



City of Kingman, AZ

Zoning Ordinance Update

Monthly Update – October 2019

November 1, 2019

This update summarizes work completed by Lisa Wise Consulting Inc. (LWC) specific to Task 1 (Background and Technical Analysis) and Task 3 (Administrative Draft) for the project to update the City of Kingman Zoning Ordinance.

September 2019

- LWC prepared agendas and participated in bi-weekly phone calls with City staff on October 17th and October 31th and completed summary notes for each call.
- The Style Guide which provides clear direction on the use of terms, layout, how cross-references are handled, use of fonts, etc. was completed and submitted to staff with a sample page layout showing a mock-up of a few typical pages. Final templates that will be used for inserting text and tables as the new Zoning Code is drafted were also completed.
- LWC completed work on an annotated Table of Contents for the new Zoning Code based on staff comments received on the first draft submitted in late September. The proposed Table of Contents will ensure a well-organized, user-friendly, and easily expanded/updated Zoning Code for the City.
- LWC created detailed spreadsheets that summarize the allowed land uses in all residential, commercial, industrial, open space and PDD zones. These tables will be used to analyze and identify gaps and inconsistencies between uses and zones and will form the basis for developing updated land use tables in the new Zoning Code. Similar tables for analyzing development standards such as setbacks, lot coverage, FAR, etc. were also developed for the residential zones.
- Work also commenced on a first draft of Title 1 (Title, Purpose, and Jurisdiction) that was submitted to staff on October 31, 2019. Work on Title 3 (Zoning Districts), and in particular the residential zones continues, and should be completed by the first week of November.
- Ongoing project management tasks.

Next Steps

- Work on Task 3 (Administrative Draft Regulations by Phase) will continue with the completion of the residential zones, commercial zones, and industrial zones in the weeks ahead, to be followed by the open space and PDD zones. Staff is developing a spreadsheet summarizing all PDDs in the City that will be used to inform the approach for PDDs moving forward.