

Comparison Table – Kingman Public Review Draft Zoning Code to Existing Zoning Ordinance

September 10, 2020

New Zoning Code: Title Number and Name	New Zoning Code: Division Number	New Zoning Code: Division Name	Existing Code Reference (if relevant)	Description of Change	Rationale
Title 1 Title, Purpose, and Jurisdiction	1-10	Title	1.100 (Establishing Ordinance)	Establishes the legal framework and authority for the Zoning Code to regulate land development in the City.	Best practices and legal recommendation to ensure the legal authority of the Zoning Code is clear and established in one Title.
	1-20	Legislative Intent and Purpose	1.110 (Purpose and Intent)		
	1-30	Authority	1.120 (General Content)		
	1-40	Severability	32.000 (Separability)		
	1-50	Effective Date	1.120 (General Content)		
Title 2 Administration and Procedures	2-10	Purpose	27.000 (Administration & Enforcement)	<ul style="list-style-type: none"> All Divisions related to Administration and Procedures are grouped together and placed near the beginning of the document. Application and review procedures are more clearly defined. Inclusion of the State-established Citizen Review Process. All Public Notice requirements are grouped into a comprehensive table. 	<ul style="list-style-type: none"> Placement near the beginning improves the flow of the document, a natural progression for the reader Grouping the administration and procedures regulations together creates a “one-stop-shop” for applicants to understand the development approval processes. More graphics and tables to display information rather than plain text. New permits/procedures such as Minor Improvement and Minor Modifications provide flexibility for applicants while still achieving the intent of the zoning regulations.
	2-20	Administration	28.000 (Board of Adjustment)		
	2-30	Common Procedure	27.600 (Site Plan Review)		
	2-40	Permits and Approvals	29.200 (Authority) 29.300 (Procedure) 29.310 (Required Findings)		
	2-50	Amendments to the Zoning	31.000 (Amendments and Zoning Changes)		

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		Code Text and the Zoning Map	31.100 (Amending the Ordinance) 31.200 (Public Hearing)	<ul style="list-style-type: none"> • All Permit types and their relative approval processes are grouped together in one Division. • Graphics for Building Permit/Certificate of Occupancy, Conditional Use Permit, and Variance approval procedures. • New Minor Improvement Permit and Minor Modifications processes. • New Parking Lot Maintenance Permit. • Streamlined and simplified Zoning Code Text and Map amendment procedures. • All nonconforming provisions grouped together in one section • Clear Appeals authority and procedures. • New Annexations section. • Clear, comprehensive enforcement provisions. 	<ul style="list-style-type: none"> • New Parking Lot Maintenance Permit ensures that any routine maintenance to a parking lot is documented and in compliance with the approved Site Plan. • Legal procedures such as Zoning Text and Map amendments, Variances, and Enforcement were clarified and streamlined.
	2-60	Nonconforming Provisions	30.000 (Nonconforming Buildings, Structures and Uses of Land)		
	2-70	Variances	28.240 (Public Hearing) 28.200 (Appeals to the Board) 28.210 (Types of Appeals)		
	2-80	Procedure for Appeals	27.300 (Responsibility for Enforcement)		
	2-90	Annexations	31.700 (Classification of New Additions)		
	2-100	Enforcements	27.300 (Responsibility for Enforcement)		
Title 3 Zones	3-10	Establishment and Designation of Zones	1.20 (Establishment of Zones) 19.660 (Designation of Planned Development District on Zoning Map)	A simple table with all zones listed and their corresponding zone symbols.	Best practice for a user-friendly code.

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	3-20	Residential Zones	3.000 (Residential: Single-Family) 4.000 (Residential: Multiple-Family District) 5.000 (Residential: Manufactured Home) 6.000 (Residential: Factory-Built) 7.000 (Rural Residential)	<ul style="list-style-type: none"> • Removal of R-1-8 residential district. Standards combined with the R-1-6 residential district. • Creation of a new R-1-5A residential district. • All R-1 and RR Zones grouped together with tables for Allowed Uses and Development Standards. • All Multi-Family and Manufactured Home Zones grouped together with tables for Allowed Uses and Development Standards. • Development Standards for Recorded Lots Prior to January 1, 1945 grouped together in a comprehensive table. • Removal of all Factory-Built residential zones. 	<ul style="list-style-type: none"> • Simplified and consolidated organization of zones and their respective standards. • R-1-8 zoning district removed due to similarities with R-1-6 zoning district. Removal of zone does not create new non-conformities. • New R-1-5A zone created to provide a housing type equivalent to the form ad hoc R2-PDD zones. • User friendly tables for Allowed Uses and Development Standards. • Factory-Built residential zones removed as these zones were not applied/used in the City.
	3-30	Commercial Zones	11.000 (Commercial: Neighborhood Convenience (C-1)) 12.000 (Commercial: Community Business (C-2)) 13.000 (Commercial: Service Business (C-3))	All Commercial Zones grouped together with tables for Allowed Uses and Development Standards.	<ul style="list-style-type: none"> • Best practice for a user-friendly code. • Simplified and consolidated organization of zones and their respective standards.

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			14.000 (C-2 Overlay District: District Review Manual for HMR)		
	3-40	Industrial Zones	16.000 Light -Industry (I-1) 17.000 Heavy -Industry (I-2)	All Industrial Zones grouped together with tables for Allowed Uses and Development Standards.	<ul style="list-style-type: none"> • Best practice for a user-friendly code. • Simplified and consolidated organization of zones and their respective standards.
	3-50	Recreation and Open Space Zones	8.000 (Recreational Open Space)	Section reorganized with tables for Allowed Uses and Development Standards.	<ul style="list-style-type: none"> • Best practice for a user-friendly code. • Simplified and consolidated organization of this zone and its respective standards.
	3-60	Transect Zones	NEW	<ul style="list-style-type: none"> • Establishes 4 form-based zoning districts in the downtown area, specifically. • The new districts allow the uses supportive of a walkable downtown but exclude inappropriate uses. • The form/design of buildings is the primary regulating factor, use is secondary. 	<ul style="list-style-type: none"> • Desire for form-based zoning in downtown. • Best practice to establish a form-based district as the new base zoning district, rather than as an overlay. • Form-based zoning promotes a pedestrian-friendly and walkable downtown
	3-70	Overlay Zones	14.000 (C-2 Hualapai Mountain Road Area Plan)	Eliminated the existing 3 Design Review Overlays/criteria and consolidated them into one, the Kingman Design Review Overlay.	The existing design review overlays/criteria were nearly identical, so a single overlay was created for these respective areas to simplify and consolidate the standards.

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			15.000 (Bank Street Design Review Overlay District) 35.000 (Overlay District: Design Review Manual for HMR)		
	3-80	Planned Development Zones	18.000 (Kingman Crossing Planned Development District) 19.000 Planned Development District (PDD) 36.000 Hualapai Mountain Medical Center	<ul style="list-style-type: none"> • All Planned Development Zone procedures and provisions consolidated into one section • Kingman Crossing and Hualapai Mountain Medical Center Planned Development Zones retained. • Consolidated tables for Allowed Uses and Development standards for both PDDs. 	<ul style="list-style-type: none"> • Best practice for a user-friendly code. • Simplified and consolidated organization of zones and their respective standards. • Consistent with State law the approval process for a PD now follows zone change procedures.
	3-90	Specific to Uses	26.700 (General Development Standards for Specified Uses)	<ul style="list-style-type: none"> • All uses requiring unique standards are consolidated into one section. • Diagrams and images illustrate standards and best practices. • New uses added such as Tiny Homes, Brewpub, Solar Energy Systems. • Wireless Communications Facilities standards updated to comply with federal law. 	<ul style="list-style-type: none"> • Best practice for a user-friendly code. • Simplified and consolidated organization of zones and their respective standards. • Updated certain standards to comply with federal/state laws.

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Title 4: Supplemental Standards	4-10	Architectural Design Standards	NEW	<ul style="list-style-type: none"> • New General Site Planning and Architectural Design Standards for all new development • New, specific Residential Subdivision Design Standards. • New Kingman Design Review Overlay section. 	<ul style="list-style-type: none"> • Best practice for desired general site planning and architectural design standards. • Desired specific standards for new subdivisions . • Consolidated Kingman Design Review standards born out of previous three design overlays/criteria. See Division 3-70.
	4-20	Building Height	NEW	<ul style="list-style-type: none"> • Updated method of measuring building height with an illustration. • Inclusion of crawl spaces, basements/basement garages, and flagpoles. 	Best practice and user-friendly to include a dedicated section on how building height is measured and include graphics.
	4-30	Encroachments	26.210 (Yards)	<ul style="list-style-type: none"> • Dedicated section to encroachment regulations in all zones. • Comprehensive table for Allowed Encroachments into Setbacks 	Best practice and user-friendly to include a dedicated section on encroachments and their requisite standards.
	4-40	Fences, Walls, and Screening	26.400 (Fences and Walls)	<ul style="list-style-type: none"> • Dedicated section to fences, walls, and screening regulations in all zones. • Comprehensive table for Siting and Height Standards for Fences and Walls in all zones. 	Best practice and user-friendly to include a dedicated section on fences, walls, and screening and their requisite standards.

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				<ul style="list-style-type: none"> • Illustrations display general fence and screening standards 	
	4-50	Landscaping Standards	10.000 (Landscaping)	<ul style="list-style-type: none"> • New focus on sustainable landscaping and xeriscape landscaping for the Kingman climate. • Comprehensive table for Plant Type, Size, and Distribution. • New standards for artificial turf, edible landscaping, water use and irrigation • New Site Visibility Triangle Diagram 	<ul style="list-style-type: none"> • The standards promote landscaping that is appropriate to the local climate and water conservation practices. • Best practice and user-friendly to include one table for the various plant type, size, and distribution. • Best practice to include the site visibility triangle standards in one section to which other standards will refer.
	4-60	Outdoor Lighting Standards	34.000 (Outdoor Lighting Code)	<ul style="list-style-type: none"> • Lighting organized into Lighting Classes to differentiate types and uses. • Comprehensive table for Lamp Types and Shielding Standards. • New Light Shielding Configuration diagram. • New Special Uses category for unique lighting types/uses such as Parking Garages and Street Lighting. • Expanded Exemptions section to included light sources such as Airport 	<ul style="list-style-type: none"> • Best practice for a user-friendly code to include tables and diagrams. • Simplified and consolidated organization of standards.

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				Lighting and Seasonal Lighting Decorations.	
	4-70	Parking Standards	22.000 (Off-Street Parking and Loading Requirements)	<ul style="list-style-type: none"> • Comprehensive table for Required Motor Vehicle Parking Spaces by use. • All required parking numbers are calculated using lot area or gross floor area. • Overall parking requirement baselines are reduced. • New section on Parking Adjustments to account for Shared On-Site Parking, Off-Site Parking, Mixed-Use Development etc. • Updated Bicycle Parking regulations. • New tables for Parking Space Minimum Dimensions and Drive Aisle Minimum Dimensions. 	<ul style="list-style-type: none"> • Simplified and consolidated organization of standards. • Lower minimum parking requirements for more development feasibility and flexibility (Ex. development cost and site design). • Improved bicycle parking standards to promote more bicycle use. • New Parking Adjustment section to promote shared parking and overall flexibility in required parking.
	4-80	Signs	25.000 (Sign Code)	<ul style="list-style-type: none"> • New General Restrictions and General Requirements sections. • Widespread use of graphics to display sign dimensions and types. • Updated illumination standards with graphics. 	<ul style="list-style-type: none"> • Sign regulations are updated to comply with recent court decisions, including <i>Reed v. Town of Gilbert</i> to ensure content-neutral sign regulations. • User-friendly Sign sections require widespread use of tables, graphics, and diagrams. • Tables added to organize and consolidate the sign standards for

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				<ul style="list-style-type: none"> • Comprehensive table for Allowed Sign Types by Zones. • Comprehensive table for Dimensional Standards for Permanent Signs in all zones. • Separate graphics and tables for all sign types including awning signs, billboard signs, blade signs etc. • Updated standards for Temporary Signs. • Comprehensive tables for Temporary Signs Standards, Standards for Specific Temporary Sign Types, Standards for Temporary Model Home Complex/Active Residential Subdivision Signs in All Residential Zones. 	ease of use, for both City staff and applicants.
	4-90	Frontages	NEW	<ul style="list-style-type: none"> • Form-based, pedestrian friendly frontages to be applied in the Transect Zones and can be applied in all other zones. • Frontages are applied depending on ground-floor uses (Ex. Stoop for a residential build, Shopfront for a commercial building). 	Frontages are a key feature of form-based zoning to enhance building design, promote a pedestrian friendly experience, and a vibrant public realm.

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	4-100	Civic Space	NEW	Form-based standards to standardize and promote the construction of public spaces in the Transect Zones and in all other zones where desired.	Civic space standards are also a key feature of form-based zoning to further enhance the pedestrian experience and public realm.
Title 5: Definitions	5-10	Purpose	2.000 (Rules and Definitions)	<ul style="list-style-type: none"> Consolidates all definitions into one Title within the Zoning Code, rather than disbursed throughout. Definitions are further organized by General Terms, Uses, and Sign Terms. Definitions include tables and diagrams. 	Best practice for a user-friendly code.
	5-20	Definitions of Terms	2.000 (Rules and Definitions)		
	5-30	Definition of Uses	2.000 (Rules and Definitions)		
	5-40	Definition of Sign Terms	25.200 (Sign Code)		
Title 6: Maps	6-10	Purpose	NEW	<ul style="list-style-type: none"> Dedicated Title within the Zoning Code for all related Maps. Updated Interstate Corridor Map utilized for Off-Premise Sign location. New Kingman Design Review Overlay will highlight the existing three overlay/design criteria areas, established in Division 3-70. 	Best practice for a user-friendly code.
	6-20	Historic District Overlay Map	NEW		
	6-30	Interstate Corridor Overlay Map	25.000 (Sign Code)		
	6-40	Kingman Design Review Overlay Map	NEW		
	6-50	Zoning Map	1.300 (Zone Boundaries)		

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Appendix 1	1-010	Planning Fee Schedule	NEW	Establishes all Planning Department fees in one location.	Any update to the fees will only require a change to the Appendix, rather than all associated application forms.
Appendix 2	2-010	Benefits of Sustainable Landscaping	NEW	Provides in-depth descriptions of the sustainable landscaping practices promoted in Division 4-50.	This Appendix further solidifies the benefits of sustainable landscaping practices in the Kingman climate to reduce water consumption, limiting erosion/runoff, improve air quality etc.
Appendix 3	3-010	Recommended Landscape Plant Material List	10.000 (Landscaping)	Existing recommended plant list carried forward, reformatted for ease of use.	Best practice for a user-friendly code.
Appendix 4	4-010	Sign Design Guidelines	NEW	Design guidelines to aid applicants in the creation of effective and attractive signage	Best practice for a user-friendly code.
Appendix 5	5-010	Form-Based Code Introduction	NEW	New section introduces form-based zoning.	This Appendix provides an overview of form-based zoning, its regulating framework, and its guiding principles.