be higher than the existing surrounding buildings.

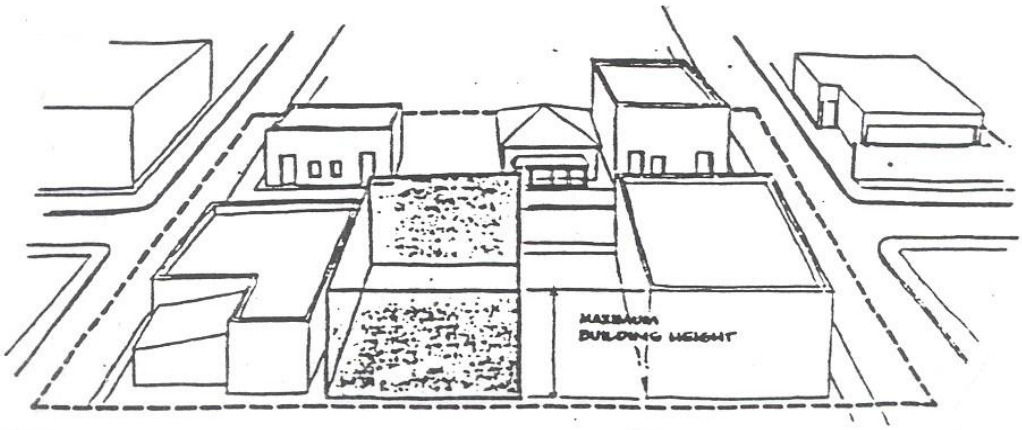
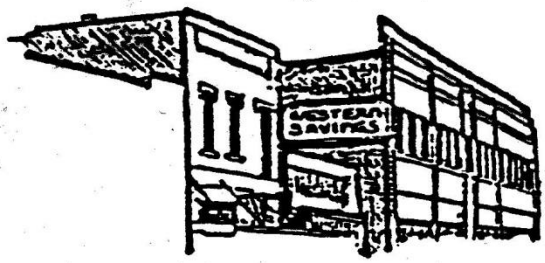


FIGURE 2

ROOF TYPES

Roof types in the commercial area are generally rectangular and flat with parapets and may have brickwork cornices. This style roof is most appropriate to the area and should be retained. New structures should conform to the style of surrounding buildings. Residential roof types vary in complexity with hipped or gable as the predominant styles. These should be retained and new buildings should reflect the historic styles.



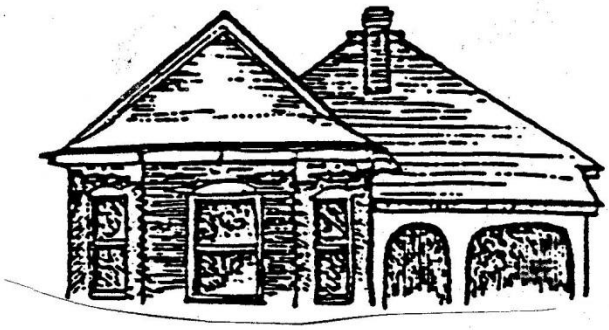
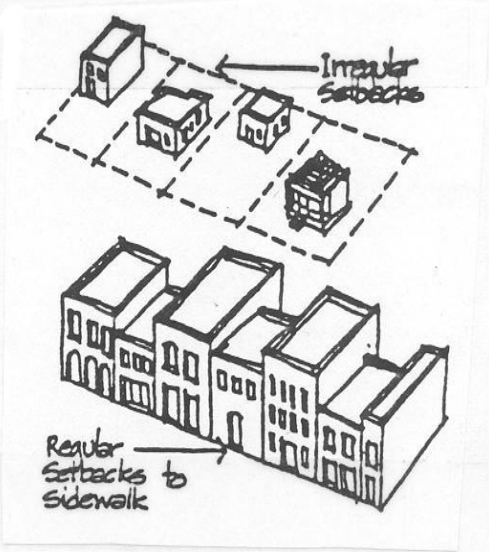


FIGURE 3

SETBACK

Setbacks should recognize the existing pattern of site usage of the surrounding buildings. In the commercial area the buildings tend to be built at the sidewalk line. Residential pattern vary.



PROPORTION

Proportion is the relationship of height and width of buildings. This relationship should be consistent with the ratio of the adjacent and surrounding structures.

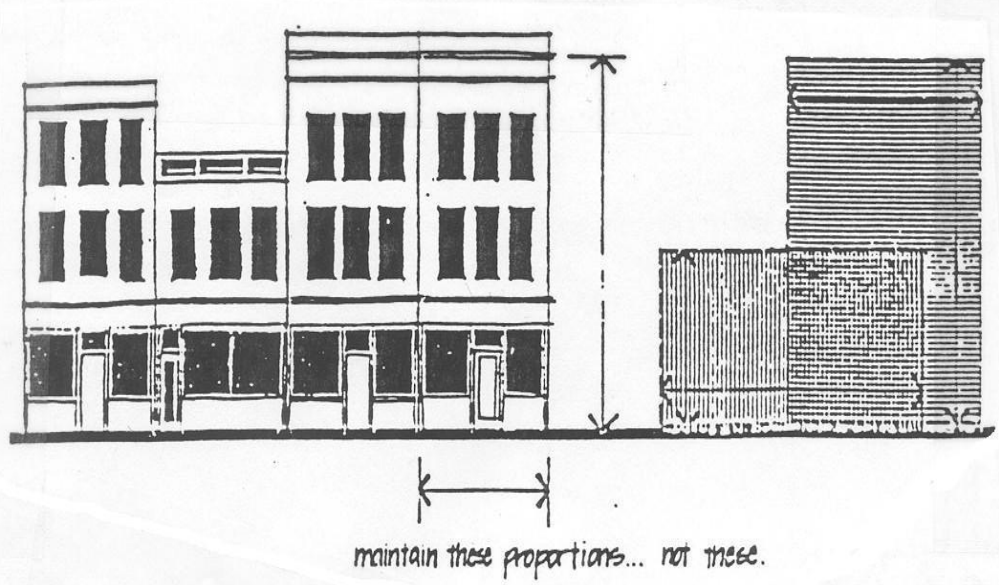
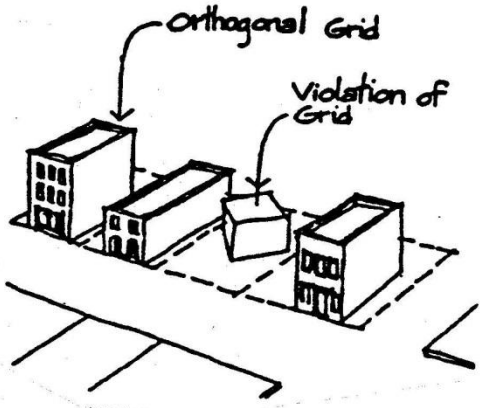


FIGURE 4

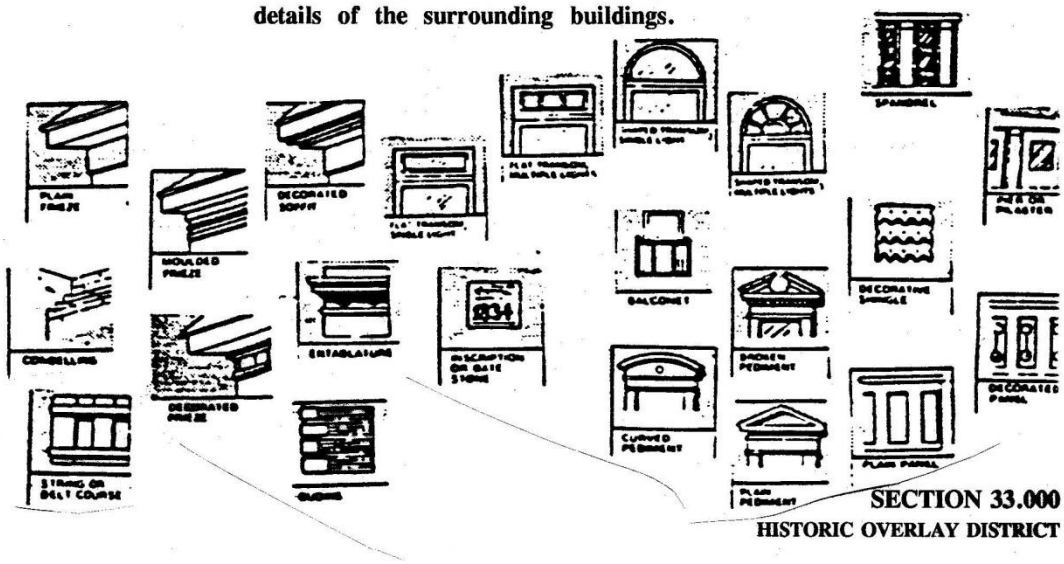
SITE UTILIZATION

Buildings in the commercial area are built on the traditional orthogonal grid with common walls that is found throughout the west. If structures are demolished and new infill projects are planned, the placement of new buildings should relate to this pattern.



ARCHITECTURAL DETAILS

Lintels, arches, columns, window and door trim, cornices and ornate brickwork should be repaired and retained. No new details should be added unless they are historically appropriate to the building. New buildings should take into consideration, but not duplicate, the details of the surrounding buildings.



SECTION 33.000
HISTORIC OVERLAY DISTRICT

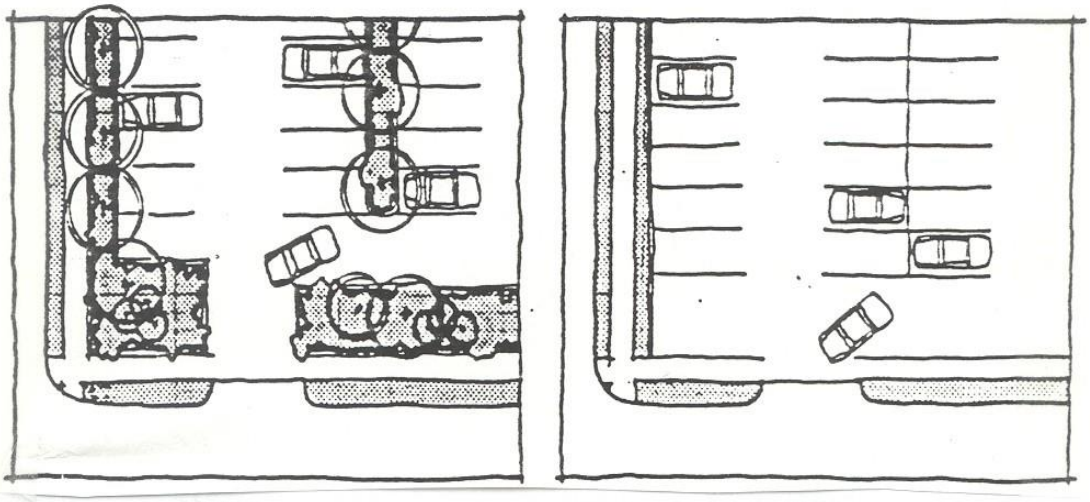
FIGURE 5

BUILDING FORM

Size, mass and scale of alterations or new buildings should be compatible with other nearby buildings. In the commercial area the rhythm of storefronts and windows is particularly important.

LANDSCAPING

Landscaping, particularly in parking areas, adds an important dimension to the commercial area. Parking should be set back from the street with an adequate buffering of vegetation to screen the area from the street without interfering with ingress and egress.



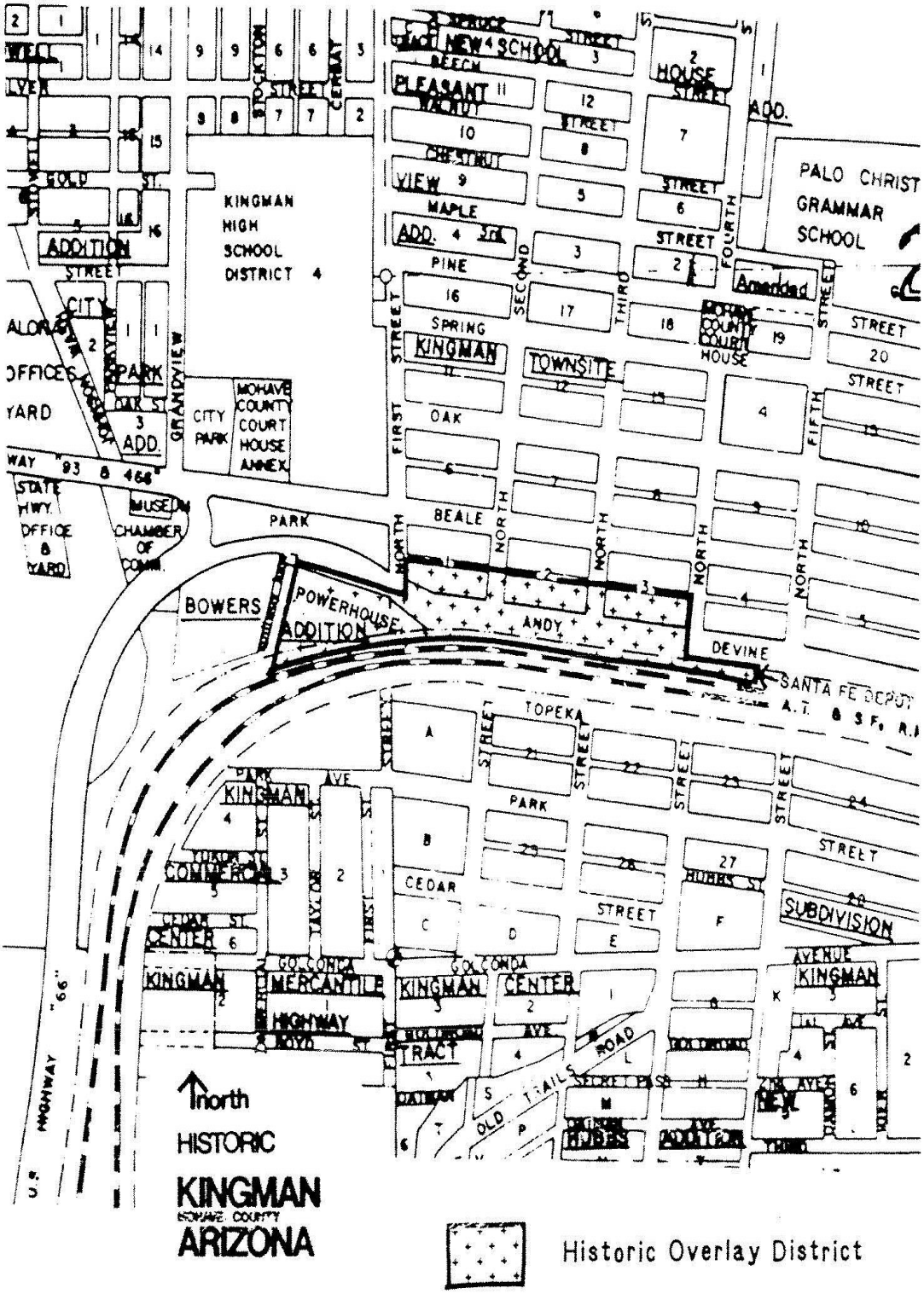
YES

√ Parking Setback from Street and Sidewalk
√ Parking Screened from Street by Landscaping

NO

√ No Setback
√ Insufficient Landscaping

FIGURE 6


KINGMAN HIGH SCHOOL DISTRICT 4
PALO CHRIST GRAMMAR SCHOOL
MOHAVE COUNTY COURT HOUSE
MOHAVE COUNTY COURT HOUSE ANNEX
CITY PARK
KINGMAN TOWNSITE
PLEASANT VIEW ADD.
NEW SCHOOL HOUSE
POWERHOUSE ADDITION
SANTA FE DEPOT
KINGMAN COMMERCIAL CENTER
KINGMAN MERCANTILE CENTER
KINGMAN SUBDIVISION
HUBBS ADDITION
OLD TRAILS ROAD
PARK
BOWERS
ANDY
DEVINE
TOPEKA
CEDAR
GOLCONDA
HIGHWAY
U.S. HIGHWAY "66"
STATE HWY. OFFICE & YARD
MUSEUM
CHAMBER OF COMM.
north
HISTORIC
KINGMAN
MOHAVE COUNTY
ARIZONA
Historic Overlay District

34.000 OUTDOOR LIGHTING CODE

34.100 PURPOSE AND INTENT

The purpose of this Code is to create standards for outdoor lighting so that its use does not unreasonably interfere with the reasonable use and enjoyment of property within the jurisdiction and with astronomical observations. It is the intent of this Code to encourage, through regulation of the types, kinds, construction, installation and uses of outdoor electrically powered illuminating devices, lighting practices and systems, which will conserve energy while increasing nighttime safety, utility, security and productivity.

34.110 CONFORMANCE WITH APPLICABLE CODES

All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Code, the Building Code, the Electrical Code and the Sign Code of the City as applicable and under appropriate permit and inspection.

34.120 CONFORMANCE WITH APPLICABLE CODES

Where any provision of Federal, State or City statutes, codes or laws conflicts with any provision of this Code, the most restrictive shall govern unless otherwise required by law.

34.200 APPROVED MATERIALS AND METHODS OF CONSTRUCTION OR INSTALLATION/OPERATION

The provisions of this code are not intended to prevent the use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The Building Official may approve any such proposed alternate provided he finds that it:

1. Provides at least approximate equivalence to the applicable specific requirements of this Code; and

2. Is otherwise satisfactory and complies with the intent of this Code; or

3. Has been designed or approved by a registered professional engineer and content and function promotes the intent of this Code.

34.300 DEFINITIONS

1. Exempt electrically powered illuminating devices means outdoor light emitting sources which because of their permanent location, type or size are by implication exempted by paragraph 34.500 of this chapter or expressly exempted by paragraph 35.800 of this chapter.

2. Person means any individual, tenant, lessee, owner, or any commercial entity including but not limited to firm, business, partnership, joint venture, or corporation.

3. Installed means the attachment, or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

4. Outdoor light fixtures means outdoor electrically powered illuminating devices, outdoor lighting or reflective surfaces, lamps and similar devices, permanently installed or portable, used for illumination or advertisement. Such devices shall include, but are not limited to spot and flood lights for:

   a. Residential or commercial buildings and structures;

b. Recreational areas;

c. Parking lot lighting;

d. Landscape lighting;

e. Billboards and other signs (advertising or other);

f. Street lighting;

g. Product display area lighting;

h. Building overhangs and open canopies.

34.400 SHIELDING

All non-exempt outdoor lighting fixtures shall have shielding as required by the table set forth in this Section. "Fully shielded" shall mean outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane, as certified by photometric test report. "Partially shielded" shall mean outdoor light fixtures shielded or constructed so that no more than ten percent (10%) of the light rays are emitted by the installed fixture at angles above the horizontal plane as certified by photometric test report.

TABLE A SHIELDING REQUIREMENTS		
FIXTURE LAMP TYPE	**SHIELDED**	**FILTERED**
Low Pressure Sodium[1]	Partially	None
High Pressure Sodium	Fully	None
Metal Halide[2]	Fully	Yes
Florescent	Fully [3,5]	Yes[5]
Quartz[4]	Fully	None
Incandescent Greater than 160W	Fully	None
Incandescent 160W or less	None	None
Any light source of 50W or less	None	None
Glass Tubes filled with Neon, Argon, Krypton	None	None
Other Sources AS APPROVED BY BUILDING OFFICIAL		

1. This is the preferred light source to minimize undesirable light emission into the night sky affecting astronomical observations.

2. Metal halide lighting used primarily for display purposes shall not be used for security lighting after 11:00 PM. Metal halide lamps shall be installed only in enclosed luminaries.

3. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are preferred, to minimize detrimental effects.

4. For the purposes of this Code, quartz lamps shall not be considered an incandescent light source.

5. Warm White and Natural Lamps are preferred to minimize detrimental effects.

34.410 FILTRATION

Metal halide fixture lamp types shall be filtered. "Filtered" means any outdoor light fixture which has a glass, acrylic or translucent enclosure of the light source (quartz glass does not meet this requirement).

34.500 OUTDOOR ADVERTISING SIGNS

1. **Signs requiring type mounted fixtures:** Except as provided in paragraph 34.500 (2) of this chapter, lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of paragraph 34.400 of this chapter, and if applicable, time controls.

2. **Exemption:** Bottom-mounted outdoor advertising sign lighting: Outdoor advertising sign boards which exceed three-hundred-one (301) square feet of area per sign face and consist of panels which are designed to be installed and removed from the top of the structure are exempt from the provisions of paragraph 34.500 (1) of this chapter if illuminated by an approved bottom-mounted outdoor advertising fixture(s) equipped with an automatic time control device which shuts off the fixture(s) between the hours of 11:00 PM and sunrise. "Approved bottom-mounted outdoor advertising fixture" means a system of lighting which is installed at or on the lower portion of an outdoor advertising sign board and consists of no more than four (4) individual fixtures (or lamps) per sign face, produces a maximum of forty-thousand (40,000) lumens per fixture, and spills or casts beyond the sign face no more than two-and-one-half percent (2 ½%) of the lumen output per fixture.

34.600 SUBMISSION OF PLANS AND EVIDENCE OF COMPLIANCE WITH CODE; SUBDIVISION PLATS

1. **Submission Contents:** The applicant for any permit required by any provision of the laws of this jurisdiction in connection with proposed work involving outdoor light fixtures shall submit (*as part of the application for permit*) evidence that the proposed work will comply with this Code. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

   a. Plans indicating the location on the premises, and the type, of illuminating devices, fixtures, lamps, supports, reflectors and other devices;

   b. Description of the illuminating devices, fixtures, lamps, supports, reflectors and other devices and the description may include, but is not limited to, catalog cuts by manufacturers and drawings (including sections where required);

   c. Photometric data, such as that furnished by manufacturers, or similar, showing the angle of cut off of light emissions.

2. **Additional Submission:** The above-required plans, descriptions, and data shall be sufficiently complete to enable to the plans examiner to readily determine whether compliance with the requirements of this Code will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration of the devices, fixture or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory.

3. **Subdivision Plat Certification:** If any subdivision proposes to have installed street or other common or public area outdoor lighting, the final plat shall contain a statement certifying that the applicable provisions of this Code will be adhered to.

4. **Lamp or Fixture Substitution:** Should any outdoor light fixture or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the building official for his approval, together with adequate information to assure compliance with this Code, which must be received prior to substitution.

34.700 PROHIBITIONS

1. **Mercury Vapor Lamps:** The installation of any new mercury vapor fixtures for use as outdoor lighting is prohibited, as per A.R.S. §49-1104.

2. **Searchlights:** The operation of searchlights for advertising purposes is prohibited.

34.800 PERMANENT EXEMPTIONS

1. **Non-Conformance:**

   a. Mercury vapor lamps in use for outdoor lighting on the effective date of this Code shall not be so used after January 1, 2011.

   b. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code are exempt from all requirements of this Code except those regulated in paragraphs 34.700 (2), in this chapter. There shall be no change in use or lamp type, or any replacement or structural alteration made, without conforming to all applicable requirements of this Code.

2. **Fossil Fuel Light:** All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from all requirements of this Code.

3. **State and Federal Facilities:** Outdoor light fixtures installed on, in and in connection with those facilities and land owned or operated by the Federal Government or the State of Arizona, or any department, division, agency or instrumentality thereof, are exempt from all requirements of this Code. Voluntary compliance with the intent of this Code at those facilities is encouraged.

4. **Recreational Facilities:** No outdoor recreational facility, public or private, shall be illuminated after 11:00 PM, except to conclude a specific recreational or sporting event or any other similar activity conducted at, or in the facility which was in progress under such illumination prior to 11:00 PM, except that in any outdoor recreational facility, public or private, which is illuminated with outdoor lighting fixtures conforming to this Code may operate at any time with such illumination.

34.900 APPEALS

Any person substantially aggrieved by any decision of the Building Official made in administration of this Code has the rights and responsibilities of appeal to the Board of Adjustment.

34.1000 PENALTY

Any person violating any of the provisions of the Zoning Ordinance of the City of Kingman shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than one-thousand dollars ($1,000.00) or by imprisonment in the County jail for not more than six (6) months, or by both such fine and imprisonment. Every such person shall be deemed guilty of a separate offense for each day during which, or any portion of which, such violation continues and shall be punishable therefore as herein provided.

35.000 OVERLAY DISTRICT: DESIGN REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA PLAN

35.100 PURPOSE

This Design Review Manual is established to provide general development performance standards for the study areas covered by the Hualapai Mountain Road Area Plan. These standards are intended and designed to aid in the implementation of the Area Plan; to encourage sound design principals; to assure the compatibility of uses; to encourage attractive appearances; to prevent blight; and to promote and enhance the health, safety and general welfare of the residents in the community.

This manual establishes minimum standards. The City encourages developers and landowners to exceed these minimums whenever possible.

35.200 INTRODUCTION

The 1988 Hualapai Mountain Road Area Plan required the development of a Design Review Manual to be used in conjunction with the Area Plan. The City does not propose to establish a specific theme, but rather encourages high quality and creative developments that are architecturally compatible with surrounding buildings and the colors and textures of the surrounding environment.

During the design review process, the City will be looking at more than just a building's design. A project's layout, its relationship to the immediate neighborhood and its relationship to the entire study areas will also be examined. Special considerations are given to sign, landscaping, screening and setback requirements which are more specific than the City's Zoning Ordinance. It should be understood that the City Staff does not solve design problems for the applicant.

The design review guidelines have been placed under general headings to facilitate their uses.

35.300 APPLICABILITY

The standards set forth in this Manual shall apply to:

1. Hualapai Mountain Road, all development (commercial and residential).

2. All commercial developments.

3. The future Parkway/collector street (located along the West section line of Sections 15 and 22, and along the east section line of Sections 16 and 21), all development (commercial and residential).

35.400 PROCEDURE

The review will be done in-house by the City Planning Staff. Currently the Planning Staff reviews all preliminary and final subdivision plats, parcel plats, site plans/building permits, sign permits, variance requests, rezoning requests, conditional use permit requests, business license applications, and general plan/area plan amendment requests. The Mohave County Planning Department refers certain development proposals for land adjacent to the City limits to the City Planning Staff for review. For Section 16, the State Urban Land, the State Land Department will refer all development proposals to the City Staff for their review and comment. In this manner, City Planning Staff will be able to check development in the study areas for their adherence to the design review guidelines.

A checklist or required design review elements (see Exhibit 1) shall be filled out and attached to all project reviews that are subject to these guidelines. This in-house procedure should minimize extra paperwork

and any time delays for project reviews. Any decision or finding made on any element in Exhibit 1, shall be given to the applicant in writing with reasons for such decision or finding.

All developments within the City limits must comply with all other applicable provisions of Zoning Ordinance, Subdivision Ordinance and all other relevant City regulations. Where conflicts occur, the more restrictive regulations will be applied. All developments outside of the City limits must adhere to the applicable Mohave County regulations. This Design Review Manual, along with the Hualapai Mountain Road Area Plan, gives City Staff, the Planning and Zoning Commission and the City Common Council, a basis upon which to make policy and procedural recommendations to Mohave County and the State Land Department for the lands which are included in the Area Plan, but which lie outside of the City limits.

It is recommended that anyone who is considering a development project within the study areas should make an appointment with City Planning Staff for preliminary discussions and review. This pre-development conference can help reduce errors and omissions and can alleviate potential problems before final plans are drawn up.

35.500 APPEALS

Appeals from any decision made during the in-house review shall be made to the City Planning and Zoning Commission. Such appeal shall be in writing and shall state such reasons why the applicant feels the decision was in error. The Commission will then forward their recommendation to the City Common Council. Final action shall be taken by the City Council.

35.600 SITE DEVELOPMENT

1. A project should be developed to be compatible with the immediate environment of the site and to be sensitive to the surrounding neighborhood. Damage to the natural environment should be minimized. Clear grading of lots, especially large lots, should be avoided.

2. Projects should be designed to minimize interference with the privacy, quiet and views of neighbors.

3. Projects should be designed to minimize traffic problems.

4. Projects should be designed to retain a site's natural topography whenever possible. The project should be planned to fit the site's natural conditions rather than altering the site to accommodate the project. Excessive cuts and fill should be avoided.

5. The street grid should respond to topography. Curvilinear streets may have to be used in some instances.

6. All developments shall have the building setback a minimum of twenty (20) feet from all property lines and along adjacent street(s), or the minimum distance required in the particular zoning district, whichever is greatest.

7. Curb cuts on to Hualapai Mountain Road and the Parkway/collector street shall be limited. The guidelines for access onto major arterial, minor arterial and collector streets as defined by the City of Kingman Streets and Sidewalks Development Rules and Regulations are as follows:

    a. No driveway onto a minor arterial street or collector street shall be located closer than one-hundred (100) feet to the nearest intersecting curb line. No driveway onto a major arterial street shall be located closer than two-hundred (200) feet to the nearest intersecting curb line. If these minimum distances cannot be achieved within the property limits, the driveway shall be placed as far from the intersection as possible. Commercial driveways that do not meet the minimum distance from the curb return may be restricted to right-in, right-out driveway configurations.

b. Access to and from Hualapai Mountain Road and Mission Blvd. and collector streets should be limited to street intersections. Where a corner lot abuts Hualapai Mountain Road or Mission Boulevard and a collector or local side street, driveway access shall be permitted only on the non-arterial side street. One (1) driveway will be permitted when the frontage is less than three-hundred (300) feet. Two (2) driveways will be permitted when the frontage is three-hundred (300) to six-hundred (600) feet. Three (3) driveways will be permitted when the frontage is greater than six-hundred (600) feet.

c. The use of shared driveways between adjacent parcels will be required when appropriate.

d. Adjacent driveways should be no closer than sixty (60) feet unless there is clearly no alternative access available.

e. Driveways on opposite sides of a street should not be offset less than one-hundred-fifty (150) feet.

8. A main driveway into a site should have adequate space for stacking of vehicles.

9. Sidewalks and tree landscaping (properly irrigated and maintained by the property owner) shall be required as properties develop along Hualapai Mountain Road.

10. Exterior lighting, when used, shall adhere to Section 34:000 OUTDOOR LIGHTING CODE, of the City Zoning Ordinance.

11. There should be a pleasant transition from the street to the buildings. This can be accomplished by the use of sidewalks and landscaping.

12. The site organization of a project should take into consideration the arrangement of buildings in relation to open spaces, landscaping and the elements of adjacent sites.

13. Proportion, scale, continuity and balance should prevail in all aspects of a project.

35.610 BUILDINGS

1. The maximum height for all buildings shall be thirty (30) feet.

2. Buildings should be compatible with the neighborhood character.

3. Buildings should be compatible with the colors and textures of the surrounding environment.

4. Highly reflective materials that create glare should be avoided.

5. All glass or all metal buildings should be avoided.

35.620 SIGNS

1. Signs should reflect the architectural theme of the principal buildings.

2. No off-premises signs (billboards) are permitted.

3. No roof signs are permitted.

4. No pole type freestanding signs are permitted.

5. Only building signs and monument style freestanding signs are permitted.

6. The area of building signs is that permitted in section 25.000: SIGN CODE, of the City Zoning Ordinance.

7. Where freestanding signs are permitted, the freestanding sign shall be a monument style sign. There shall be only one (1) monument style sign allowed per property.

8. The monument style sign shall not be greater than six (6) feet in height. The total sign area shall not exceed thirty-five (35) square feet.

35.630 LANDSCAPING

1. Natural features, such as rock out-cropping and water courses, should be incorporated into the project's design whenever possible.

2. Landscaped areas should be protected from damage from automobiles by the use of bumper guards, etc.

3. Pedestrian areas should be shaded with landscaping whenever possible.

4. A landscaping theme should be utilized and shall be in accordance with Section 10.000 LANDSCAPING. Landscaping plans shall exhibit an organized concept, not just an arrangement of plants with appropriate irrigation.

5. On site plans, the type, size and number of plants, and the location and design of landscaped areas should be shown, along with the irrigation systems.

35.640 SCREENING

1. Trash receptacles shall be screened. The screening shall be designed so that garbage collection vehicles can easily service these areas.

2. Exterior mechanical and electrical equipment, such as meter boxes, electrical and gas connections, solar devices, etc., should be screened whenever possible.

3. Screening can be accomplished by using site obstructing vegetation or site obstructing fences which are made of materials that are architecturally compatible with the principal buildings.

4. Screening for trash receptacles should be a minimum of six (6) feet in height.

5. Roof-mounted mechanical equipment should be screened in a manner architecturally compatible with the building whenever possible.

6. All utility stations and substations shall be screened with landscaping or a site obstructing fence.

7. All utilities should be placed underground whenever feasible.

PROJECTS SHOULD BE DESIGNED TO MINIMIZE INTERFERENCE WITH THE PRIVACY, QUIET AND VIEWS OF NEIGHBORS

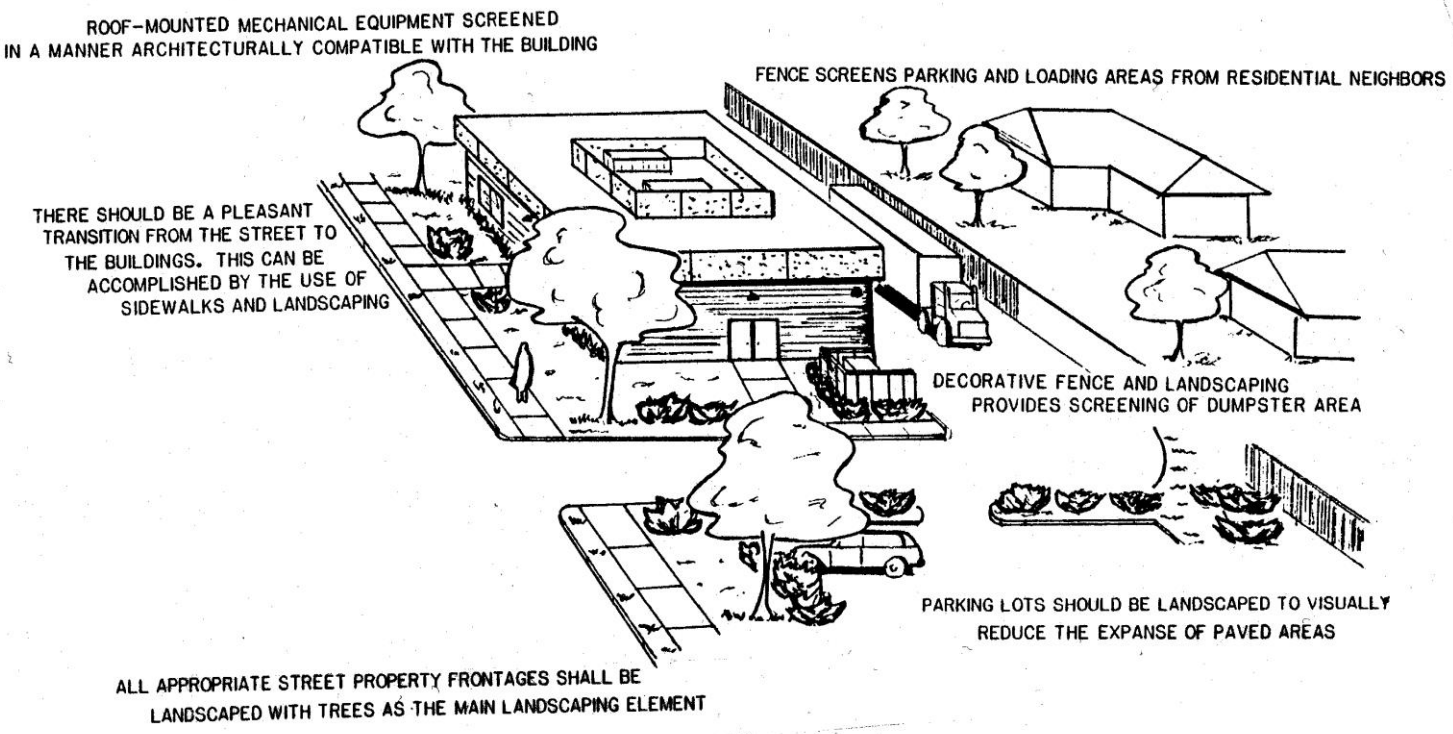


FIGURE 1: SITE DEVELOPMENT

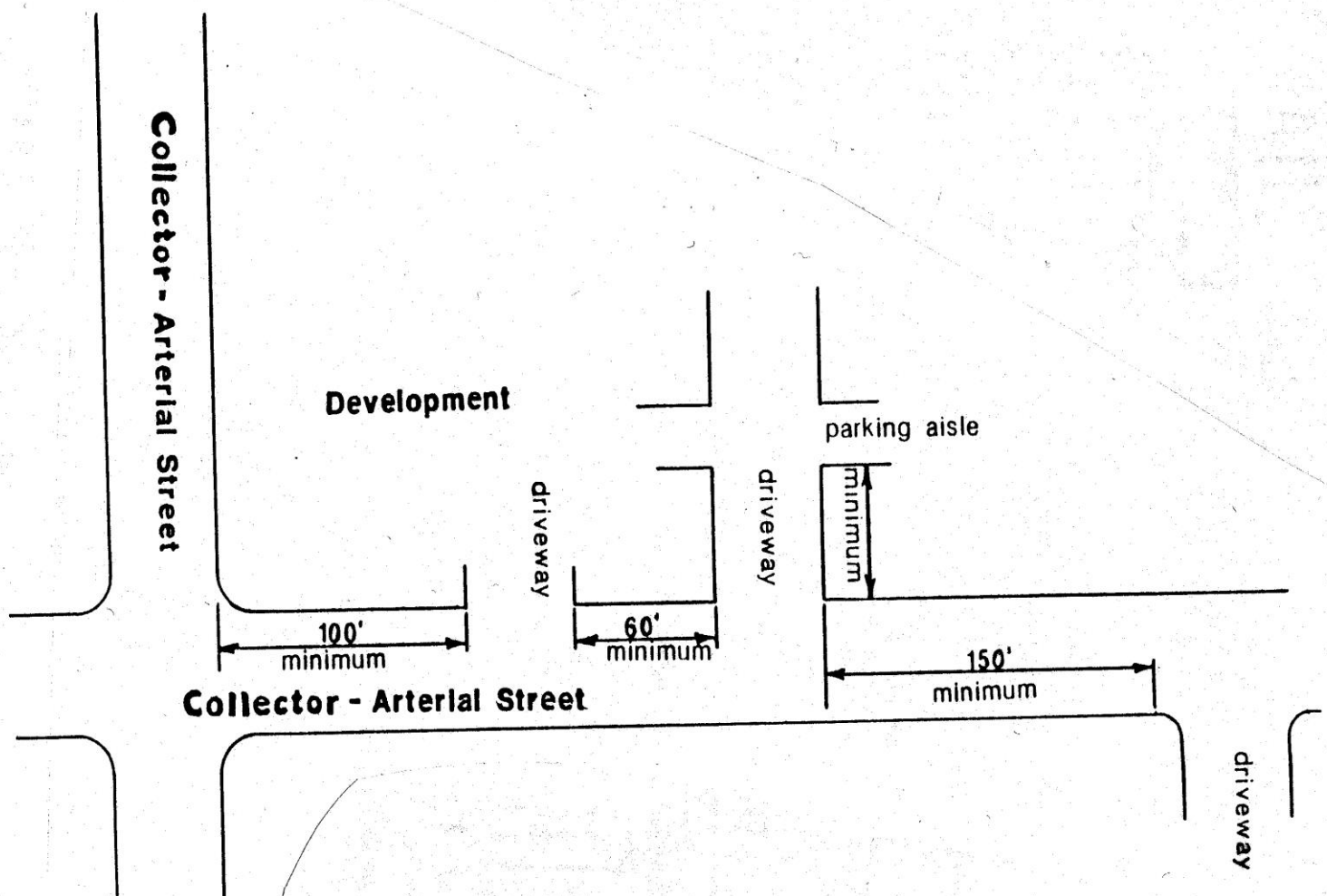
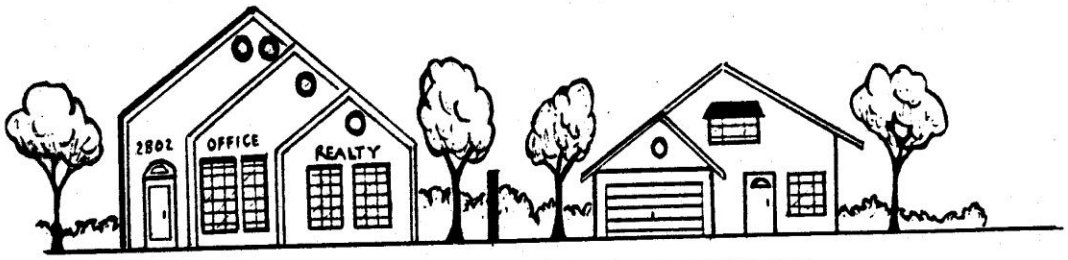


FIGURE 2: DRIVEWAY GUIDELINES

FIGURE 3: BUILDING COMPATIBILITY



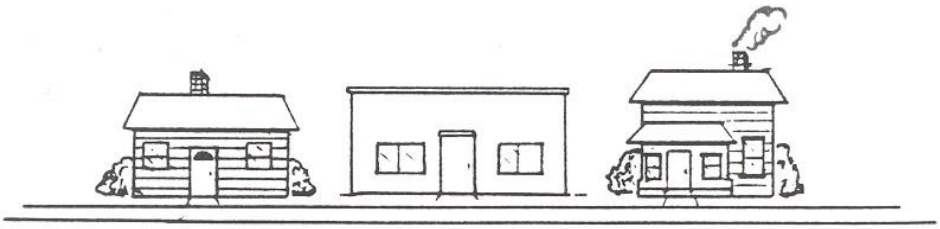
NON-RESIDENTIAL USE

RESIDENTIAL USE

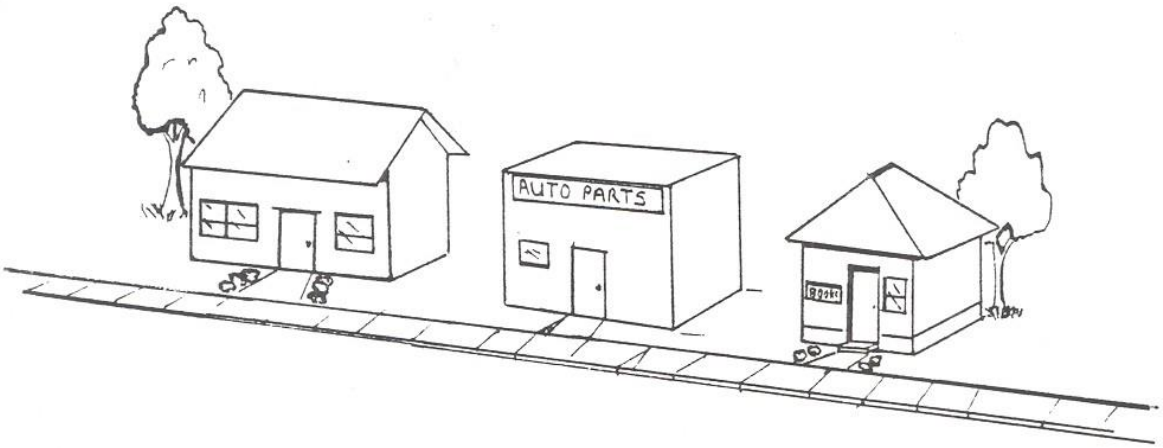
BUILDINGS SHOULD BE COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER

PROPORTION, SCALE, CONTINUITY AND BALANCE SHOULD PREVAIL IN ALL ASPECTS OF A PROJECT

FIGURE 4: BUILDING INCOMPATIBILITY

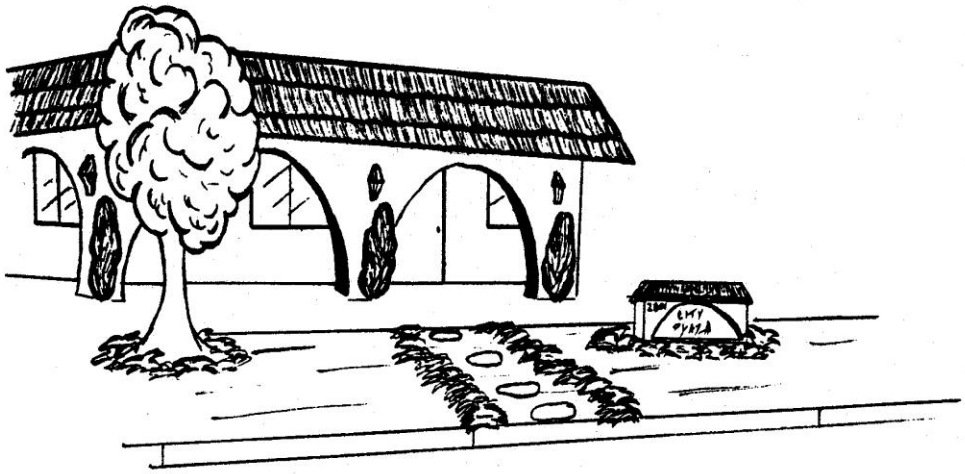


AVOID BUILDINGS THAT VIOLATE THE EXISTING SCALE, SIZE AND PROPORTION OF THE AREA AND ADJACENT BUILDINGS

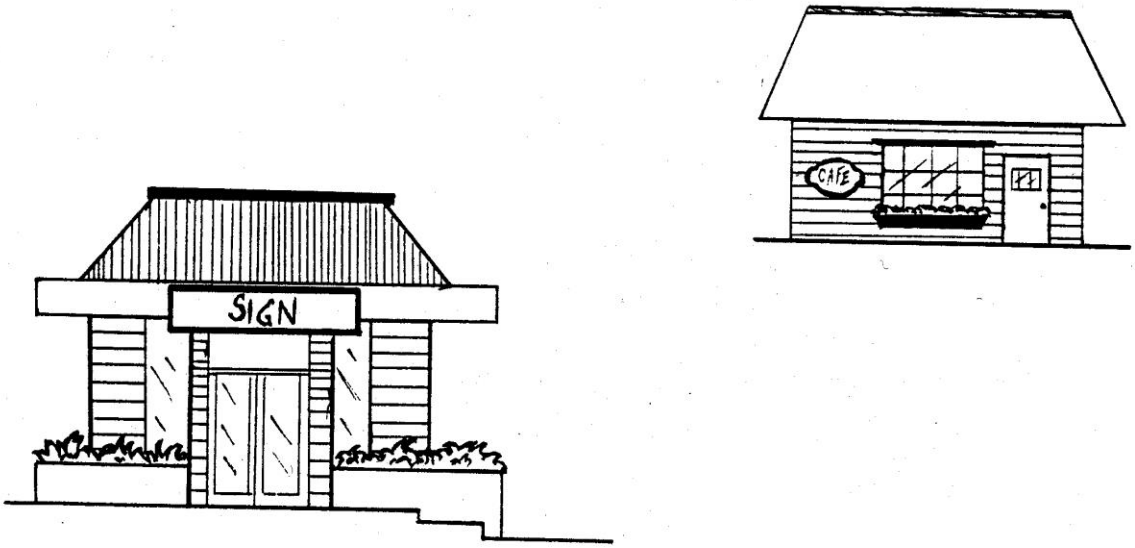


BREAK UP UNINTERESTING BOXLIKE FORMS

FIGURE 5: SIGN EXAMPLES



ONLY BUILDING SIGNS AND MONUMENT STYLE SIGNS ARE PERMITTED



SIGNS SHOULD REFLECT THE ARCHITECTURAL THEME OF THE PRINCIPAL BUILDINGS

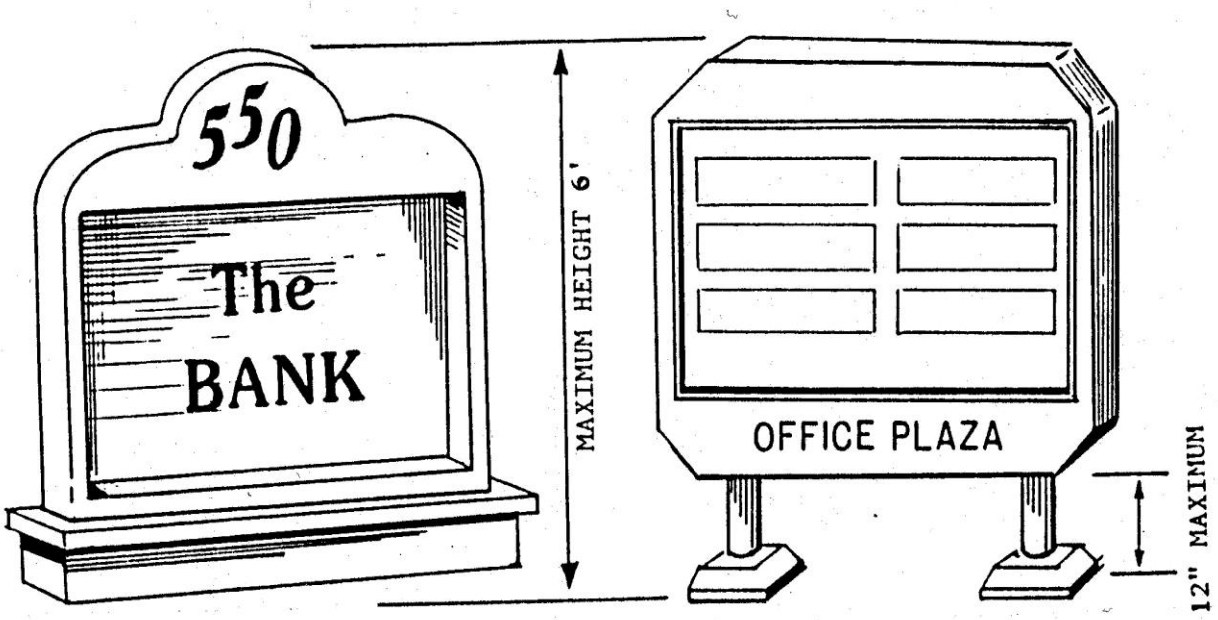


FIGURE 6: MONUMENT STYLE FREESTANDING SIGNS

ON SITE PLANS, THE TYPE, SIZE AND NUMBER OF PLANTS AND THE LOCATION AND DESIGN OF LANDSCAPED AREAS SHOULD BE SHOWN

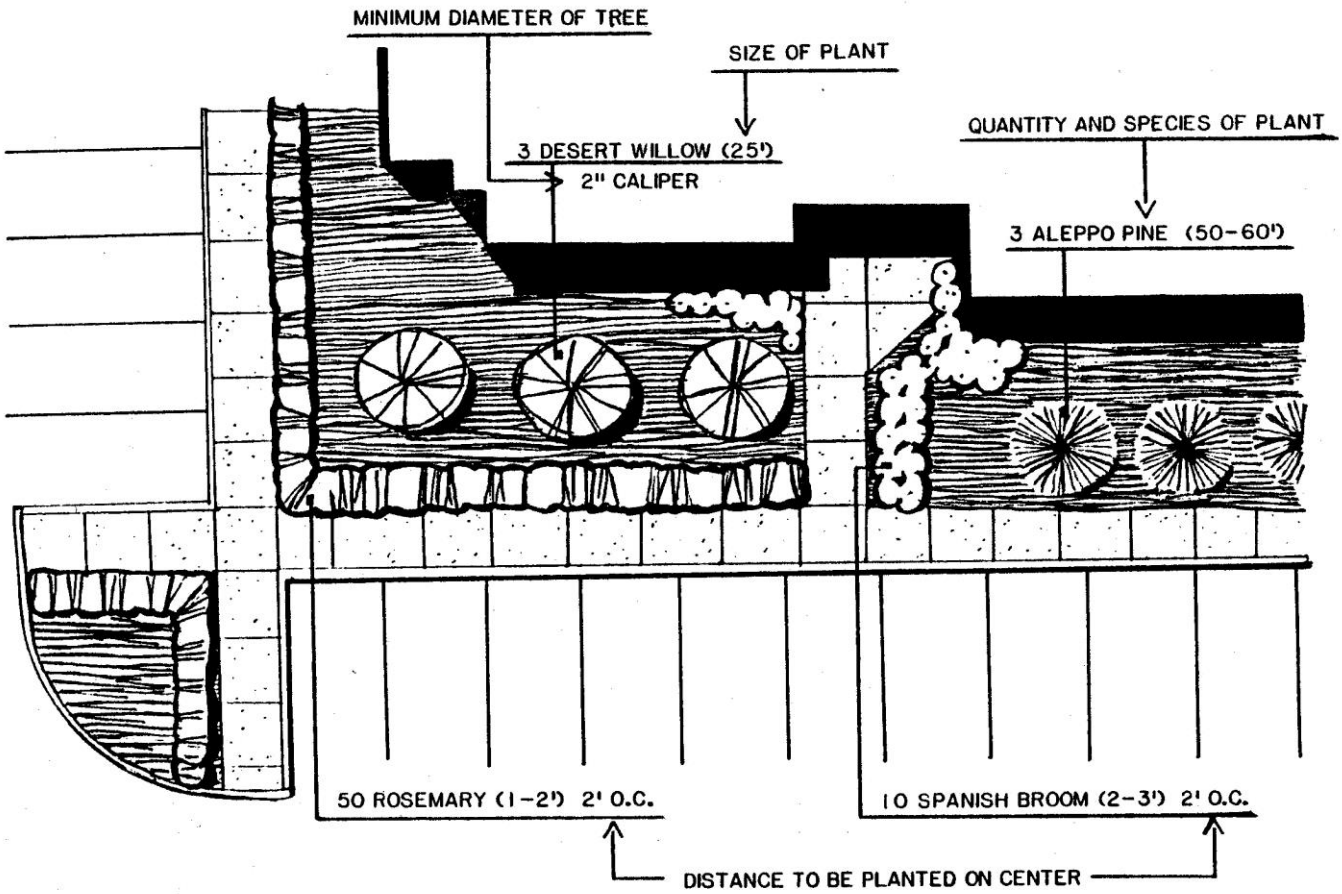


FIGURE 7: TYPICAL LANDSCAPE PLAN

EXHIBIT 1

CITY OF KINGMAN
DESIGN REVIEW CHECKLIST
Hualapai Mountain Road Area Plan

DATE: _____ APPLICANT: _____

PROJECT: _____

LEGAL DESCRIPTION: _____

_____

REVIEWED BY: _____

APPROVED: _____ DISAPPROVED: _____

REQUIRES REVISIONS FOR APPROVAL: _____

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SITE DEVELOPMENT
			Minimum street setback twenty (20) feet or minimum of zoning district whichever is greater.
			Limited curb cuts on to street.
			Access to street is at street intersection.
			Project is designed to minimize traffic problems.
			Street grid responds to topography.
			Sidewalks with tree landscaping.
			Exterior lighting in accordance to Outdoor Lighting Code.
			Site organization takes into account relation of buildings to street, landscaping, open spaces and adjacent sites.
			Proportion, scale, continuity and balance prevails.
			Project retains natural topography and is compatible with immediate environment. Damage to natural environment is minimized.
			Project designed to minimize interference with privacy, quiet and views of neighbors.
			Other:
			Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	BUILDINGS
			Buildings are compatible with neighborhood character and with colors and textures of surrounding environment.
			Avoid all glass or all metal buildings. Highly reflective materials avoided.
			Other:
			Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SIGNS
			Signs fall within the allowable type, number, size, height and square footage.
			Signs are building signs and/or monument style freestanding sign.
			Signs reflect the architectural theme of the principal buildings.
			Other:
			Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	LANDSCAPING
			Site plans include landscaping plan that shows type, size, number and location of plants, and irrigation systems.
			Recommended plants are used.
			Street property frontages landscaped with trees as the main landscaping element.
			Parking lot landscaped.
			Natural features incorporated into project's design.
			Pedestrian areas landscaped.
			Landscaped areas protected from automobile damage.
			Other:
			Comments:

APPROVED	REVISIONS NEEDED	NOT APPLICABLE	SCREENING
			Trash receptacles screened by a minimum 6 foot screen.
			Trash areas easily accessible by garbage collection vehicles.
			Exterior mechanical and electrical equipment screened.
			Roof-mounted mechanical equipment screened in a manner architecturally compatible with building.
			Utilities placed underground.
			Utility stations/substations screened.
			Other:
			Comments:

36.000 HUALAPAI MOUNTAIN MEDICAL CENTER – PLANNED DEVELOPMENT DISTRICT (HMMC-PDD)

36.100 INTENT AND PURPOSE

The Hualapai Mountain Medical Center – Planned Development District is intended to provide for the development of the Hualapai Mountain Medical Center Subdivision with uses and services to the needs of the community, region and public at large. Such areas will provide a wide variety of goods and services in establishments whose operating characteristics require good exposure in a readily identifiable and accessible commercial and professional setting. Provisions of this district are designed to ensure that such commerce will be compatible with adjacent, non-commercial development and to minimize any undesirable effects of heavy traffic or other operating characteristics.

36.200 GENERAL PROVISIONS

36.210 PERMITTED USES

Land shall be used and buildings/structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following permitted uses:

Ambulance services
Banks and financial institutions
Book and stationery stores
Boarding and rooming houses
Catering establishments
Churches, including accessory uses such as schools and pre-schools
Computer and electronic component sales
Convalescent or nursing home
Delicatessen
Drafting service
Flower shops and conservatories
Fuel and ice sales – retail only
Gift shops
Health centers
High-density multiple-family developments
Hotels – including dining and meeting rooms
Instructional Schools or Trade Schools, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences (not providing housing, dormitories or sleeping overnight). No truck driving schools.
Laboratories – medical, dental with accessory research, and testing
Laundries
Linen supply services
Mail order houses
Medical and dental clinics
Meeting halls
Offices – business, professional or public
Office supply stores
Opticians, optometrists and ophthalmologists
Orthopedic and medical appliance stores – but not including assembly or manufacture of such articles
Parking lots and storage garages for automobiles
Public and private utility service yards
Public libraries
Recording studios

Restaurants
Schools, commercial or trade, not involving any danger of fire, explosion nor offensive noise, vibration, smoke, dust, odor, glare, heat or other objectionable influences. No truck-driver schools.
Secretarial services
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is fifty (50) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Accessory uses to the above permitted uses. Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

36.220 USES WHICH MAY BE PERMITTED BY CONDITIONAL USE PERMIT

The following uses may be permitted subject to approval of a Conditional Use Permit as provided in Section 29.000: CONDITIONAL USE PERMITS:

Pre-fabrication units – used for offices only
Recreational vehicle parks
Research, development and testing laboratory facilities
Travel trailer park
Wireless Communication Facilities located or co-located on an existing building or structure, if concealed or camouflaged. Maximum height of all facilities is two-hundred-fifty (250) feet. (See also Subsection 26.1000: WIRELESS COMMUNICATION FACILITIES in Section 26.000: GENERAL DEVELOPMENT STANDARDS.)

Uses not explicitly enumerated in this section as permitted uses but closely similar thereto, provided that these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance.

36.300 GENERAL

36.310 LOT AREA

All lots hereafter created in this district shall contain a minimum of seventy-five-hundred (7,500) square feet. The specified lot area size is not intended to prohibit two (2) or more separate uses on a lot where the lot is in undivided ownership.

36.320 LOT WIDTH

Not less than seventy-five (75) feet

36.330 YARDS

Yard abutting street: no minimum

Side yard and rear yard: There shall be no requirements, except where a side or rear lot line coincides with a lot line in an adjacent residential district. Such yard shall not be less than ten (10) feet in depth and such yard may be used for parking.

36.340 BUILDING HEIGHT

Not to exceed fifty (50) feet. Churches, schools, hospital, sanitariums and other public and semi-public buildings may exceed 50-feet if the minimum depth of required rear yards and the minimum width of the required side yards required are increased one (1) foot for each two (2) feet by which the height of such public and semi-public structure exceeds the prescribed height limit.

36.350 DISTANCE BETWEEN BUILDINGS

Buildings not actually adjoining shall be provided with a minimum six (6) foot separation.

36.360 OFF-STREET PARKING AND OFF-STREET LOADING

See Section 22.000: OFF-STREET PARKING AND LOADING REQUIREMENTS

36.370 CONDUCT OF USES

All business, service, storage, and merchandise display shall be conducted wholly within an enclosed building or an opaque enclosure, including porches, except for off-street automobile parking, off street loading, and the usual pumping operations of gasoline sales and permitted open sales or storage lots. Vehicle repair and service work may be performed outside of an enclosed building. Any vehicle that does not have the repair completed by the end of the business day must be placed in an enclosed building or behind a screen enclosure that meets the standards of Section 26.800 STORAGE FACILITIES, subsection 26.810 ALL COMMERCIAL AND INDUSTRIAL USES HAVING PERMITTED OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE, MATERIAL, OR EQUIPMENT. Mechanical equipment erected or constructed outside an enclosed building necessary to repair or service vehicles may be permitted by conditional use permit.

When a lot is used for commercial purposes and abuts a lot within any developed residential district, a masonry wall of not less than six (6) feet or more than eight (8) feet in height shall be erected and maintained along the abutting side and/or rear yard line prior to occupancy of the building.

Said wall shall be reduced to thirty-six (36) inches in height within a required front yard of the adjacent residential property. In the case where the developed commercial lot abuts an undeveloped residential district, which has been identified as having commercial potential by an approved land use plan, the masonry wall requirement may be deferred until such time as the abutting lot is developed in a residential manner. At this point in time, the owner of the abutting commercial property shall have six (6) months, from the date of Certificate of Occupancy for the residence is issued, to construct the required masonry wall. If there is a dedicated alley or public roadway separating the commercial property from the residential property, the alley or public roadway shall serve as the buffer and the masonry wall shall not be required unless so specified by ordinance relating to the rezoning of the subject property.

36.400 SIGNS

36.410 EXCEPTIONS

The provisions of this Code shall ***not*** apply to:

1. Signs, flags, pennants or insignias of any Nation, State, County, City or other political unit.

2. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays or events.

3. Signs not visible or intended to be viewed from beyond the boundaries of the lot or parcel upon which they are located, including but not limited to menu boards, operating instructions for gasoline pumps or car washes, etc.

4. Official traffic, fire or police signs, signals, devices and markings used by any authorized public agency or the posting of notices as required by law.

5. Address and mail boxes.

6. Signage necessary for helipads and parking lot markings.

36.420 DEFINITIONS

The definition of signs in this section shall be those definitions stated in Section 25.200 of the Zoning Ordinance of the City of Kingman.

36.430 GENERAL PROVISIONS

Compliance: It is unlawful for any person to erect, install, repair, alter or relocate any sign or advertising structure without obtaining from the Zoning Administrator a written permit to do so, paying the fees prescribed and conforming to any complying with all of the provisions of this Code.

Measurement of Signs: For the purpose of determining the area of any sign, the following criteria shall be used:

a. For on-premise signs, the sign area shall be calculated from the measurement of the circumscribed frame area, said area including all wording, symbols and integrated background. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the sign area, except that only one (1) face of a double faced sign shall be considered in determining the sign area, providing both faces are parallel to each other; not more than thirty (30) inches apart, and enclosed.

b. Where a sign consists only of individual letters, numerals, symbols or other similar components, and is painted on, or attached flat against the wall of a building, and where such individual components are without an integrated background definition, and are not within a circumscribed frame area. The total area of the sign shall be the sum of the areas of squares or rectangles surrounding each individual letter.

Maintenance: Each sign shall be maintained in a safe, presentable and good condition, including the replacement of defective parts, painting, repainting, cleaning and other acts required for the maintenance of said sign. Any sign which is located on property which becomes vacant and unoccupied for a period of three (3) months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his business, or a sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change of ownership or

management of such business shall not be deemed abandoned unless the property remains vacant for a period of six (6) months or more. Off-premises sign structure shall be deemed as abandoned if left vacant and unoccupied for a period of three (3) months or more.

Projection of Signs: Signs may be permitted to project over the public right-of-way in accordance with the following;

a. Signs may be permitted to project over public right-of-way in commercial zones in accordance with Section 403 of the current edition of the Uniform Sign Code adopted by the Common Council.

b. Any permanently installed sign entirely separate from any structure (free-standing) shall be located entirely upon private property and otherwise in conformance with all requirements of this Code and the Uniform Sign Code and shall not be higher than forty (40) feet above curb level.

Murals: Murals are permitted on exterior building walls. The area or the mural will not count as a building sign in commercial or industrial areas, if the mural focuses primarily on the celebration or commemoration of local, state or national history, culture organizations or events, personalities or groups and does not have written or pictorial content promoting a commercial business, service or product. An acknowledgment of sponsorship of the mural by a commercial entity is permitted provided the area of the sponsorship acknowledgement is no greater than twenty (20) square feet in area or twenty percent (20%) of the mural area, whichever is less. In no case can the mural be converted to a permanent off-premise sign unless the display meets all requirements of off-premise signs within Section 25.000. Any painted mural shall be maintained in a presentable condition and shall not be allowed to deteriorate and become a visual blight in the area. The property owner or sponsor shall be responsible for maintenance of said mural.

36.440 ERECTION OF SIGNS

1. All signs shall be designed and constructed in accordance with the current edition of the Uniform Sign Code as adopted by the Common Council

2. All electric signs shall conform in design and construction to the appropriate of the electrical code as adopted by the Common Council.

3. All signs shall be erected in conformance with Section 26.000: GENERAL DEVELOPMENT STANDARDS, INTERSECTION VISIBILITY AND CORNER CUTBACK.

36.450 TEMPORARY SIGNS

The following temporary signs ***are*** permitted:

Construction – Signs identifying the site of a building under construction; the maximum size of the sign shall be thirty-two (32) square feet.

Tract Sales – Tract signs concerning the original public sale of property on a subdivision tract are allowed only on the subdivided land being sold. Signs shall be a maximum of ninety-six (96) square feet; spaced a minimum of four-hundred (400) feet apart and are to be unlighted. Where construction or tract sales exceed one (1) year, the permit may be renewed annually until construction or sales are completed. There shall be allowed no more than two (2) signs for each subdivision tract except that if a subdivision tract contains one-hundred-sixty (160) acres or more, then a maximum of four (4) signs will be allowed.

Real Estate Signs – Non-illuminated real estate signs not exceeding eight (8) square feet in single-family residential zones; sixteen (16) square feet in area in multiple-family residential zones; and, thirty-two

(32) square feet in area in commercial and industrial zones, pertaining only to the lease, sale or rental of the property shall be allowed.

Political and Ideological Signs – Political and ideological signs on behalf of candidates for public office or measures on primary, general or special election ballots, or ideological issues are permitted in all zoning districts subject to the following regulations:

1. Such signs shall not be located within the public right-of-way, within a required visibility triangle, or on city property or buildings.

2. Such signs shall be located on property with the owner's permission. Property owners may remove any political or ideological sign on his or her property at any time.

3. Such signs shall be removed within fifteen (15) days following the primary or special election, except the successful candidates may leave them in their present location until (15) days after the general election, at which time the signs shall be removed.

4. The person, political party, or parties responsible for the erection or distribution of any such signs shall be jointly and individually liable for their removal.

5. Such signs shall not exceed six (6) square feet in non-commercial zoning districts; and cannot exceed fifty (50) square feet in all other districts.

6. Such freestanding signs shall not exceed three (3) feet in height in non-commercial zoning districts; and shall not exceed the maximum freestanding sign height in all other zoning districts.

7. Sign permits are not required, nor do political signs count against a property's otherwise allowable signage area. A person, persons, or organizations planning to erect political or ideological signs greater than six (6) square feet shall submit to the City Clerk's office the name and contact information of the person responsible for the proper erection, maintenance, and removal of the signs.

8. Due to the weathering and degradability of the material of temporary political or ideological signs, no individual sign shall remain in place longer than one hundred and twenty (120) days. This restriction does not apply to political or ideological messages located on permanent sign structures permitted through the non-political and ideological provisions of these sign regulations.

9. Any signs which are deemed to be unsafe, defective or which create an immediate hazard to persons or property or are not in compliance with the provisions of this section shall be declared to be a public nuisance and shall be subject to immediate removal by the city.

10. Any such signs removed by the city shall be held by the city no less than ten (10) days. The city shall make attempt to contact the responsible person for the sign to advise that person of the removal. The responsible person may pick up their signs from the city after ten (10) days, the city may destroy the signs in their possession.

11. All candidates, groups, or committees must comply with Arizona revised statutes and federal law regarding political or campaign signs and reporting requirements.

Price Signs – Price signs shall be allowed in commercial and industrial zones for a permitted use. The area required for a price sign shall be included as a part of the total signage allowed by this Code for the business use. Price signs shall be on-premise signs only.

Special Event Signs – These signs are permitted if a Special Event Permit is obtained from the City Clerk's Office and are subject to the following regulations:

1. These signs shall be permitted in the C-1, C-2, C-3, I-1 and I-2 zoning districts, commercial planned development districts and for non-residential uses in residential districts.

2. A Sign Permit at no fee must be obtained from the Development Services Department.

3. Limited to six (6) special events per year.

4. The signs are limited to banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

5. The signs can be displayed for fourteen (14) days per event.

6. The on-premise signs shall not exceed sixty (60) square feet per sign and there is no limit on the number of signs.

7. These signs shall be no taller than thirty (30) feet from the average finished grade of the property.

8. The applicant may display off-premise signs with the property owner's written permission. The signs are limited to sixty (60) square feet per parcel. The written permission for each property shall be attached to the sign permit application.

9. The signs shall not be illuminated.

10. These signs shall be contained on private property and shall not be placed in the public right-of-way or be attached to any landscape hedge or bush, streetlight and signal poles, street or regulatory signs, or utility poles. A banner may be placed across the right-of-way on the designated poles located on Andy Devine Avenue between Locomotive Park and the Powerhouse. A banner placed at this location is exempt from the square footage limitations.

11. These signs shall be removed by no later than the day following the conclusion of the event.

12. The signs shall be maintained in safe, presentable and good condition.

13. The applicant is responsible for maintaining, repairing and removing the temporary signs.

Grand Opening Signs:

1. These signs shall be permitted in C-1, C-2, C-3, I-1 and I-2 zoning districts and commercial planned development districts.

2. A Sign Permit at no fee must be obtained form the Development Services Department.

3. All businesses shall be permitted to display grand opening signs, on a onetime basis, for a maximum of thirty (30) consecutive days.

4. Grand opening signs are limited to on-premise signs consisting of banners, pennants, wind-driven spinners, streamers, balloons, flags, inflatable structures/signs and signs made of paper or plastic.

5. These signs shall be contained on private property and shall not be placed in the public right-of-way, or be attached to any landscape hedge or bush, street light and signal poles, street or regulatory signs, or utility poles.

6. These signs shall be no taller than thirty (30) feet from the average finished grade of the property.

7. The signs shall not exceed sixty (60) square feet per sign and there is no limit on the number of signs.

Sign Walker Signs – Temporary off-premise signs worn, held or balanced by an individual for commercial purpose are permitted subject to the following criteria:

1. A sign permit at no fee must be obtained from the Development Services Department. Non-profit organizations holding funding events are exempt from this requirement.

2. Sign walkers are only allowed in the C-1, C-2, C-3, I-1 and I-2 zoning districts and commercial planned development districts.

3. The sign can be no larger than ten (10) square feet.

4. A sign walker may only locate on a sidewalk but must keep at least four (4) feet in width of the sidewalk unimpeded.

5. The sign must be worn, held or balanced while standing.

6. No shade structure, chair or sitting device may be setup in the City of Kingman right-of-way or in the landscaping and/or required parking of any business.

7. The spinning, waving, bouncing, tossing, throwing, juggling of signs is prohibited.

8. A business shall only be allowed to use sign walkers for up to ten (10) consecutive days in any thirty (30) day period and there shall be at least a 20-day period before the commencing of another 10-day period.

9. Sign walkers are prohibited from standing in the median of streets, in travel lanes, and landscaping and unimproved rights-of-way areas.

10. Sign walkers may not be located within the twenty-five (25) foot site triangle as defined by Section 26.000 of the Zoning Ordinance.

11. Sign walkers are permitted only from 8:00 a.m. to 8:00 p.m.

12. Sign walkers shall not use audio devices to attract attention to their sign or business.

13. Illumination of signs or costumes is prohibited.

Weekend Signs – These signs are temporary weekend off-premise signs. This may be permitted, subject to the following criteria applying to these signs only.

1. Signs may be two (2) sided but may not be illuminated.

2. Signs may be placed on weekends only. (Friday, after 5:00 P.M., and Saturday and Sunday). These signs must be removed before 8:00 A.M., Monday morning or will be subject to confiscation at owner's expense.

3. No sign of this nature may be placed in a public right-of-way.

4. Signs of this nature may be placed on private property only with permission of the owner.

5. Signs may not exceed three (3) square feet in area, or thirty (30) inches in height and must be professional in appearance.

6. Signs may not obstruct the safe movement of traffic at corners, driveways or other locations.

36.460 PROHIBITED SIGNS

Notwithstanding any other provisions of this Code, the following types of signs ***are*** prohibited in the City of Kingman:

1. "A" frames and other similar portable signs of any nature. Parking of Advertising Vehicles Prohibited – no persons shall park any vehicle or trailer on a public property or on private property so as to be visible from a public right-of-way which has attached thereto or located thereon any sign or advertising devise for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby property. This section is not intended to prohibit any form of vehicular signage such as lettering on a motor vehicle.

2. Signs painted on the exterior of fences and roofs.

3. Signs resembling official traffic control devices of any nature.

4. Signs which display a continuous or sequential operation in which any exposed or shielded incandescent lamp exceed twenty-five (25) watts.

5. Any exposed incandescent lamp with a red wattage in excess of forty (40) watts.

6. Any exposed incandescent lamp with an internal metallic reflector.

7. Any exposed incandescent lamp with an external reflector.

8. Any revolving beacon light.

9. Abandoned signs. (See nonconforming)

10. Revolving signs.

36.470 PERMITTED ON-PREMISES SIGNS

1. **Entrance Signs**.

   A. Main Entrance.
   1. One main entrance sign per lot is permitted.
   2. The structure, including the sign copy shall not exceed 300-square feet.
   3. The main entrance sign shall be located at least 25-feet from all curb lines and entirely out of the public right-of-way.
   4. The sign structure shall not exceed 20-feet in height.
   5. If there is any illumination, the sign shall be internally lit and the light element shall not directly visible.

   B. Secondary Entrance Sign. The number of entrance signs shall not exceed the number of secondary entrance driveways from the public streets.
   1. One sign per each entrance, other than the main entrance per lot is permitted.
   2. The structure, including the sign copy shall not exceed 125-square feet.
   3. The main entrance sign shall be located at least 25-feet from all curb lines and entirely out of the public right-of-way.

4. The sign structure shall not exceed 15-feet in height.
5. If there is any illumination, the sign shall be internally lit and the light element shall not directly visible.

2. Building Signs.

1. The combination of all building mounted signs on all of the buildings shall not exceed one (1) square foot of sign for every 2.5 linear feet of street frontage of the lot that the buildings are located.
2. No signs shall be mounted on or above the roof.
3. If there is any illumination, the sign shall be internally lit and the light element shall not directly visible.

3. Directional Signs.

A. Primary Directional Signs

1. At least one primary directional sign is permitted for lot, with additional primary directional sign for each five full (5) acres over initial five (5) full acres.
2. A primary directional sign shall not exceed 35-square feet
3. A primary directional sign shall not be greater than 7-feet in height.
4. If there is any illumination, the sign shall be internally lit and the light element shall not visible.
5. No primary directional sign shall be located in the public right-of-way.

B. Secondary Directional Signs

1. At least one secondary directional sign is permitted for lot, with additional primary directional sign for each five full (5) acres over initial five (5) full acres.
2. A secondary directional sign shall not exceed 24-square feet.
3. A primary directional sign shall not be greater than 6-feet in height.
4. If there is any illumination, the sign shall be internally lit and the light element shall not visible.
5. No secondary directional sign shall be located in the public right-of-way.

C. Tertiary Directional Signs

1. At least one tertiary directional sign is permitted for lot, with additional primary directional sign for each five full (5) acres over initial five (5) full acres.
2. A tertiary directional sign shall not exceed 18-square feet.
3. A primary directional sign shall not be greater than 4.5-feet in height.
4. If there is any illumination, the sign shall be internally lit and the light element shall not visible.
5. No tertiary sign shall be located in the public right-of-way.

36.480 PERMITS

1. A sign shall not hereafter be erected, re-erected, constructed, altered or maintained, except as provided by these regulations, in accordance with the adopted Sign Code, and after a permit for the same has been issued by the Building Official. A separate permit shall be required for a sign or signs for each business entity, and a separate permit shall be required for each group of signs on a single supporting structure. In addition, electrical permits shall be obtained for electrical signs.

2. Application for a permit shall be made to the Building Official upon a form provided by the City and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City, including drawings to scale indicating the sign legend or advertising message, sign location, dimensions, construction specifications, electrical components and wiring, method of attachment and character of structural members to which

attachment is to be made, and the location of the sign hole and finished sign in relation to the property line and public right-of-way.

3. The Building Official shall issue a permit for the erection, alteration or relocation of a sign within the City when the application, therefore, has been properly made and the sign complies with all appropriate laws and regulations of the City, as verified and approved.

4. Before issuing any sign permit required by this Code, the Building Official shall collect a fee in accordance with Section 304 of the latest edition of the Uniform Building Code as adopted by the Common Council. Temporary real estate signs in excess of eight (8) square feet in area are required to purchase an annual permit at a fee of five (5) dollars yearly from date of purchase for each sign. Each temporary real estate sign must clearly display the issued permit number in the front lower right hand corner of the sign.

5. Once a building permit has been issued, the permit will be governed in accordance with the appropriate provisions of the adopted Building Code.

6. The following signs shall not require a sign permit. These exemptions shall not be construed as relieving the owner of the sign from the responsibility of its erection and maintenance, and its compliance with the provisions of this Code or any other law or Ordinance regulating the same.

   a. The changing of the advertising copy or message on a painted or printed sign only. Except for theater marquees and similar signs specifically designed for the use or replaceable copy, electric signs shall not be included in this exception.

   b. Painting, repainting or cleaning of an advertising structure or the changing of the advertising copy or message thereon shall not be considered an erection or alteration which requires a sign permit unless a structural change is made.

36.500 ENFORCEMENT

The Zoning Administrator is charged with the enforcement of this Code and it shall be his duty to enforce all regulations covered by this Code.