

**CITY OF KINGMAN  
MEETING OF THE PLANNING AND ZONING COMMISSION  
DUE TO THE COVID-19 PANDEMIC, THIS MEETING WILL BE HELD  
ELECTRONICALLY**

**5:30 PM**

**SPECIAL MEETING ACTION AGENDA Wednesday, June 3, 2020**

**\*\*A member of the Commission may be attending the meeting telephonically\*\***

**REGULAR MEETING**

**CALL TO ORDER AND ROLL CALL ALL COMMISSIONERS WERE PRESENT EXCEPT FOR COMMISSIONER MCCOY WHO WAS EXCUSED.**

**PLEDGE OF ALLEGIANCE**

**1. CONSIDERATION OF PUBLIC COMMENTS**

Those wishing to address the Planning and Zoning Commission need not request permission in advance. Action taken as a result of public comments will be limited to directing staff to study the matter or rescheduling the matter for consideration and decision at a later time pursuant to A.R.S. 38-431 et al.

**a. Public Comment Process**

Residents wishing to comment must contact the city clerk, Annie Meredith no later than 9:00 AM on June 3, 2020. Comments will be accepted in written and standard audio format (.wav or .mp4). Audio comments must be under 3 minutes in length and can be submitted to the city clerk by email: [ameredith@cityofkingman.gov](mailto:ameredith@cityofkingman.gov) or by dropping them off to the Clerk's Office located at 310 N. 4th Street.

Residents can also watch the Council and/or Commissions meetings live streamed at [youtube.com/cityofkingman](https://www.youtube.com/cityofkingman) or Cable Channel 4.

**2. NEW BUSINESS**

**a. Public Meeting on the Zoning Ordinance Update**

The consultant for the Kingman Zoning Ordinance Update, Lisa Wise Consulting, Inc., will provide a presentation to the Kingman Planning and Zoning Commission. The presentation will cover the current progress on the Zoning Ordinance update, including overview of the administrative draft, a discussion on legal issues in regards to signs, and an overview of form-based codes. **NO ACTION WAS TAKEN.**

**3. ANNOUNCEMENTS BY COMMISSION MEMBERS**

Limited to announcements, availability or attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff. No discussion on any of these items.

**4. ADJOURNMENT MOTION TO ADJOURN WAS PASSED BY A VOTE OF 6-0**



**CITY OF KINGMAN  
COMMUNICATION TO COUNCIL**

**TO:** Planning and Zoning Commission Members

**FROM:** Rich Ruggles, Planning Services Manager

**MEETING DATE:** June 3, 2020

**AGENDA SUBJECT:** Public Comment Process

---

**SUMMARY:**

Residents wishing to comment must contact the city clerk, Annie Meredith no later than 9:00 AM on June 3, 2020. Comments will be accepted in written and standard audio format (.wav or .mp4). Audio comments must be under 3 minutes in length and can be submitted to the city clerk by email: [ameredith@cityofkingman.gov](mailto:ameredith@cityofkingman.gov) or by dropping them off to the Clerk's Office located at 310 N. 4th Street.

Residents can also watch the Council and/or Commissions meetings live streamed at [youtube.com/cityofkingman](https://youtube.com/cityofkingman) or Cable Channel 4.

**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning and Zoning	Ruggles, Rich	Approved	5/28/2020 - 9:17 AM



**CITY OF KINGMAN  
COMMUNICATION TO COUNCIL**

**TO:** Planning and Zoning Commission Members  
**FROM:** Rich Ruggles  
**MEETING DATE:** June 3, 2020  
**AGENDA SUBJECT:** Public Meeting on the Zoning Ordinance Update

---

**SUMMARY:**

The consultant for the Kingman Zoning Ordinance Update, Lisa Wise Consulting, Inc., will provide a presentation to the Kingman Planning and Zoning Commission. The presentation will cover the current progress on the Zoning Ordinance update, including overview of the administrative draft, a discussion on legal issues in regards to signs, and an overview of form-based codes.

**FISCAL IMPACT:**

**STAFF RECOMMENDATION:**

The presentation is for discussion only. No commission action will be taken at this meeting.

**ATTACHMENTS:**

Description  
Power Point

**REVIEWERS:**

Department	Reviewer	Action	Date
Planning and Zoning	Ruggles, Rich	Approved	5/27/2020 - 5:41 PM

# Update:

# Kingman Zoning Ordinance

## Planning and Zoning Commission

June 3<sup>rd</sup>, 2020



# Meeting Overview

Why Are We Here?

Introduce the Zoning Ordinance Update

Overview of Administrative Draft Zoning Code

An Introduction to *Reed v. Town of Gilbert*

Introduction to Form-Based Codes



# Why are we here?

RFP issued – December 2018

Desire for a “*state of the art, modern, comprehensive, legally defensible, user-friendly zoning ordinance*”

LWC selected after interview process

Final contract approved - June 18, 2019

Kick-off call with City staff - July 10, 2019

Admin. Draft Zoning Code – March 2020



## **ZONING ORDINANCE**

**Readopted May 7, 2001**

Updated through February 5, 2019

# Lisa Wise Consulting Inc.



# Our Team and Our Clients

## RESUMÈ

Founded in 2006

Over 120 projects including:

20 specific and master plans in California and the U.S.

23 development codes

49 economic/finance projects

20 housing elements

31 working waterfront projects

22 multi-firm projects in lead role

## DEGREES & CERTIFICATES

Masters of City & Regional Planning

Masters of Business Administration

Masters of Planning

Masters of Architecture

M.S. Accountancy

AICP Members

CNU Accredited Professional

B.S. City & Regional Planning

B.S. Town & Regional Planning

B.A. Environmental Studies

B.S. Business Administration

B.S. Urban and Regional Studies

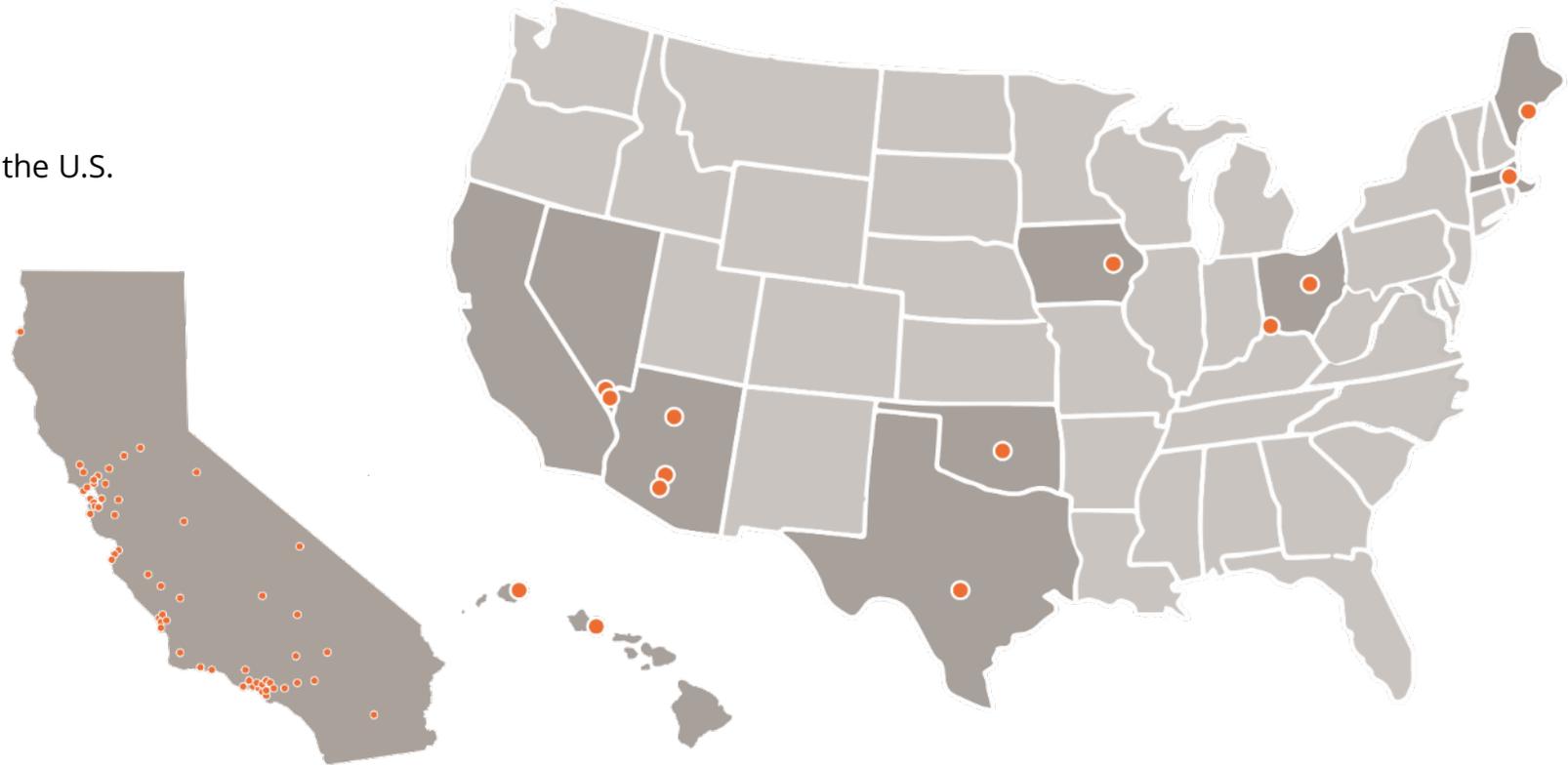
B.A. Geography

B.A. Economics

B.A. Psychology

B.A. History

B.A. Political Science



LWC has worked with over **100** cities throughout the U.S.

LWC has completed **60+** zoning/LDC codes

# Purpose of Zoning Ordinance Update

Kingman Zoning Ordinance adopted 1971

Readopted in May 2001

Last updated in February 2019

Text amended over **290** times

City has processed **516** zone changes



# Key Themes – Audit and Recommendations Report

## The Current Zoning Ordinance Is ...

Inconsistent

Complicated

Confusing

Imprecise

Disorganized

Antiquated

Disjointed

Unpredictable

# Key Themes – Audit and Recommendations Report

**Code Usability**

**Zoning Districts**

**Use Regulations**

**Development Standards**

**Development Review and Approval**

**Conformance with State and Federal Law**

**The Current Zoning Ordinance Is ...**

Inconsistent

Complicated

Confusing

Imprecise

Disorganized

Antiquated

Disjointed

Unpredictable

**The Updated Zoning Code Will Be ...**

Consistent

User Friendly

Coherent

Concise

Integrated

Contemporary

Innovative

Predictable

Involving Kingman residents

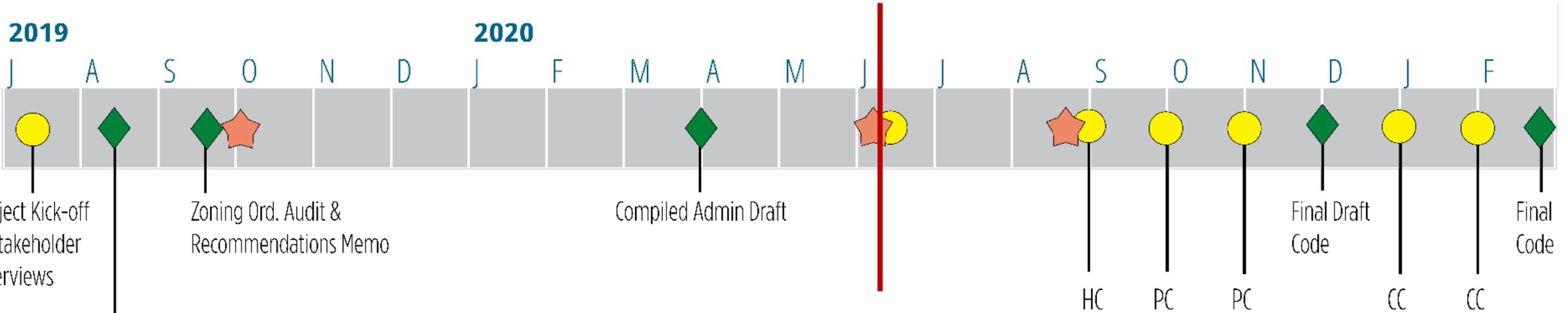
Implementing the General Plan

# Our Schedule

● Meeting/Outreach

★ Workshop

◆ Deliverable



Project Kick-off & Stakeholder Interviews

Zoning Ord. Audit & Recommendations Memo

Compiled Admin Draft

Final Draft Code

Final Code

Annotated Outline & Style Sheet

HC

PC

PC

CC

CC

*"Kingman needs a coherent code that is clear and easy to use with more graphics, tables, etc., so it is easy to see what rules apply and what can or cannot be developed."*

- Stakeholder





# Overview of Administrative Draft Zoning Code

# Implementing The General Plan

## Land Use & Growth Area Element Goal

*“To promote managed, economically sound and orderly growth that supports a variety of land uses, conserves natural resources, reduces automobile dependency, and provides for the logical expansion of infrastructure and service capacities.”*

# Major Code Changes

## Existing Code TOC

TABLE OF CONTENTS	
SECTION 1.000	1
2.000 RULES AND DEFINITIONS	27
3.000 RESIDENTIAL: SINGLE-FAMILY	41
4.000 RESIDENTIAL: MULTIPLE-FAMILY DISTRICT	45
50.000 RESIDENTIAL: MANUFACTURED HOME	51
6.000 RESIDENTIAL: FACTORY-BUILT	57
7.000 RURAL RESIDENTIAL	59
8.000 RECREATIONAL OPEN SPACE	61
9.000 RESERVED FOR FUTURE USE	63
10.000 LANDSCAPING	65
11.000 COMMERCIAL: NEIGHBORHOOD CONVENIENCE (C-1)	75
12.000 COMMERCIAL: COMMUNITY BUSINESS (C-2)	79
13.000 COMMERCIAL: SERVICE BUSINESS (C-3)	85
14.000 C-2: HMR OVERLAY DISTRICT: DISTRICT REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA	91
15.000: BANK STREET DESIGN REVIEW OVERLAY DISTRICT	107
16.000 LIGHT-INDUSTRY (I-1)	113
17.000 HEAVY-INDUSTRY (I-2)	119
18.000 KINGMAN CROSSING PLANNED DEVELOPMENT DISTRICT	123
19.000 PLANNED DEVELOPMENT DISTRICT (PDD)	155
20.000 PERFORMANCE STANDARDS	161
21.000 HILLSIDE DEVELOPMENTS	163
22.000 OFF-STREET PARKING AND LOADING REQUIREMENTS	169
23.000 RESERVED FOR FUTURE USE	183
24.000 HOME OCCUPATION REGULATIONS	185
25.000 SIGN CODE	189
26.000 GENERAL DEVELOPMENT STANDARDS	217
27.000 ADMINISTRATION & ENFORCEMENT	235
28.000 BOARD OF ADJUSTMENT	239
29.000 CONDITIONAL USE PERMITS	243
30.000 NONCONFORMING BUILDINGS, STRUCTURES AND USES OF LAND	251
31.000 AMENDMENTS AND ZONE CHANGES	255
32.000 SEPARABILITY	261
33.000 HISTORIC OVERLAY DISTRICT (HOD)	263
34.000 OUTDOOR LIGHTING CODE	277
35.000 OVERLAY DISTRICT: DESIGN REVIEW MANUAL FOR THE HUALAPAI MOUNTAIN ROAD AREA PLAN	281
36.000 HUALAPAI MOUNTAIN MEDICAL CENTER - PLANNED DEVELOPMENT DISTRICT (HMMC-PDD)	295

## New Code TOC

Table of Contents	
<b>Content:</b>	
<b>Title 1: Title, Purpose and Jurisdiction</b>	
<b>Division 1-10: Title</b>	
1-10.010 Title	
1-10.020 Zoning Map	
<b>Division 1-20: Legislative Intent</b>	
1-20.010 Legislative Intent	
1-20.020 Purpose of the Zoning Code	
1-20.030 Consistency with the General Plan and Other Adopted Regulations	
<b>Division 1-30: Authority</b>	
1-30.010 Authority	
1-30.020 Responsibility for Administration	
1-30.030 Applicability	
1-30.040 Rules of Interpretation	
1-30.050 Rules for Construction of Language	
1-30.060 Computation of Time	
1-30.070 Calculation of Fractions	
1-30.080 State Law Requirements	
1-30.090 Rules of Transition	
<b>Division 1-40: Severability</b>	
<b>Division 1-50: Effective Date</b>	
1-50.010 Effective Date	
Kingman Zoning Code	I-10.1



# Major Code Changes

## Title 1: Title, Purpose and Jurisdiction

- Title
- Legislative Intent
- Authority
- Severability
- Effective Date

### Title 1: Title, Purpose and Jurisdiction

---

#### 1-10 Title

---

##### Sections:

1-10.010	Purpose
1-10.020	Zoning Map

#### 1-10.010 Title

---

- A. This document shall be known and may be cited as "The City of Kingman Zoning Code" or "the Zoning Code." Within this Title it may also be known as "this Code" or "these regulations."
- B. The Zoning Map that is a part of this Zoning Code shall be known as "The City of Kingman Official Zoning Map" or "Zoning Map" (See Division 6-50 (Zoning Map)).
- C. The Zoning Code and the Zoning Map shall be subject to change from time to time as may be determined by the Council.

#### 1-10.020 Zoning Map

---

- A. **Adoption.**  
The Zoning Map, which divides the City of Kingman (City) into zones, together with all explanatory notes provided on the Zoning Map, is adopted by reference and declared to be a part of this Code.
- B. **Zone Boundaries and Zone Classification Changes.**
  - 1. Where designated on the Zoning Map, the boundaries defining a zone align with street, alley, or lot lines or follow the boundary of the City limits. Zone boundaries may be specifically indicated by dimensions in adopting ordinances, in which case their location shall be determined by the scale of the Zoning Map.
  - 2. If the location of the zone boundaries is unclear or the zone boundaries do not align with street, alley, or lot lines, the Board of Adjustment shall interpret and decide on the location of the zone boundaries.
  - 3. If, in compliance with the provisions of this Code, changes are made to zone boundaries, zone classifications, or other matters set forth on the Zoning Map, such changes shall be entered on the Zoning Map within 30 days following the effective date of the ordinance adopting the change.
- C. **Maintenance of Zoning Map.**  
The Zoning Map shall be kept on file in the office of the Director and shall be maintained in electronic format by the Information Technology Division, as authorized by the Director.

# Major Code Changes

## Title 2: Administration, Procedures and Enforcement

- Permits & Approval
- Code Text & Map Amendments
- Nonconforming Provisions
- Variances
- Appeals
- Enforcement

### Title 2: Administration and Procedures

#### 2-30.070 Notice of Public Hearings

Prior to consideration of any action for a General Plan amendment, specific plan amendment, text amendment, Zoning Map amendment, Conditional Use Permit, Variance, or Appeal, notice shall be given in compliance with the requirements of this Section. In those cases where a public hearing is required as part of the approval process, no hearing shall be scheduled until the applicant has paid the required fee(s). Fees are listed in Appendix 1 (Planning Fee Schedule). All of the following applicable provisions shall be met:

##### A. Notice Requirements.

Public notification required under this Title, shall be subject to the following requirements, unless as may be otherwise specified in the City Code or as set forth in A.R.S. Any changes to Arizona Law notice requirements shall have control over this provision in the manner of providing notice.

Application Type	Section	Type of Notification Required			
		Published	Mailed	Posted	Neighborhood Meeting
Conditional Use Permit		•	•	•	•
Temporary Use Permit		None			
Sign Permit		None			
Site Plan Review		None			
Zoning Map Amendment		•	•	•	•
Zoning Code Text Amendment		•			
Variance		•	•	•	
Appeal		•	•	•	

1. Table 3.30.010.A (Summary of Notice Requirements) summarizes the notice requirements of the procedures in this Title.
2. All required notifications as specified in Table 3.30.010.A must include:
  - a. The date, time and place of the hearing;
  - b. A general explanation of the matter to be considered;
  - c. A general description of the area affected; and
  - d. Indication of where additional information on the matter may be obtained.

# Major Code Changes

## Title 2: Administration, Procedures and Enforcement

- Permits & Approval
  - Development Agreements
  - Home Occupation Permits
  - Parking Lot Maintenance Permits
  - Temporary Use Permits
  - Zoning Verification

### **2-40 Permits and Approvals**

---

#### **Sections:**

2-40.010	Purpose
2-40.020	Building Permits and Certificates of Occupancy
2-40.030	Conditional Use Permits
2-40.040	Development Agreements
2-40.050	Home Occupation Permits
2-40.060	Minor Improvement Permits
2-40.070	Minor Modifications to Development Standards
2-40.080	Historical Preservation Procedures
2-40.090	Parking Lot Maintenance Permits
2-40.100	Sign Permits – Permanent Sign Structures
2-40.110	Sign Permits – Wall Banner Signs
2-40.120	Site Plan Review and Approval
2-40.130	Temporary Use Permits
2-40.140	Zoning Verification

# Major Code Changes

## Title 3: Zones

- 12 Residential Zones
- 3 Commercial Zones
- 2 Industrial Zones
- Recreational Open Space Zone

**Table 3-10.A: Zones**

<b>Zone Symbol</b>	<b>Name of Zone</b>
<b>Residential Zones</b>	
R-1-5A	Residential: Single-Family, Attached, min. 2,000 sf lot size
R-1-6	Residential: Single-Family, min. 6,000 sf lot size
R-1-10	Residential: Single-Family, min. 10,000 sf lot size
R-1-20	Residential: Single-Family, min. 20,000 sf lot size
R-1-40	Residential: Single-Family, min. 40,000 sf lot size
RR	Rural Residential
R-2	Residential: Multi-family, Low Density
R-3	Residential: Multi-family, Medium Density
R-4	Residential: Multi-family, High Density
R-MH-6	Residential Manufactured Home, min. 6,000 sf lot size
R-MH-20	Residential Manufactured Home, min. 20,000 sf lot size
R-MH-40	Residential Manufactured Home, min. 40,000 sf lot size
<b>Commercial Zones</b>	
C-1	Commercial: Neighborhood Convenience
C-2	Commercial: Community Business
C-3	Commercial: Service Business
<b>Industrial Zones</b>	
I-1	Light Industry
I-2	Heavy Industry

# Major Code Changes

## Title 3: Zones

- 4 Overlay Zones
  - Bank Street Design Review Overlay Zone
  - Hualapai Mountain Road Area
  - Historic Overlay District Zone
  - Transect Overlay Zone
- 2 Planned Development Zones (PDZ)
  - Hualapai Mountain Medical Center
  - Kingman Crossing

<b>Overlay Zones</b>	
BS-DRO	Bank Street Design Review Overlay Zone
C-2 HMR	Hualapai Mountain Road Area
H	Historic Overlay District Zone
T	Transect Overlay Zone
<b>Planned Development Zones</b>	
HMMC-PDD	Hualapai Mountain Medical Center
KC-PDD	Kingman Crossing

# Major Code Changes

## Title 3: Zones

- Use Table per Zone type
  - Residential
    - R-1 and RR
    - Multi-Family & Manufactured Home
  - Commercial
  - Industrial
  - Recreation and Open Space
  - Planned Development Zones

Table 3-20.B: Allowed Uses (Multi-Family and Manufactured Home Zones)							
"P" = Permitted Use; "CUP" = Conditional Use Permit required; "--" Use not allowed							
Land Use	Specific Use Regulations	Residential Zones					
		R-2	R-3	R-4	R-MH-6	R-MH-20	R-MH-40
<b>Animal Keeping</b>							
Animal Keeping		Refer to Kingman Municipal Code, Chapter 3 (Animals)					
Horses with a residential use		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
All Agricultural Uses		--	--	--	--	--	P <sup>2</sup>
<b>Recreation, Education &amp; Assembly</b>							
Colleges		P	P	P	P	P	P
Golf Courses and Facilities		CUP	CUP	CUP	CUP	CUP	CUP
Libraries, Museums		P	P	P	CUP	CUP	CUP
Schools - Public and Charter		P	P	P	P	P	P
Schools - Private		P	P	P	P	P	P
<b>Public Assembly</b>							
Public Assembly Indoor, General		CUP	CUP	CUP	CUP	CUP	CUP
Public Assembly Outdoor, General		CUP	CUP	CUP	CUP	CUP	CUP
<b>Residential</b>							
Accessory Buildings and Structures		P	P	P	P	P	P
Accessory Dwelling Units	3-80.030	P	P	P	P	P	P
Co-housing		P	P	P	--	--	--
Congregate Care Facilities		P	P	P	--	--	--

# Major Code Changes

## Title 3: Zones

- Dimensional Standards Table
  - Residential Zones
  - Commercial Zones
  - Transect Zones
  - Planned Development Zones

Table 3-20.C: Development Standards (R-I and RR Zones)						
"ft" = feet; "sf" = square foot						
	R-I-5A	R-I-6	R-I-10	R-I-20	R-I-40	RR
Corner Lots (exterior) (ft)	5	5	5	15	20	20
Rear (min.) (ft)	15	15	15	20	20	20
<b>Building Form Requirements</b>						
Building Height (max.) (ft)	30	30	30	30	30	40 <sup>2</sup>
Building Coverage (max.)	50%	50%	40%	35%	20%	20%
Distance Between Buildings	Refer to the min. fire separation requirements in the Building Code					
<b>Lot Requirements</b>						
Area (sf)						
Minimum (sf)	2,000	6,000 <sup>3</sup>	10,000	20,000	40,000	40,000
Maximum (sf)	5,000	-	-	-	-	-
Lot Width (min.)	50	50	80	100	150	150
<b>Other Requirements</b>						
Encroachments	See Division 4-30					
Fences, Walls and Screening	See Division 4-40					
Landscaping	See Division 4-50					
Outdoor Lighting	See Division 4-60					
Parking	See Division 4-70					
Signs	See Division 4-90					
<b>End Notes:</b>						
<sup>1</sup> Standards for accessory buildings and structures are in Section 3-80.020 (Accessory Buildings and Structures).						
<sup>2</sup> Max. 3 stories.						
<sup>3</sup> See Table 3-20.E (Development Standards for Recorded Lots Prior to January 1, 1945) for additional standards						

# Major Code Changes

## Title 3: Zones

### **Zone Consolidations**

- Creation of R-1-5A
- R-1-8 combined with R-1-6
- Removed R-MH-8 and R-MH-10
- Removed Residential Factory-Built Zone
- Planned Development District -> Planned Development Zone
- Combine Hualapai Mountain Road Area Plan Overlay District with Hualapai Mountain Road Area Plan

# Major Code Changes

## Title 3: Zones

- Specific to Uses Section
  - Accessory Dwelling Units (ADUs)
  - Commercial Campground
  - Live Work
  - Medical Marijuana Uses
  - Mixed-Use
  - Temporary Uses

### 3-80 Specific to Uses

#### Sections:

3-80.010	Purpose & Applicability
3-80.020	Accessory Buildings & Structures
3-80.030	Accessory Dwelling Units (ADU's)
3-80.040	Accessory Wind Energy Systems
3-80.050	Animal Keeping
3-80.060	Automobile Service Station and Convenience Store
3-80.070	Automobile/ Vehicle Repair Garage – Major/Minor
3-80.080	Bed and Breakfasts
3-80.090	Co-housing
3-80.100	Commercial Campground
3-80.110	Community Garden
3-80.120	Day Care Home & Center
3-80.130	Drive-through Retail or Service Facility
3-80.140	Fairgrounds
3-80.150	Home Occupation
3-80.160	Homeless Shelter
3-80.170	Live/Work
3-80.180	Manufactured Homes
3-80.190	Medical Marijuana Uses

# Major Code Changes

## Title 4: Supplemental Design Standards

- Supplemental Standards
  - Architectural Design Standards
  - Building Heights
  - Encroachments
  - Fences, Walls, and Screening
  - Landscaping
  - Outdoor Lighting
  - Parking

Table 4-70.A: Motor Vehicle Parking Spaces Required	
Use	Number of Required Spaces
<b>Animal Keeping</b>	
Animal Keeping	1 space per 1,000 sq ft of lot area
<b>All Agricultural Uses</b>	
Livestock, Auction, Feed Yards and Sales	1 space per 1,000 sq ft of lot area
<b>Industrial, Manufacturing, Processing &amp; Wholesaling</b>	
Animal Slaughter and Meat Processing Facility	1 space per 500 sq ft of gross floor area
Carpenter or Cabinet Shops	1 space per 500 sq ft of gross floor area
Equipment Rental Yard - Heavy	1 per 1,000 sq ft of lot area
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale	1 per 1,000 sq ft of lot area
Junk Yards	1 per 5,000 sq ft of lot area
Machine Shops	1 space per 500 sq ft of gross floor area
Machine and Tool Rental	1 space per 500 sq ft of gross floor area
Manufacturing and Processing, Light	1 space per 500 sq ft of gross floor area
Manufacturing and Processing, Heavy	1 space per 500 sq ft of gross floor area
Medical Marijuana Offsite Cultivation Location	1 per 1,000 sq ft of gross floor area
Mini-storage Warehousing	1 per 1,000 sq ft of gross floor area
Mixing and/or preparation of concrete and asphalt	1 per 1,000 sq ft of lot area
Outdoor Storage or Display - Construction Storage/Supply Yards	1 per 1,000 sq ft of lot area
Quarrying Operations	1 per 5,000 sq ft of lot area
Research, development, and testing laboratory facilities	1 per 1,000 sq ft of gross floor area
Small Scale Manufacturing	1 per 1,000 sq ft of gross floor area
Vehicle Towing/Impound Yard	1 per 500 sq ft of lot area
Warehousing	1 per 1,000 sq ft of gross floor area
Wholesaling and Distribution	1 per 1,000 sq ft of gross floor area
<b>Recreation, Education &amp; Assembly</b>	

# Major Code Changes

## The Updated Zoning Code Will Be ...

Consistent  
User Friendly  
Coherent  
Concise  
Integrated  
Contemporary  
Innovative  
Predictable  
Involving Kingman residents  
Implementing the General Plan

Code Usability

Zoning Districts

Use Regulations

Development Standards

Development Review and  
Approval

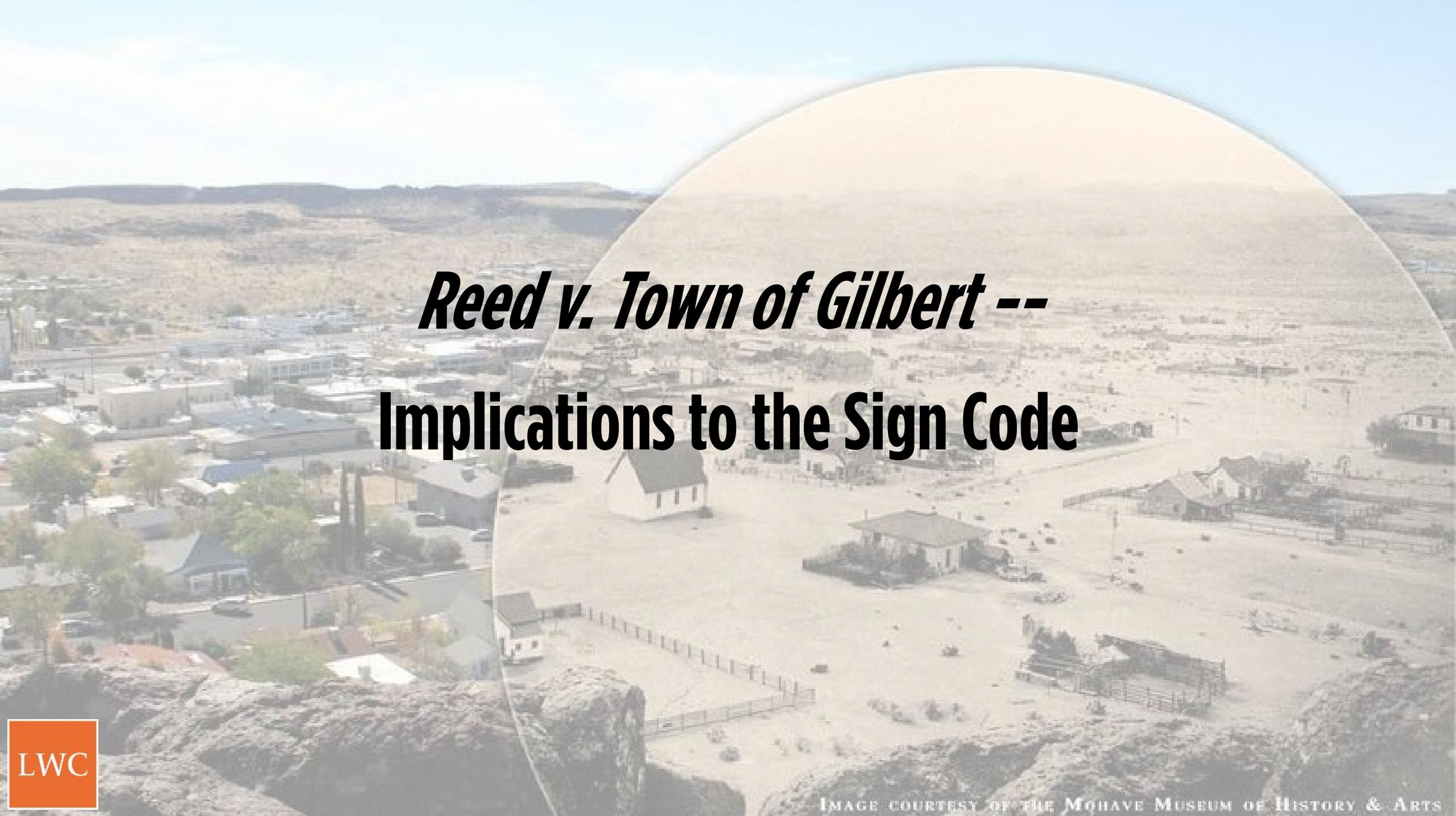
Conformance with State and  
Federal Law

# Gaps pending staff discussion

- Planning Fee Schedule as an Appendix
- Minor Improvement Permits
- Historical Preservation Procedures/HPO
- Nonconforming Lots of Record
- Loss of Nonconforming Status timeframe
- Appeals of Dedications
- Telecommunication Facilities
- Signs

An aerial photograph of a town in a desert landscape, with a semi-transparent circular overlay in the center. The town features various buildings, including a prominent white church with a dark roof. The surrounding area is arid and hilly.

# Questions/Discussion



*Reed v. Town of Gilbert* --  
**Implications to the Sign Code**

# *Reed v. Town of Gilbert*

*Reed v. Town of Gilbert*, US Supreme Court No. 135 S.Ct. 2218, 2015

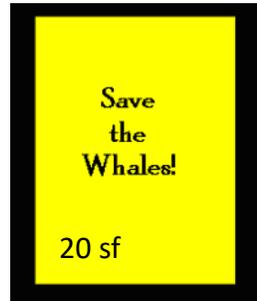


"Temporary Directional Signs Relating to a Qualifying Event"

# Reed v. Town of Gilbert

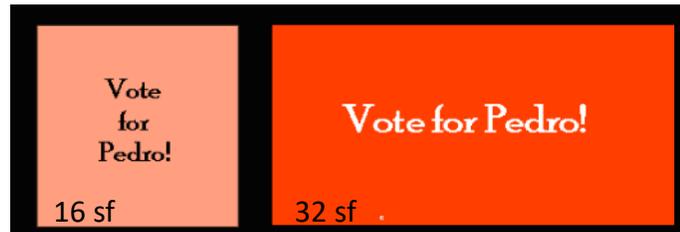
*Reed v. Town of Gilbert*, US Supreme Court  
No. 135 S.Ct. 2218, 2015

Ideological



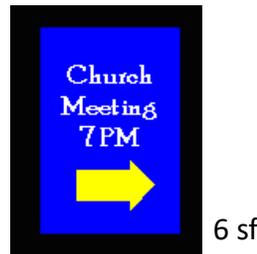
Where?	How long?
Anywhere	As long as you want

Political



Where?	How long?
Residential (16 sf) NR / public / ROW (32)	60 before primary 15 after general

Temporary  
Directional Sign  
Relating to a  
Qualifying Event

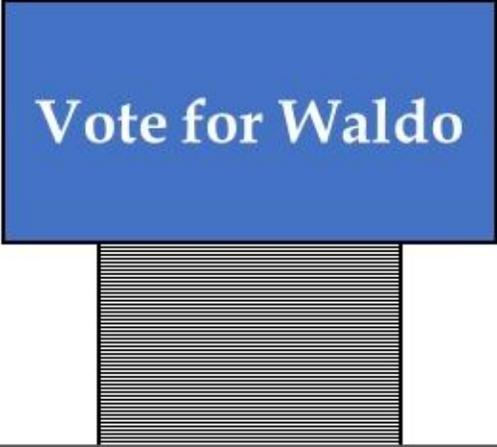


Where?	How long?
Private or public land 4 at a time	12 hours before 1 hour after

# Legal Considerations

## Content-Based Regulation

- What does sign say?
- Message determines if it stays up or down, or applicable regulations

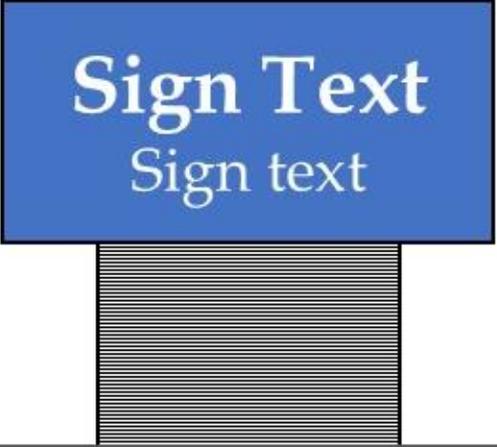


Vote for Waldo

**“Political Sign”**

## Content-Neutral Regulation

- Time
- Place
- Manner



Sign Text  
Sign text

**“Freestanding Sign”**

# Speech v. Local Environment

Freedom of speech is an existential right - election cycles exist - a community's visual environment defines its special character



# Legal Considerations

## Some Sign Types Anticipated to be Revised Consistent with *Reed v. Gilbert*

Existing Sign Type	Proposed Sign Type
<b>Temporary Signs</b>	
Real Estate/Construction Sign	Yard Sign or Banner Sign
Political and Ideological Sign	A-Frame/Yard Sign or Banner Sign
Special Event Sign	A-Frame/Yard Sign or Banner Sign
Tract Sign	Yard Sign or Banner Sign
<b>Permanent Signs</b>	
Home Occupation Signs	Freestanding or Wall Sign
Free Standing Directory Sign	Freestanding or Wall Sign
Outdoor Advertising Sign	Billboard Sign

# Key Issues Identified

- Some sign types are content-based
  - Grand opening signs, political signs, ideological signs, real estate/construction signs
- Organizational issues
  - Sign code itself is poorly organized and hard to use
  - Sign standards are in the existing PDDs
- Outdated illustrations
- Standards in paragraphs rather than tables
- Out-dated standards – staff/community input needed
- Outdated – e.g. illumination standards
- Lacks severability and substitution clauses

# Sample Code Pages

## Redevelopment Board Report to 2019 Annual Town Meeting

D. Standards for All Permanent Building-Mounted Sign Types. The following sign types are allowed, subject to the criteria listed under each sign type.

(1) Awning Sign. Awning signs must comply with the standards provided in the table below.

Awning Sign Standards	
Standard	Requirements
Sign Area <sup>1</sup>	1 sq. ft. of sign area per linear foot of awning width.
Mounting Height	Min. of 8 ft. from the bottom of the awning to the sidewalk.
Sign Placement	Only above the doors and windows of the ground or second floor of a building. Must not project above, below, or beyond the edges of the face of the building wall or architectural element on which it is located. Sign width shall not be greater than 60% of the width of the awning face or valance on which it is displayed.
Setback from back of curb	Min. 2 ft.
Illumination	Non-illuminated or illumination under the awning.
Permitting	Sign permit required. See Section 6.2.2(A).

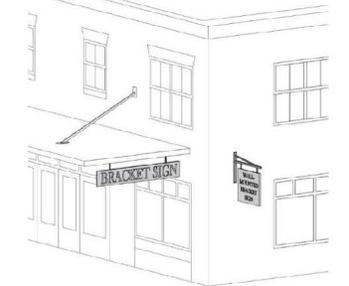


This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

**End Notes:**  
<sup>1</sup>If an awning is placed on multiple store fronts, each business is allowed signage no greater than 60% of the width of the store front.

(2) Bracket Sign. Bracket signs must comply with the standards provided in the table below.

Bracket Sign Standards	
Standard	Requirements
Number of Signs	Max. 1 per business.
Sign Area	Max. 12 sq. ft.
Mounting Height	Min. of 8 ft. from the bottom of the sign to the sidewalk. Must be mounted perpendicular to the building face or corner of the building.
Sign Placement	If mounted below the underside of a walkway or overhead structure, must not extend beyond the edge of the structure on which it is located.
Sign Projection	Max. 5 feet from the building façade.
Illumination	Non-illuminated or externally illuminated. See Section 6.2.4(C).
Permitting	Sign permit required. See Section 6.2.2(A).



This diagram is included for illustrative purposes only. It is not part of the Arlington Zoning Bylaw.

## Title 4: Supplemental Standards

d. Irregular Shaped Signs. Sign area for irregular shaped signs is determined by dividing the sign into squares, rectangles, triangles, circles or arcs as shown in

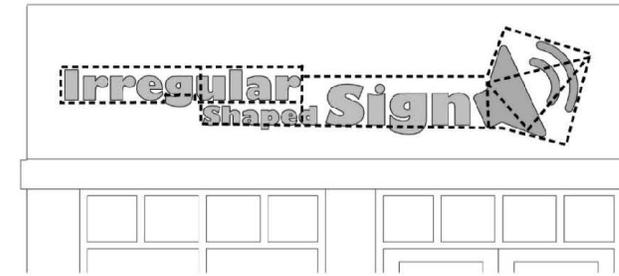


Figure 4-80.070.D, Irregular Shaped Signs

- e. Multi-Face Signs. The sign area for multi-face signs, as shown in Figure 4-80.070.E, are measured as follows:
- f. Two-Face Signs. Where the interior angle between the two sign faces is 45 degrees or less and the sign faces are less than 42 inches apart, the sign area is measured as the area of one sign face only. Where the angle between the two sign faces is greater than 45 degrees, the sign area is the sum of the areas of the two sign faces.
- g. Three- or Four-Face Signs. The allowable sign area is measured as 50 percent of the sum of the areas of all sign faces.

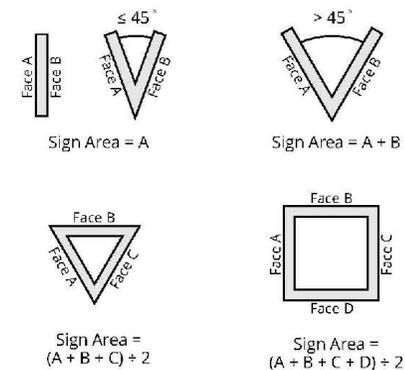
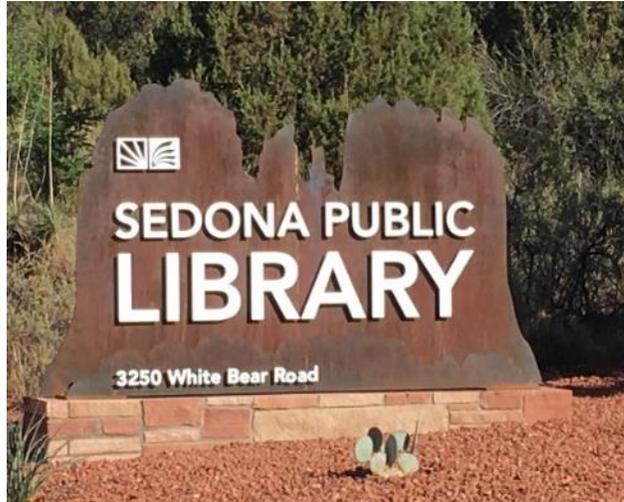


Figure 4-80.070.E, Multi-Face Signs

# Some Well-Designed Signs

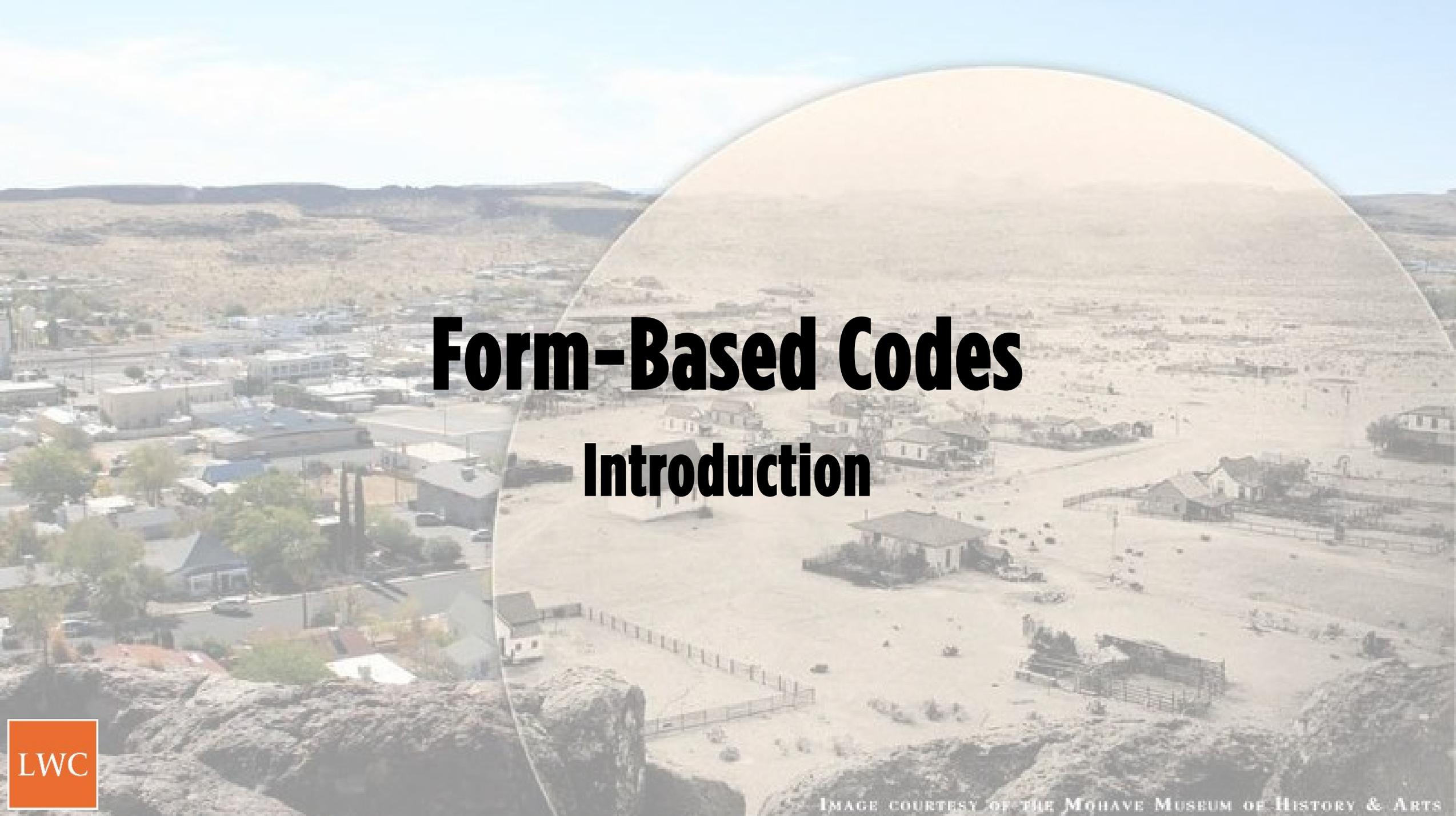


# Some Well-Designed Signs



An aerial photograph of a town in a desert landscape, with a semi-transparent circular overlay in the center. The town features various buildings, including a prominent white church with a dark roof. The surrounding area is arid and hilly.

# Questions/Discussion

An aerial photograph of a town, likely in the American West, showing a mix of modern and historical buildings. A large, semi-transparent circular overlay is centered on the image, highlighting a specific area of the town. The text 'Form-Based Codes Introduction' is overlaid on this circular area.

# Form-Based Codes

## Introduction

# What the Community Said it Wanted

**Well-intentioned policy statement:** Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.

**Well-intentioned policy statement:** Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.



**Well-intentioned policy statement:** Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.



# Why are Cities Using Form-Based Codes?



What do you do when your development codes won't let you build or maintain the kind

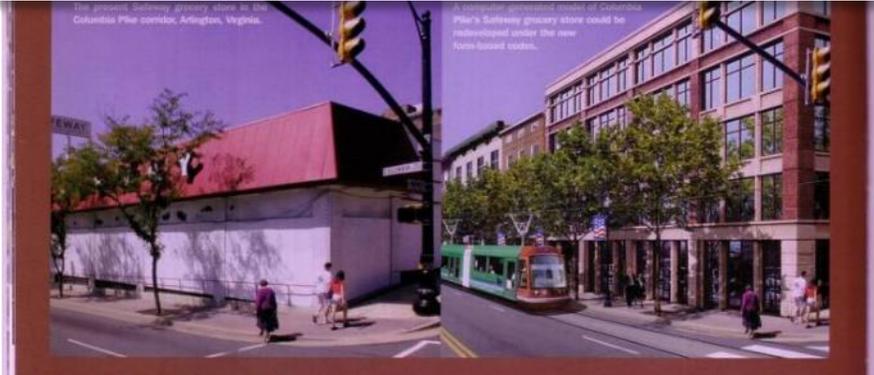
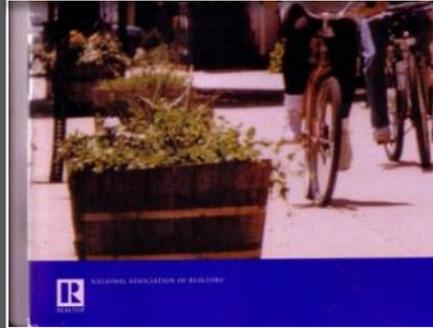
Columbia Pike Revitalization Organization, whose office is located on the Pike. "We saw bank branches with drive-through lanes, fast food franchises with drive-through lanes—and that's been about it. We also saw long-time businesses either close or move to other parts of the county. There are pizza stores, check-cashing stores, laundromats, dry cleaners, dollar stores—these are all services people use, but you can't buy a men's suit, women's clothing, a pair of shoes, or even a book on Columbia Pike."

In January 1998, Arlington County Board chair Chris Zimmerman recognized the Pike's need for

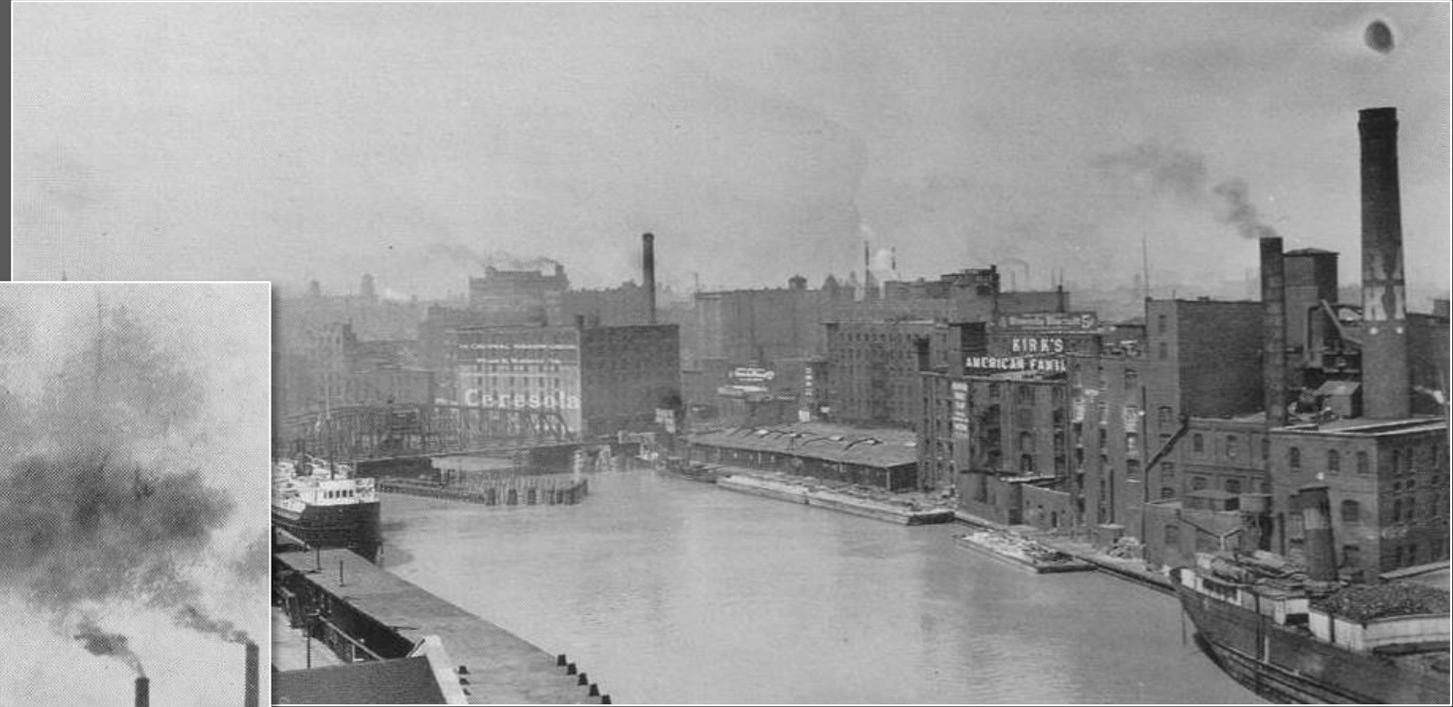
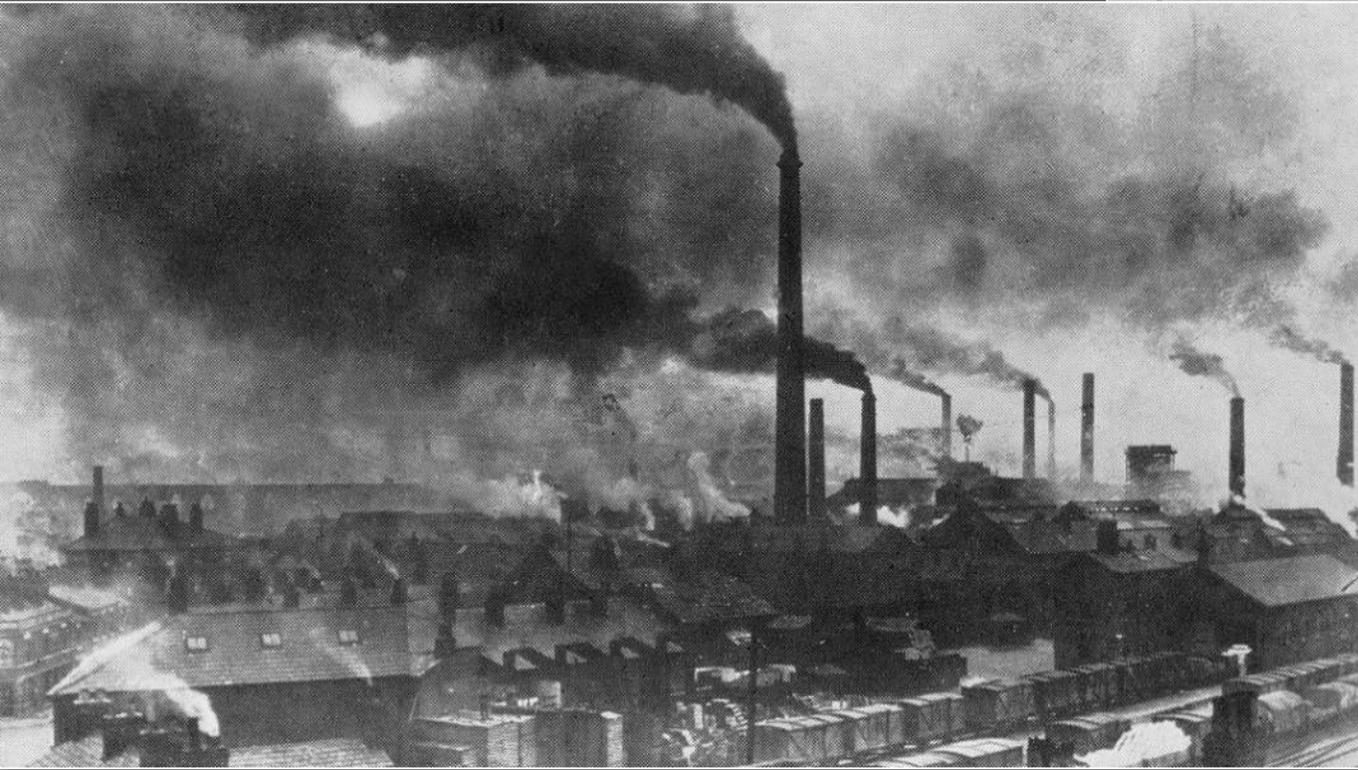
enhance the richness of their community, while ensuring none of the long-time local businesses would be replaced.

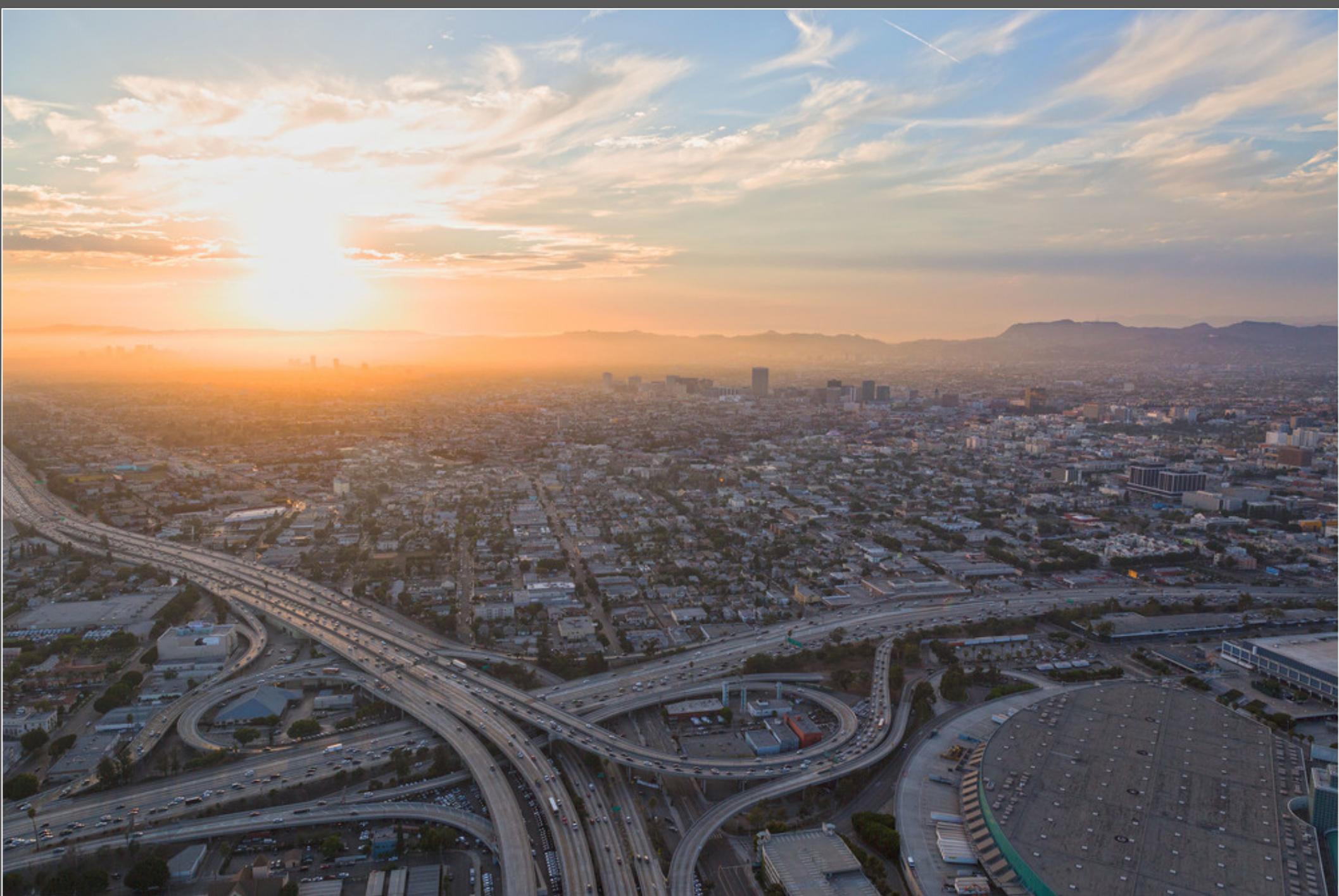
To tap the potential of this diamond in the rough, the Columbia Pike community developed a comprehensive Columbia Pike Revitalization Plan, which included adoption of a form-based (as opposed to a conventional use-based) zoning code. The code is a legal document that regulates land development by setting careful and clear controls on building form to create good streets, neighborhoods, and parks, with a healthy mix of uses. Components of the code include clear defini-

Everybody hates sprawl, but the builders aren't violating rules; they're building exactly what the codes call for.



# Yesterday's Problems





# Yesterday's Tools: Separation of Uses

## Use-Based Codes

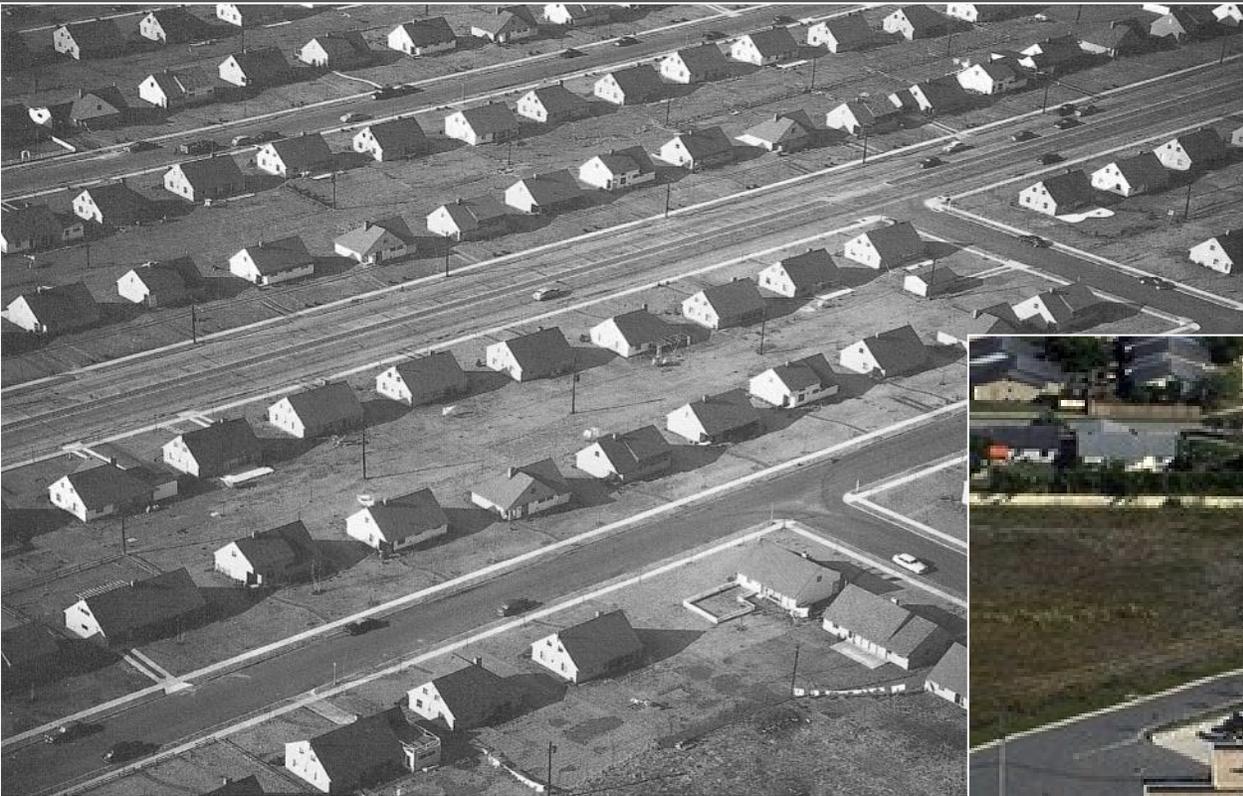
- Conventional coding approach
- Consciously separates uses
- Focus on density and floor area ratio (FAR)
- Regulations geared to suburban developments



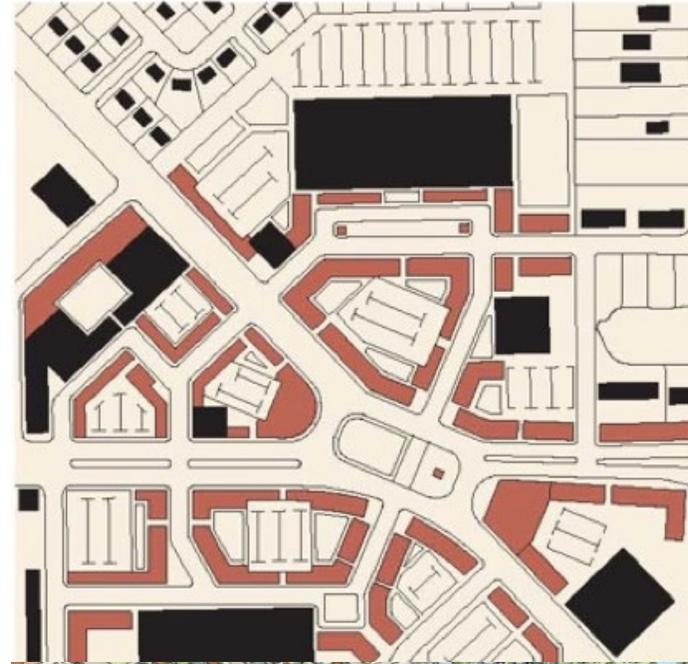
# Yesterday's Tools: Separation of Uses



# Yesterday's Tools: Separation of Uses



# Why does zoning matter?



This is “red” on the zoning map



...and so is this



This is “red” on the zoning map



...and so is this



# What is a Form-Based Code?

- A Form-Based Code fosters **predictable, high-quality built environments by regulating land development based on physical form and the public realm** rather than the separation of land uses.
- Place-based, i.e. specific to the character and needs of a city, town, or local community



# Conventional Zoning (Euclidean)

Use/Density

Management

Form

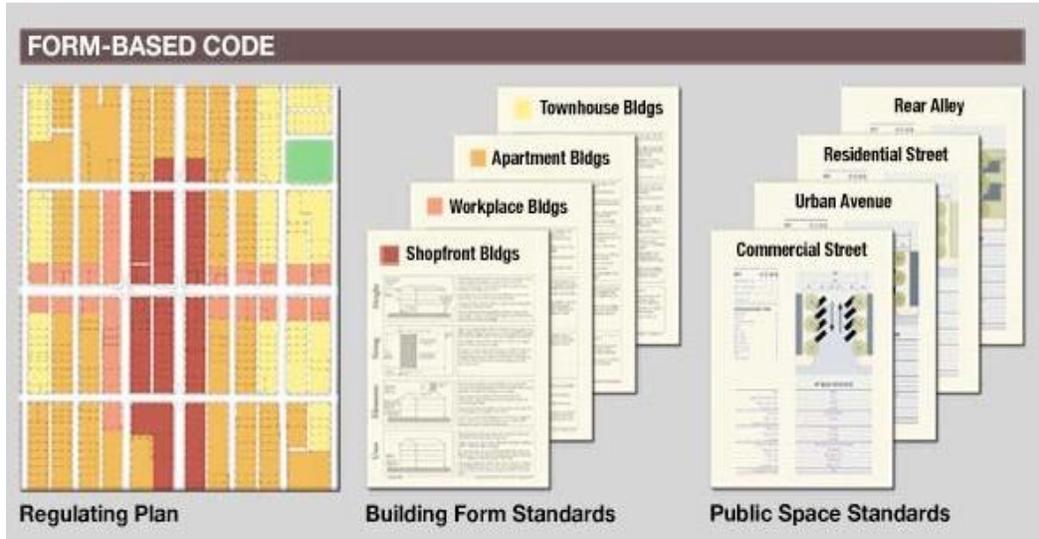
# Form-Based Zoning

Form

Management

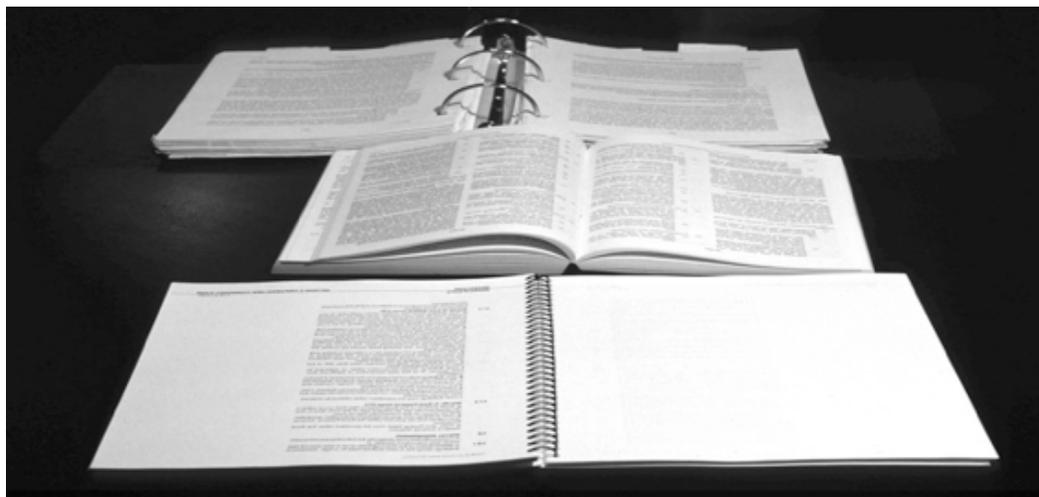
Use

# What is a Form-Based Code?



## Form-Based Zoning Code

- Regulates public and private spaces
- Illustrated and transparent



## Conventional Zoning Code

- Regulates private spaces only
- Based on metrics
- Often text-heavy

# Five Main Elements of a Form-Based Code

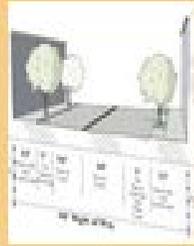
## 1. Regulating Plan

A plan or map of the regulated area designating the locations where different building form standards apply.



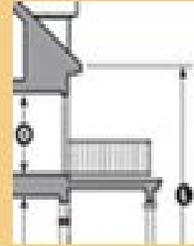
## 2. Public Standards

Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.



## 3. Building Standards

Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.



## 4. Administration

A clearly defined and streamlined application and project review process.

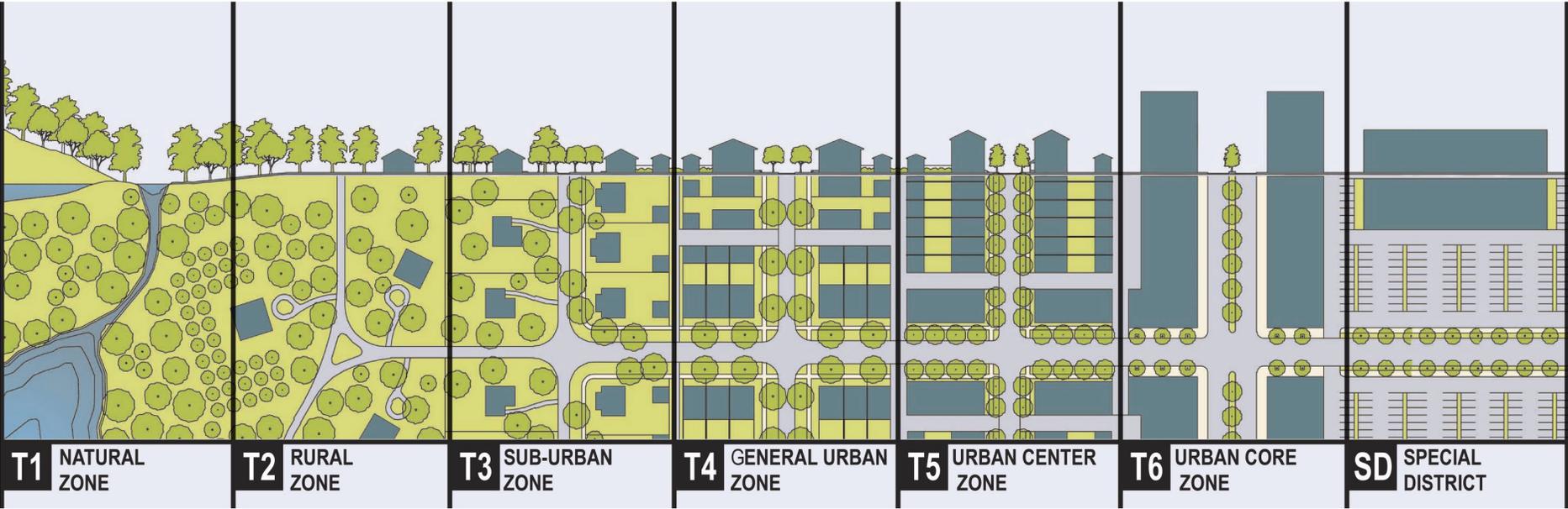


## 5. Definitions

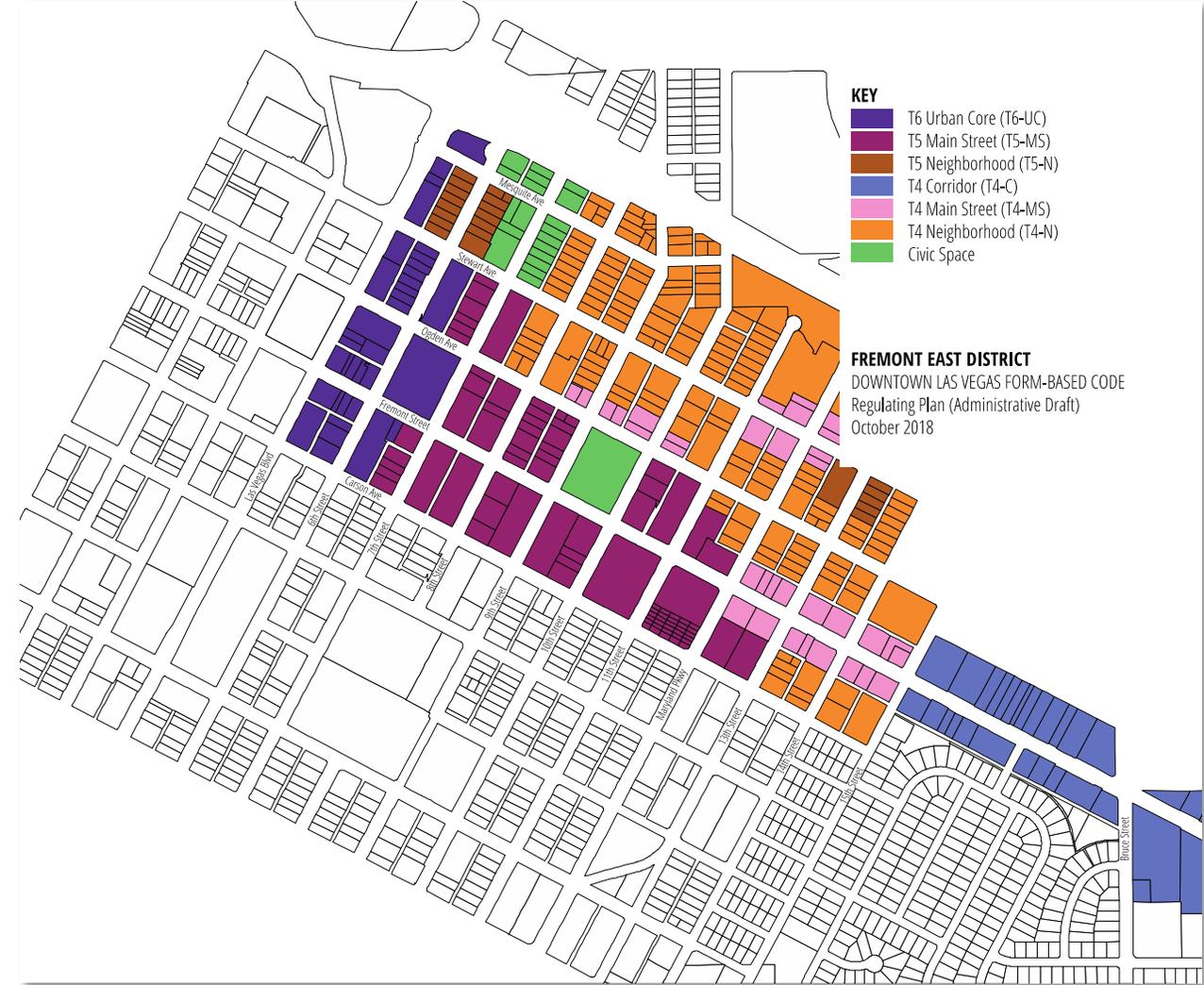
A glossary to ensure the precise use of technical terms.

Building Elements	
<b>Encroachments</b>	
Front, Areas H, EE, FY	To R/W
Front, Areas Y, X1	10' beyond
Front, rearward	Y
Side	Y
<b>Notes</b>	
Bay windows, balconies, stoops and the encroachment areas.	

# The Transect as an Organizing Tool



# Las Vegas as an example



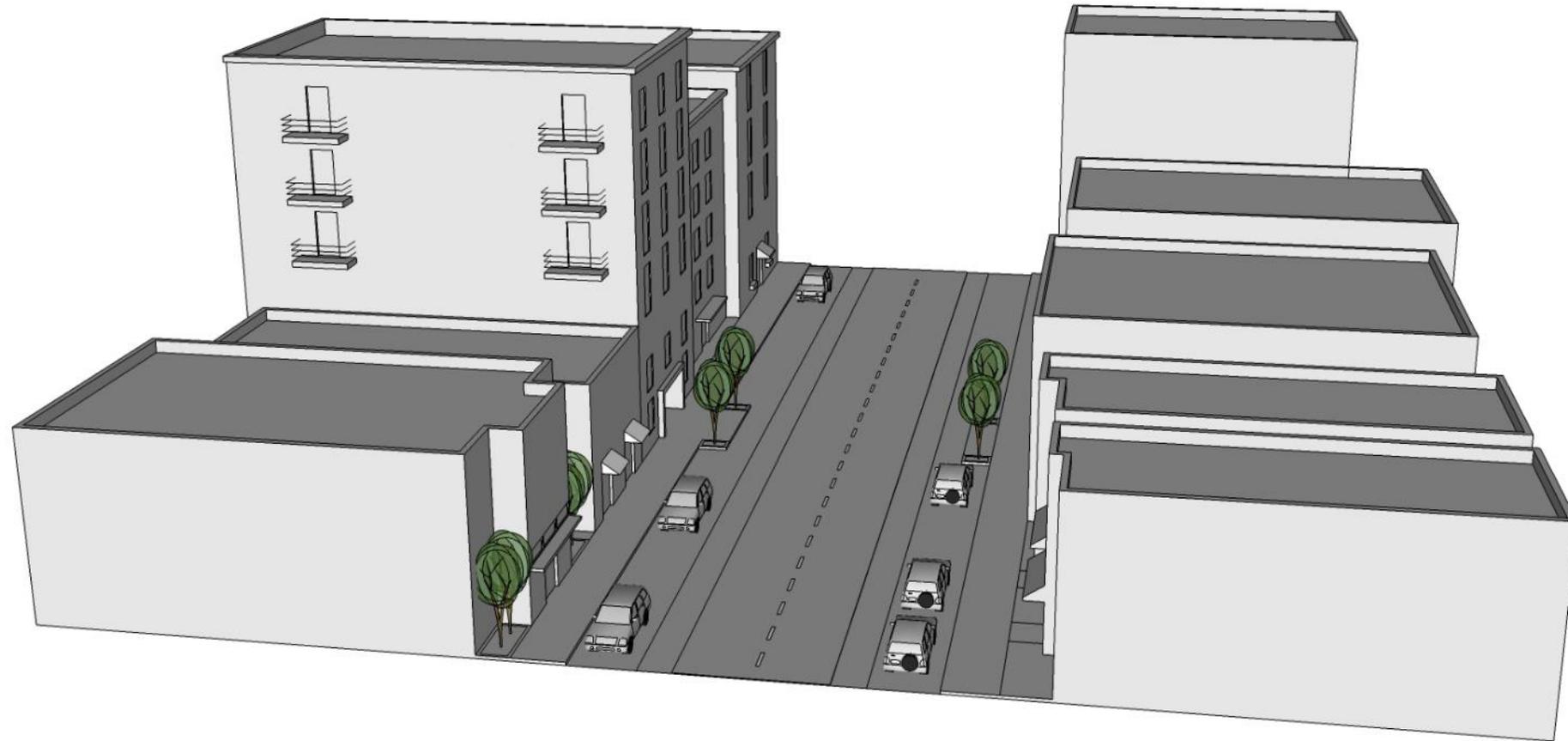
Most Natural



Most Urban



# Connection Between Public and Private Space



# Transect Zones and Regulating Plan

## D. Transect Zones Overview.

This Section describes the transect zones and standards. Each zone is established based on the desired physical form and character of each area. The zones focus on historic and walkable environments ranging from lower intensity development in primarily residential neighborhoods to higher intensity development in downtown environments. Table 3-60.A (Transect Zones Overview) provides a summary of the transect zones.

<b>Table 3-60.A: Transect Zones Overview</b>				
	<b>T5 Main Street</b>	<b>T5 General</b>	<b>T4 Neighborhood</b>	<b>T3 Neighborhood</b>
Intent	Higher intensity mixed-use buildings that support ground floor retail, commercial, and services uses in a walkable downtown environment.	Moderate to high intensity buildings that support commercial and business-oriented uses in walkable environments.	Moderate to high intensity housing options within short walking distance to neighborhood-serving retail and services.	Low to moderate intensity housing options within short walking distance to neighborhood-serving retail and services.
Desired Form	Block-scale buildings, no blank walls/planes, buildings placed at sidewalk	Block-scale buildings, no blank walls/planes, buildings placed near sidewalk	House-scale buildings, attached or detached, buildings placed near sidewalk	House-scale buildings, attached or detached, buildings placed near sidewalk

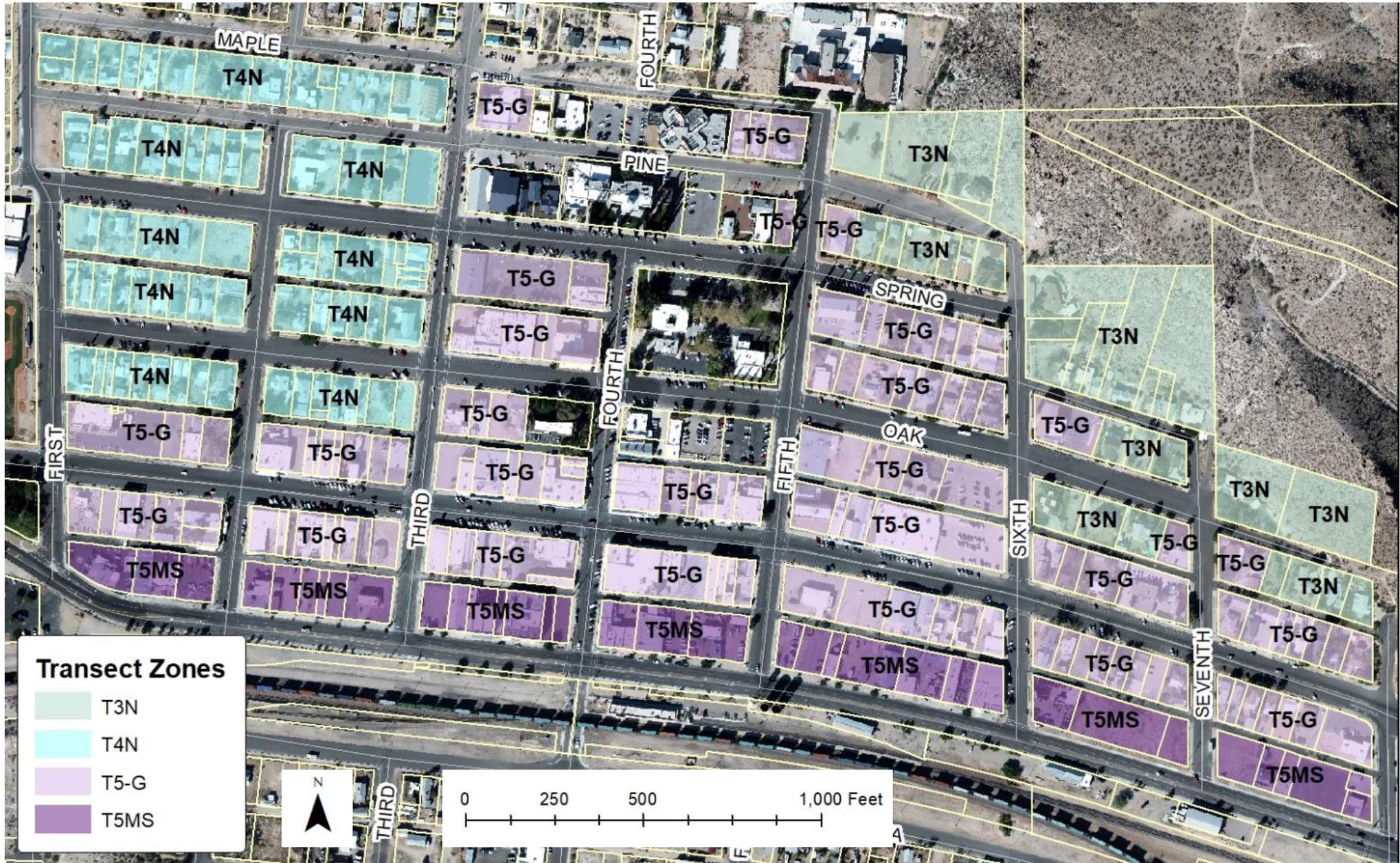
**C-3**

**C-2**

**R-2**

**R-1-6**

# Transect Zones and Regulating Plan



# Transect Zones

## Title 3: Zones

Table 3-60.B: Development Standards (Transect Zones)				
"ft" = feet; "sf" = square foot				
	T5MS	T5G	T4N	T3N
<b>Lot Standards</b>				
Area (min.) (sf)	7,500	7,500	6,000	6,000
Lot Width (min.) (ft)	75	75	60	--
Lot Length (min.) (ft)	--	--	100	50
<b>Building Placement Requirements</b>				
<b>Setbacks</b>				
Front (min.) (ft)	0	0	20	20
Side (min.) (ft)				
Interior Lots (ft)	0	0	5	5
Corner Lots (interior) (ft)	0	0	5	5
Corner Lots (exterior) (ft)	0	0	5	5
Adjacent to Residential (ft)	10	10	--	--
Rear (min.) (ft)	0	0	15	15
Adjacent to Residential (ft)	10	10	--	--
<b>Building Form Requirements</b>				
Building Height (max.) (ft)	50	50	40	30
Distance Between Buildings	Refer to the min. fire separation requirements in the Building Code			
<b>Other Requirements</b>				
Encroachments	See Division 4-30			
Fences, Walls and Screening	See Division 4-40			
Landscaping	See Division 4-50			
Outdoor Lighting	See Division 4-60			
Parking	For any change of use without an increase in floor area, even if the change of use increases the demand for parking (e.g. a change from a retail use to a bar or restaurant use), additional parking otherwise required for the change of use is not required. Also see Division 4-70.			
Signs	See Division 4-80			

## Title 3: Zones

### 3. Uses.

Uses allowed in the transect zones are established in Table 3-60.B (Allowed Uses (Transect Zones)), below. Each transect zone includes a cross-reference to the applicable allowed uses in a conventional zone. Unless otherwise indicated in Table 3-60.C, all uses allowed in the conventional zone apply.

Table 3-60.C: Allowed Uses (Transect Zones)				
	T5MS	T5G	T4N	T3N
<b>Allowed Uses</b>				
	See Section 3-30.020, C-3	See Section 3-30.020, C-2	See Section 3-30.020, R-2	See Section 3-30.020, R-1-6
<b>Uses Not Allowed</b>				
Vehicle Towing/Impound Yard				
Warehousing				
Wholesaling and Distribution				
Drive-through Retail/Restaurant				
Drive-through Service				
Equipment Rental Yard				
Automobile Service Station and Convenience Store				
Truck Service Station and Convenience Store				
Automobile, Truck, and Trailer Rental and Service				
Automobile/Vehicle Sales and Service, New and Used				
Automobile/Vehicle Repair Garages – Minor				
Automobile/Vehicle Repair Garages – Major				
Car Washes				
Manufactured Homes and Recreational Vehicles, Sales, and Services				

# Frontage Standards

## Title 4: Supplemental Standards

**Table 4-90.E: Gallery**

### Description

A covered walkway, or part of a walkway, with exposed usable space above. This frontage type provides adequate protection (e.g., shade) from the elements and circulation space for pedestrians, and is intended for buildings with ground floor retail, commercial, or service uses.

### Standards



Depth, Clear (A)	8 ft min.
Ground Floor Height, Clear (B)	11 ft min.
Upper Floor Height, Clear (C)	9 ft min.
Height (D)	2 stories max.
Setback from Curb (E)	2 ft min.

### Miscellaneous

Must be used in conjunction with the standards for the shopfront frontage type. In case of a conflict between them, these standards supersede.

Must have consistent depth along the frontage.

May project or encroach into the setback or right-of-way consistent with Division 4-40 (Encroachments).

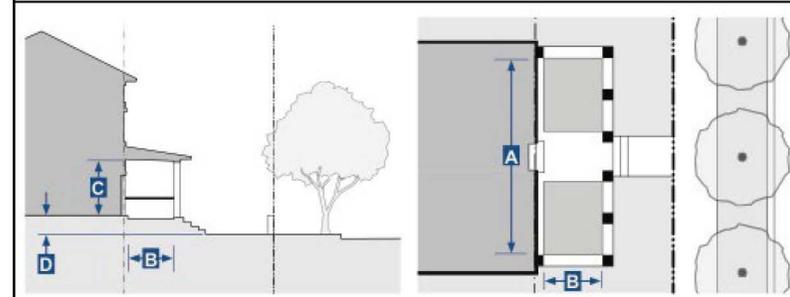
## Title 4: Supplemental Standards

**Table 4-90.G: Porch, Projecting**

### Description

The main façade of the building is set back from the right-of-way and the porch extends into the setback providing access to the building. This frontage type is open on three sides and projects in front of the primary building wall.

### Standards



Width, Clear (A)	70% min. of building
Depth, Clear (B)	5 ft min.
Height, Clear (C)	8 ft min.; 14 ft max.
Finish Level above Sidewalk (D)	2 ft min.; 8 ft max.

### Miscellaneous

Must be open on three sides and have a roof.

Must provide reasonable accommodation as appropriate.

# Civic Spaces Standards



Table 4-100.C: Pocket Park	
<b>Description</b>	
A compact space for informal activities in proximity to neighborhood residences. This civic space type is typically located between buildings and may be on irregular shaped lots.	
<b>Size and Location</b>	
Area	0.5 acre max.
Width	40 ft min.
Depth	40 ft min.
Frontage	1 street min.
Character	Formal or informal
	Trees and planting
<b>Typical Uses</b>	
Passive/active open space	
Community gardens as a component of the pocket plaza	
Public art	
Paths for pedestrians	
Civic uses, including picnic shelters and casual seating	

Table 4-100.D: Playground	
<b>Description</b>	
An open space equipped and designed for children's recreation. This civic space type may be a component within other civic space types or as freestanding open space.	
<b>Size and Location</b>	
Area	No min.
Width	No min.
Depth	No min.
Frontage	Independent of building frontages
Character	Formal or informal
	Interspersed within residential areas
	May be fenced with minimal exits
	May include open shelter
	Protected from traffic



# Misconceptions

- FBCs do not regulate use
- FBCs are too complicated
- FBCs are untested
- FBCs are just guidelines
- FBCs are boilerplates
- FBCs dictate architecture and squash creativity
- FBCs are only for Greenfields
- FBCs leave out staff
- FBCs are up-zoning and result in high density development

# Benefits

- FBCs are place-based
- FBCs are prescriptive
- FBCs codify standards based on desired built form
- FBCs are easy to use; highly illustrated
- FBCs are predictable
- FBCs are a tool for neighborhood/historic preservation
- FBCs establish the right scale of development
- FBCs provide economic benefits
- FBCs promote development that has health benefits

An aerial photograph of a desert town, likely Kingman, Arizona, showing a mix of modern buildings and older, more rustic structures. A large, semi-transparent circular overlay is centered over the town, with a gradient from light blue at the top to light orange at the bottom. The text "Questions/Discussion" is overlaid on this circle in a bold, black, sans-serif font.

# Questions/Discussion

[roger@lisawiseconsulting.com](mailto:roger@lisawiseconsulting.com)  
[cyoung@cityofkingman.gov](mailto:cyoung@cityofkingman.gov)