



# City of Kingman, AZ

## Zoning Ordinance Update

### Monthly Update – November 2019

**December 27, 2019**

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

#### **November 2019**

- LWC prepared agendas and participated in bi-weekly phone calls with City staff on November 15<sup>th</sup> and November 26<sup>th</sup> and completed summary notes for each call.
- LWC continues to update the detailed spreadsheets summarizing the allowed land uses in all residential, commercial, industrial, open space, and planned development district (PDD) zones. These tables are being used to analyze and identify gaps and inconsistencies between uses and zones. They are the foundation for developing updated land use tables in the new Zoning Code. City staff has completed a review of all the use categories and zones and provided comments to LWC. LWC also completed a detailed analysis of the City's almost 40 PDDs and is exploring options with staff for the best approach for rolling these forward into the new Zoning Code.
- Following receipt of comments from staff, an Administrative Draft of Title 1 (Title, Purpose, and Jurisdiction) has been completed. As work on the remainder of the Zoning Code continues, minor edits and clarifications will continue to be made in this Title as necessary. The document template for the new Zoning Code was also corrected, updated, and improved.
- Work on Title 3 continues. City staff have reviewed and commented on the first draft of Division 3-20 (Residential Zones), an Administrative Draft of which has been completed. As work on the remainder of the Zoning Code continues, minor edits and clarifications will continue to be made in this Title as necessary. Similarly, work on Division 3-30 (Commercial Zones) and Division 3-40 (Industrial Zones) continued. It is expected that a first draft of the commercial zones will be submitted to City staff for their initial review by mid-December.
- Also, LWC has combed through the existing Zoning Ordinance and has identified and copied into a working document all the definitions that are included throughout the existing ordinance. This will make it easier to update and complete Title 5 (Definitions).

- Ongoing project management tasks, including preparation of the monthly newsletter.

### **Next Steps**

- Work on Task 3 (Administrative Draft Regulations by Phase) will continue with the completion of the commercial zones, and industrial zones in the weeks ahead, to be followed by the open space and PDD zones. Initial reviews and comments on some of the Citywide standards will also commence, starting with the landscaping division.