



# City of Kingman, AZ

## Zoning Ordinance Update

### Monthly Update – December 2019

**January 23, 2020**

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.

#### **December 2019**

- LWC prepared agendas and participated in bi-weekly phone calls with City staff on December 3<sup>rd</sup> and December 30<sup>th</sup> and completed summary notes for each call. LWC also met with City staff in a local restaurant on December 9<sup>th</sup> to review progress on the Code update, learn about the department reorganization, and discuss and answer questions on the existing Development Code.
- LWC has completed a preliminary draft of Title 3 (Zones) including Division 3-20 (Residential Zones), Division 3-30 (Commercial Zones), Division 3-40 (Industrial Zones), Division 3050 (Recreation Open Space Zone), and Division 3-70 (PD Zones). Partial work on Division 3-60 (Overlay Zones) has also been completed pending confirmation of the approach to the expanded Historic Overlay District. 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.
- LWC participated in a meeting and call with Karl Eberhard in mid-December to discuss the timing and approach for the expanded Historic Overlay District, the outcome of which was discussed with City staff in the biweekly call in January.
- Division 3-20 (Residential Zones) was also updated and expanded to include a new R-1-5A Zone (Residential: Single-Family, Attached, min. 2,000 sf lot size) that was included based on the number of Planned Development Districts previously approved for this housing type.
- Preliminary work on the development standards for the updated Zoning Code continues (Title 4, Supplemental Standards). LWC completed preliminary reviews of the parking, lighting, and landscaping sections, and after receiving comments from staff have completed first drafts of the landscaping (Division 4050) and parking (Division 4-70) divisions.

- Ongoing project management tasks, including preparation of the monthly newsletter and discussions with City staff on refinements to the project schedule and deliverables.

### **Next Steps**

- Ongoing work on Task 3 (Administrative Draft Regulations by Phase) including completion of first drafts of the remaining development standards in Title 4 (Supplemental Standards) such as signs, outdoor lighting, fences and screening, etc. Work will also commence on first drafts of the form-based code elements to be included in the new Zoning Code as well as Title 2 (Administration, Procedures, and Enforcement).