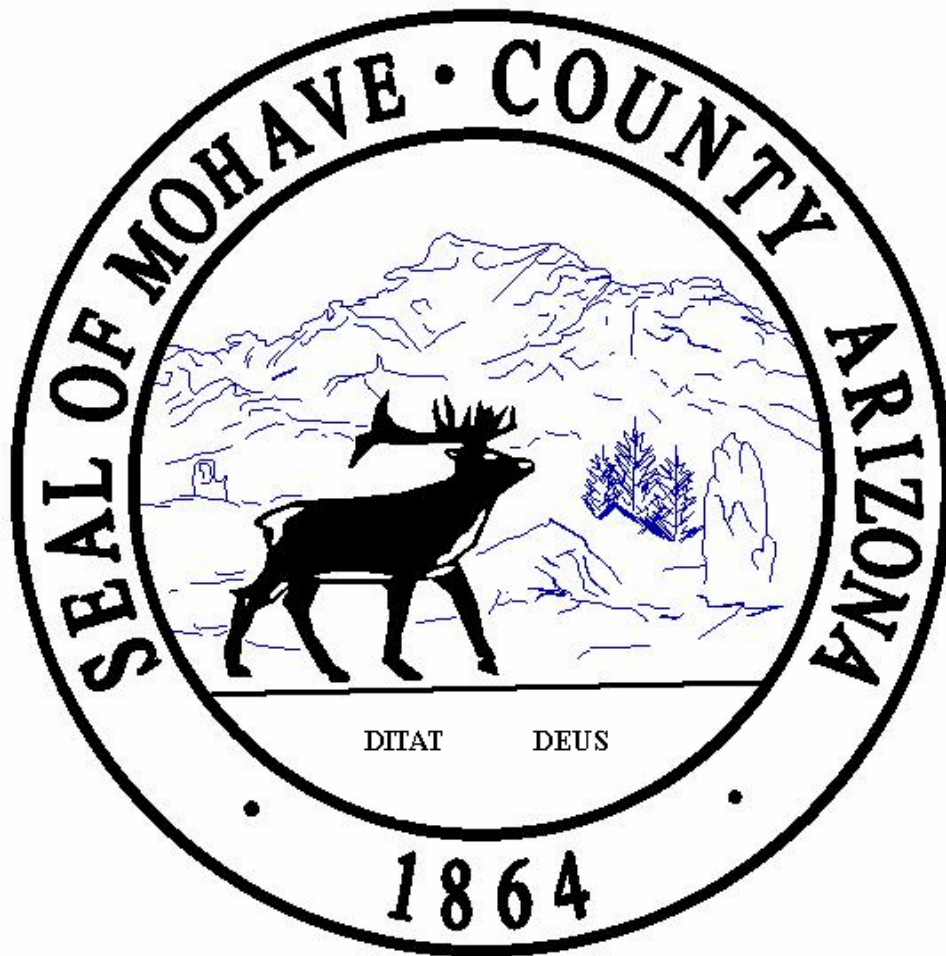


Mohave County Planning & Zoning Department



Zoning Ordinance

TITLE

AN ORDINANCE ESTABLISHING AND ADOPTING A GENERAL PLAN FOR MOHAVE COUNTY, PLANNING AND ZONING, AND PROVIDING FOR THE ENFORCEMENT THEREOF AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF.

BE IT ORDERED BY THE BOARD OF SUPERVISORS OF MOHAVE COUNTY

SHORT TITLE: This ordinance may be cited as the "Mohave County Zoning Regulations"

Adopted: September 7, 1965
Revised: December 7, 2005

NOTICE:

It shall not be the responsibility of the Planning and Zoning Department to update the information contained herein.

This ordinance contains the zoning information in effect on the date listed as revised above.

Mohave County Planning & Zoning Department

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Section 1 JURISDICTION

These Regulations shall govern all land within the boundaries of Mohave County, under the jurisdiction of the Board.

Section 2 PLANNING COMMISSION JURISDICTION

It shall be the duty of the Commission, through the Planning staff, to administer and enforce the provisions of this Ordinance under their jurisdiction.

Section 3 ZONING ADMINISTRATION JURISDICTION

It shall be the duty of the Zoning Inspector to administer and enforce the provisions of this Ordinance regarding land use limitations as described in ARS 11-808.

Section 4 VALIDITY OF THIS ORDINANCE

It is the intent of the Board to adopt the entire Ordinance as a legal unit and as a part of the General County Plan. Any words which appear to be precatory in nature are to be interpreted as though they were positive and conclusive.

Should any section, subsection, paragraph, sentence, clause, or phrase of these regulations be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of these Regulations.

Section 5 VALIDITY OF PERMITS AND LICENSES

All departments, officials and employees of the County of Mohave vested with the duty or authority to issue permits or licenses shall comply with the provisions of this Ordinance; and no permits or licenses shall be issued for uses or purposes in conflict with the provisions of this Ordinance.

Section 6 INCORRECT OR OMITTED INFORMATION

Incorrect information or statements or information omitted by applicants such that its omission might alter the conditions on which any approval of permit, variance, appeal, or change was being considered is sufficient basis for termination of any proceedings in process.

Section 7 DELETED PER RESOLUTION 98-181

Section 8 FEES

All fees shall be payable to the Mohave County Planning and Zoning Department.

A. Processing Fees.

1. Zoning or Rezoning Fees:

From any zone to:	Less than 5	Acreage: 5 – 9.99	10 or more
Agricultural/Residential Zone	\$400	\$500	\$600
Any Residential Zone	\$450	\$600	\$750
Commercial Zone	\$600	\$750	\$900
Industrial Zone	\$600	\$750	\$900
Special Development Zone	\$600	\$750	\$900
***Extension of Time		½ Regular Fee	

2. Zoning Use Permit

Commercial Use	\$400
Residential Use	\$200
Extension of Time	\$ 50

3. Modification of Conditions of Approval **\$150** (Requested by Applicant)

4. General or Area Plan Amendments

Major Changes	\$500
Minor Changes	\$250

5. Boards of Adjustment
Variance of Interpretation **\$300**

Section 8 FEES (continued)

6. Building (Zoning) Permits

a. Dwellings (factory-built homes/manufactured homes/site built homes) and additions to dwelling

1 – 999 square feet	\$ 75
1000 – 1500 square feet	\$ 95
1501 – 2000 square feet	\$110
2001 – 2500 square feet	\$127
2501 – 3000 square feet	\$145
3001 – 3500 square feet	\$162
3501 – 4000 square feet	\$180
4001 – 4500 square feet	\$197
4500 + square feet	\$215 + \$15 for each 500 square feet or portion thereof.

b. Detached residential accessory buildings and detached residential accessory building additions

1 – 500 square feet	\$ 38
501 – 1500 square feet	\$ 62
1501 – 2000 square feet	\$ 80
2001 – 2500 square feet	\$ 97
2501 – 3000 square feet	\$115
3001 – 3500 square feet	\$132
3501 – 4000 square feet	\$150

c. Multi-family dwellings and additions to multi-family dwellings, including duplexes.

1 – 999 square feet	\$ 75
1000 – 1500 square feet	\$100
1501 – 2000 square feet	\$125
2001 – 2500 square feet	\$150
2501 – 3000 square feet	\$175
3001 – 3500 square feet	\$200
3501 – 4000 square feet	\$225
4001 – 4500 square feet	\$250
4500 + square feet	\$275 + \$20 for each 500 square feet or portion thereof.

d. Alterations, modifications, or reconstruction of any building or structure costing in excess of \$500.00 shall require a \$22.50 fee. The placing or resurfacing or siding on an existing structure does not constitute an alteration, modification, or reconstruction of, therefore, does not require a permit or fee.

Section 8 FEES (continued)

- e. In-ground swimming pools, open lot uses, and change of use shall require a \$37.50 fee for their establishment.
- f. Temporary Travel Trailer shall require a \$20.00 fee annually.
- g. A home occupation permit shall be issued to the applicant and is nontransferable. The permit must be renewed annually with a payment of \$20.00 (Home Occupation Fee.)

Detached structures as outlined in "b" above, shall be figured as additional square footage under "a" when the detached structure is applied for at the same time and is applied for.

Square footage of multi-storied structures shall be the total accumulative square footage for all levels.

7. Sign fees: The fees for outdoor advertising signs shall be based on the area of the sign as follows:

Up to 15 square feet	\$ 15.00
15 square feet to 50 square feet	\$ 30.00
51 square feet to 100 square feet	\$ 40.00
101 square feet to 200 square feet	\$ 50.00
Any display over 200 square feet	\$ 75.00

- | | | |
|-----|---|---|
| 8. | Penalty fee in addition to regular fee | \$100.00 |
| 9. | Governmental Agencies with Architect/Engineering Seal | No Fee |
| 10. | Manufactured Home and/or Recreational Vehicle Parks | \$750 plus \$2 per mobile home recreational vehicle space. |
| 11. | Road naming and road signs for renamed roads | \$500.00 for each road renaming and \$125.00 for each street name sign being changed. |

Note: This fee does not apply to agencies requesting renaming for emergency response purposes (9-1-1).

12. An Automation Fee of \$40 will be charged on each permit, and rezoning or zoning use permit application submitted under this Ordinance, except when the application or permit fee is less than \$80. For permits and applications that have less than an \$80 fee, a fee of ½ the permit or application fee will be charged.

Section 9 DEFINITIONS

For the purpose of this Ordinance, certain terms used herein are defined as follows:

All words used in the present tense shall include the future tense; all words in the plural number shall include the singular number; and the words in the singular number shall include the plural number, unless the natural construction of the wording indicated otherwise. The word "shall" is mandatory and not directory.

Abandoned: Said of streets, public ways, easements, or rights-of-way when the Board, by proper actions and public hearings, abrogates all rights to said streets, public ways, easements, or rights-of-way.

Accessory Building: (see Use, Accessory.)

Acre: Shall mean a full acre containing 43,560 square feet of area.

Adjacent: For structures not necessarily in actual contact, but not separated by things of same kind. (For land parcels, see Contiguous.)

Adult Day Health Care Services: ARS § 36-401(5) A program that provides planned care supervision and activities, personal care, personal living skills training, meals and health monitoring in a group setting during a portion of a continuous twenty-four hour period.

Adult Foster Care: ARS § 36-401(6) A residential setting which provides room and board and adult foster care services for at least one and no more than four adults who are participants in the Arizona Long-Term Care system pursuant to Chapter 29, Article 2 of Title 36 of the Arizona Revised Statutes and in which the sponsor or the manager resides with the residents and integrates the residents who are receiving adult foster care into that person's family.

Assisted Living Center: ARS § 36-401(9) An assisted living facility that provides resident rooms or residential units to eleven or more residents.

Assisted Living Facility: ARS § 401-36(10) A residential care institution, including adult foster care, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis.

Assisted Living Home: An assisted living facility that provides resident rooms to ten or fewer residents.

Agricultural: The tilling of the soil, raising of crops, horticulture, viticulture, silviculture, small livestock farming, dairying, and/or pasture and range livestock production, including all uses customarily incidental thereto but not including slaughter houses, fertilizer yards, plants for the reduction of animal matter, or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust, or fumes.

Aircraft Landing Field: Facilities for intermittent or emergency landings of aircraft.

Section 9 DEFINITIONS (continued)

Airport: A licensed facility for commercial, military, and private aircraft may include repairs, services, storage facilities, and offices and buildings for administration and passenger convenience.

Alley: Any public thoroughfare at least twenty (20) feet in width in residential areas and twenty-five (25) feet in width in commercial areas, for the use of pedestrians and/or vehicles which affords only a secondary means of access to property.

Amendment: Shall mean a change in the wording, context or substance of this Ordinance, or an addition, deletion, or change in the zone boundaries or classifications upon the Zoning Map.

Animal Hospital: (see Veterinary Clinic.)

Apartment: One or more rooms designed for, intended for, and/or occupied by individuals doing cooking therein.

Area, Open: Land area on which there is no building or structure erected.

ARS: Arizona Revised Statutes.

Automobile and Trailer Sales Lot: Shall mean an open area used for the display, sales, or rental of new or used automobiles and trailer coaches, but where no repair, repainting or remodeling is done.

Automobile Repair Shop: Facilities for the storage and mechanical repair of an automobile, but not include body and fender shops.

Automobile Service Stations: Shall mean an occupancy which provides for the servicing of motor vehicles and operations incidental thereto, and does not include overhauling or body and fender repairs or such major repairs requiring the continuous storage of the vehicle on the premises.

Automobile Wrecking (Auto Wrecking): (see Junk Yards.)

Barrier: Anything that prevents passage or approach, an obstruction, as a fence, wall, etc.

Berm: An earthen mound usually man made and in excess of two (2) feet in height used to shield or buffer properties from adjoining uses, noise or highway visibility.

Board: Mohave County Board of Supervisors.

Boarding House: Shall mean a building or buildings containing central kitchen facilities where lodging is provided for compensation with or without meals, but not to include rest homes.

Borrow Pit: Shall mean any place or premises where dirt, soil, sand, gravel, or other materials are removed by excavation or other means, below the grade of surrounding land, for any purpose other than that necessary and incidental to grading and/or building construction.

Section 9 DEFINITIONS (continued)

Boundary, Zone: Limit and extent of each zone classification as shown on the Zoning Map.

Buffer: A wall, fence, or barrier used to lessen the visual impact of stored materials or incompatible land uses.

Building: Any structure having a roof supported by columns and/or walls and intended for the shelter, housing, and/or enclosure of any person or chattel, and may include animal shelters.

Building, Accessory: A building subordinate to the main building, the use of which is incidental to that of a main building on the same lot.

Building Height: Maximum height is determined by the highest point of the building measured to the average natural grade along the front of the building.

Building, Material Yard: (see Contractor's Yard.)

Building, Main: Shall mean a building within which is conducted the principal use permitted on the lot, as provided by this Ordinance.

Building Setback Line: Shall mean the minimum distance as prescribed by this Ordinance between any property line and the closest point of any building or structure, or from a perpendicular projection parallel with the walls of said building or structure or any overhang or projection which is a part thereof.

Building Site: Shall mean the ground area of a building together with all the open space required by this and other County Ordinances. Does not include any streets, alleys, access easements, or other rights-of-way necessary for access to this property, or as a means of access through this property to other properties.

Business or Commerce: The purchase, sale, or other transaction involving the handling or disposition (other than included in the term "industry" as defined herein) of any article, substance or commodity for profit or livelihood, and including in addition, office buildings, offices, shops for the use of personal services, garages, outdoor advertising signs and outdoor advertising structures, and recreational and amusement enterprises conducted for profit, but not including junk yards.

Cafe: (see Restaurant.)

Campgrounds: Public and semi-public open area with or without sanitation facilities or water for overnight or limited camping and may include the overnight parking of trailers or other vehicles intended for camping purposes.

Carport: Shall mean a permanent roofed structure with not more than two (2) enclosed sides and intended to be used for automobile shelter or storage.

Section 9 DEFINITIONS (continued)

Cemetery: Shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such premises.

Chicken Ranch: (see Feedlots, Commercial.)

Childcare: The compensated care, supervision, recreation, socialization, guidance, and protection of a child who is unaccompanied by a parent or guardian.

Childcare Home Facility (Childcare Group Home): A dwelling that the Arizona Department of Economic Security (DES) has certified pursuant to ARS 36-3895(C) or the Arizona Department of Health Services (DHS) has certified/licensed pursuant to ARS 36-897 (01-10 children) as a location where childcare services may be provided.

Childcare Requirements:

1. Childcare of four or less children for compensation is permitted in all residential zones.
2. Childcare of five but no greater than 10 children for compensation is permitted with a Zoning Use Permit in all residential zones.
3. Childcare in group homes of greater than 10 children for compensation are permitted only as a commercial operation in all commercial zones. (Licensed day care only.)

Church: Shall mean a permanently located building, commonly used for religious worship, fully enclosed with walls (including windows and doors), and having a structurally solid roof. A church is not a "public building."

Classifications, Zone: (see Zone.)

Clinic: Shall mean a place for group medical services not involving overnight housing of patients.

Club: Shall mean an association of persons (whether or not incorporated), religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business.

Clubhouse: A structure and related facilities for conducting or continuing the social purposes for which the club was organized.

Commerce: (see Business or Commerce.)

Commercial Dwelling: (see Dwelling, Commercial.)

Commission: Mohave County Planning and Zoning Commission.

Section 9 DEFINITIONS (continued)

Containment: Confining or being confined; limitation, restriction or restraint.

Contractor's Yard: Heavy commercial operation where building materials and construction equipment are stored while waiting to be used for various projects.

Contiguous: Adjoining by physical contact.

County: MOHAVE COUNTY, STATE OF ARIZONA.

County Engineer: A person appointed by the Board to such a titled position or who handles matters for the Board assuming the same function as the responsibilities of a County Engineer.

County Plan: (see General Plan.)

Cul-de-sac: A short street having one end open to traffic and being terminated at the other end by a vehicular turnaround.

Dedication: The appropriation of land or property by its owner for any general or public use, reserving to himself no special rights.

Design: Refers to Street alignment, grades and width, alignment and width of easements and rights-of-way for drainage, sanitary sewers, and water lines, and the potential use of each parcel formed in reference to land division or special development plan.

District: (see Zone.)

Division, Land: Refers to layout, organization, density, and balances of land uses in reference to land development proposals.

Dry Cleaners, Self-service: Facilities for public dry cleaning usually combined with a Launderette.

Dump: Shall mean a place used for the disposal, abandonment, or discarding by burial, incineration, or by any other means, of any garbage, sewage, trash, refuse, waste material, offal, or dead animals. Such use shall not include any industrial or commercial processes except salvage operations and shall include sanitary landfills.

Dwelling, Commercial: Motel, hotel, rooming house, boarding house, and other similar facilities where a person or group of persons does not assume long term residency.

Dwelling, Duplex: Shall mean a building designed or used exclusively for the occupancy of two (2) families living independently of each other and having separate kitchen and toilet facilities.

Dwelling, Multiple Unit: Shall mean a building or buildings designed and used for occupancy by three (3) or more families living independently of each other and having separate kitchen and toilet facilities.

Section 9 DEFINITIONS (continued)

Dwelling, Single Family: Shall mean a detached structure designed or used exclusively for the occupancy of one (1) family and having a kitchen and toilet facilities, and may include a site-built home, a mobile home, manufactured home, or factory-built home as defined by these regulations.

Easement: That portion of a lot or lots reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement may be for use under, on or above said lot or lots and may be public or private.

Easement, Access: An easement solely reserved for access to a lot.

Easement, Ingress & Egress: An easement granting public access through privately owned lot or lots via a specified width.

Easement, Public Utility: Portion of a lot or parcel reserved for utilities, drainage, etc.

Easement, Roadway: see Easement, Ingress & Egress

Enclosure: An enclosing or being enclosed; something that encloses, as a fence, wall, etc., something enclosed; an enclosed place or area.

Exception: A permitted irregularity from the subdivision regulations as regards to processing or design, permitted only through hearings by the Commission and Board.

Fabrication (Manufacturing): Assembling of parts or processed material commonly brought from elsewhere.

Factory-Built Building: means a residential or non-residential building, including a dwelling unit or habitable room thereof, which is either wholly or in substantial part, manufactured at an off-site location to be assembled on site, constructed in accordance with the Uniform Building Code (UBC) or the International Code Council (ICC) Codes and designed to be placed on a permanent foundation. Factor-built units must comply with the currently adopted editions of the Uniform Building Code or later editions of the codes.

Family: One or more persons occupying a premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity, or sorority house.

Farm or Ranch Labor Structure: Accessory building intended for occupancy full-time or part-time by laborers and/or their families.

Farming: (see Agricultural.)

Farming (Light): Land use or cultivation that is intended only as a supplementary source of income or livelihood.

Section 9 DEFINITIONS (continued)

Feedlots, Commercial: Shall mean a lot, or portion of a lot, used for holding and caring for livestock, not operated in connection with a bona fide farm, including stock yards, hog farms, chicken and turkey ranches.

Fence: A barrier, as a wooden fence or metal posts, rails, wire mesh, etc., used as a boundary or means of protection or confinement.

Final Plat: A map prepared in accordance with the provisions of these regulations; designed to be placed on record in the office of the County Recorder.

Forestry Products: Trees and/or other natural woody vegetation that is being harvested.

Frontage: Shall mean that portion of a parcel of property that is contiguous with a dedicated public street, highway, right-of-way, or approved access easement.

Garage, Private: An accessible and usable covered space for the parking of automobiles off the street, such space to be so located on the lot so as to meet the requirements of this Ordinance for an accessory building.

Garage, Public: Any premises, except those herein defined as a private garage, used for the storage and/or care of self-propelled vehicles.

Garage/Yard Sales: A sale of used household or personal articles (as furniture, tools, or clothing) held on the seller's own premises.

Gas, Natural: Same as petroleum.

General Plan (Master Plan): A plan made and adopted by the Commission and adopted by the Board for the general physical development of the County of Mohave, and includes any unit or part of such Plan separately adopted, of any amendment to such Plan, or parts thereof. (Same as County Plan.)

Golf Course: Shall mean a lot or portions of a lot used for the playing of golf.

Governmental Agency: Any agency of the Federal, State, County, or Municipal governments.

Gravel Pit: (see Borrow Pit.)

Greenhouse: Shall mean a building or structure constructed chiefly of glass, glass-like translucent material, cloth, lath, or similar materials, which is devoted to the protection or cultivation of flowers or other tender plants.

Guest House: An accessory building on the same lot as the main building intended to house guests on an intermittent basis without renting or leasing.

Guest Ranch: Shall mean a ranch operated, in part or in whole, as a vacation resort.

Section 9 DEFINITIONS (continued)

Height, Building or Structure: (see Building Height.)

Hog Ranch: (see Feedlot, Commercial.)

Home Occupation: Is defined as an occupation, profession, or business which performs a service or creates a product. It is conducted in its entirety within the dwelling unit and is clearly incidental and subordinate to the residential use of the dwelling unit.

Hospital: Shall mean any building or portion thereof used for the accommodation and medical care, including surgery, of sick, injured, or infirm persons, and including sanitariums, alcoholic sanitariums, institutions for the cure of chronic drug addicts and mental patients.

Hotel: An establishment or building providing a number of bedrooms, baths, etc., for the accommodation of travelers, or semi-permanent residents, with or without food.

Improvements (Subdivision): May include streets with or without curb or gutters, street lights, sidewalks, pedestrian walkways, water mains, sanitary and storm sewers, drainage facilities, street trees, and other community facilities of like nature.

Industrial Park: A planned development of land for industrial or industrial and commercial purposes. It may include provision for streets or other access, railroad spurs, water, and sewage disposal facilities. It may be subdivision.

Industry: Shall mean the manufacture, fabrication, processing reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof. Industry shall include storage yards, warehouses, wholesale storage, and other similar types of enterprises.

Industry, Light: Those manufacturing procedures or related processing, which do not result in extensive open plant yard areas, nor masses of raw materials, nor which result in noise, odors, dust, lights, vibration, or waste products which would have any detrimental effect on surrounding areas.

Installation: (Public or Quasi-Public) Permanent structural facilities that could not be classified as a building, but which occupy a specific area and serve a useful function such as a power substation or a radio relay station.

Junk Yards: The use of in excess of two hundred (200) square feet of the area of any lot one-half acre or less; five hundred (500) square feet for lots greater than one-half acre up to and including two (2) acres; one thousand (1,000) square feet for lots greater than two (2) acres up to and including three (3) acres; two thousand (2,000) square feet for lots greater than three (3) acres up to and including five (5) acres; and two (2) percent of the lot for lots in excess of five (5) acres, not specifically zoned for such use for the storage or keeping of junk. **Junk** includes unregistered or inoperable automobiles or portions of automobiles, old buildings, scrap metals, scrap wood (excluding wood used for heating purposes), or other scrap materials, appliances and/or the dismantling or "wrecking" of automobiles or other vehicles or machinery or structures, but is not limited thereto.

Section 9 DEFINITIONS (continued)

Kennel: An area in which five (5) or more dogs, cats, or other small animals are kept, maintained, trained, bred, boarded, or offered for sale, with or without compensation, and with or without outside runs and facilities.

Land: Any area suitable or usable for some use or being held in an undeveloped or unused state, which land is capable of being located, surveyed, staked, and described by a legal description.

Land Division: (see Lot.)

Land Leveling: The removal of or relocation of earth, soil, or rock in order to make a more uniformly level lot or building site.

Launderette: Facilities for public clothes washing containing a number of automatic washers and dryers, and may include self-service dry cleaning facilities.

Legal Access: A permanent ingress/egress easement or dedication right-of-way which runs with the land and provides access from any particular parcel to an existing public, county or state roadway to a two- wheel drive motor vehicle. A title report stating that the lot or parcel to be divided has legal access may be submitted to demonstrate legal access.

Easements granted or rights-of-way dedicated to provide legal access to lots or parcels created by the minor land division shall meet the following standards:

1. For minor land divisions that create three lots or less of 20,000 square feet or less, granted easements or dedicated rights-of-way shall be a minimum of 15 feet in width.
2. 20,000 square feet, granted easements or dedicated rights-of-way shall be a minimum of 30 feet in width, whether located entirely on one property or split between adjoining property.

Additionally, legal access does not include such rights-of-way provided only for means of recorded or unrecorded contracts of sale; and legal access does not include right-of-passage where access is required over property of others, where no easement or rights-of-way exist as legally available for access to the currently dividing property.

Library: (see Public Building.)

Lot: Legally defined and delineated parcel of land, exclusive of easements for road purposes, having direct access to a dedicated public road, or way.

Lot, Corner: A lot situated at the intersection of two or more existing or proposed streets.

Lot Depth: Shall mean the horizontal length of a straight line connecting the bisecting points of the front and rear lot lines. For lots with more than four sides, the sides contiguous to the front lot line shall be the side lot lines and a line connecting the rear corners of the sides shall be used to measure lot depths.

Section 9 DEFINITIONS (continued)

Manufactured Home: A manufactured dwelling unit built after June 15, 1976, to standards established by the U.S. Department of Housing and Urban Development (HUD) and having an affixed "HUD" label, as per 24 CFR 3280.11, or a verifiable data plate as per 24 CFR 3280.5, certifying that the unit was manufactured in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture. The manufactured home, transportable in one (1) or more sections, is three hundred twenty (320) square feet or more in size, when erected on site, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation when connected to the required utilities, and including the typical plumbing, heating, air conditioning, electrical systems and adequate sanitary sewage disposal system approved, installed and operational. Calculations used to determine the number of square feet in a manufactured home will be based on the exterior dimensions measured at the largest horizontal projections when erected on site. These dimensions will include all expandable rooms, cabinets and other projections containing interior space, but do not include bay windows. The term "Manufactured Home" does not include recreational vehicles, travel trailers, modular buildings, factory-built buildings, or mobile homes.

Manufactured Home, Multi-Sectional: A multi-sectional manufactured home, not exceeding two (2) stories in height and manufactured after June 15, 1976, to standards established by the U.S. Department of Housing and Urban Development (HUD) and having an affixed "HUD" label, as per 24 CFR 3280.11, or a verifiable data plate as per 24 CFR 3280.5, certifying that the unit was manufactured in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture. The multi-sectional manufactured home, when joined, forms a residence for human occupancy that measures sixteen feet by forty feet (16' x 40') or larger and which is designed and required to be placed on a permanent foundation system when located on an individual lot. A multi-sectional manufactured home shall have roofing and siding materials similar in appearance and kind to those used in site built homes and be connected to the required utilities, including the typical plumbing, heating, air conditioning electrical systems and adequate sewage disposal systems approved, installed and operational. The term "Multi-Sectional Manufactured Home" does not include, mobile homes, recreational vehicles, factory-built buildings or travel trailers.

Manufactured Home Park: A parcel of land, under single ownership which has been planned and improved for the placement of manufactured homes for non-transient residential use. For the purpose of this Ordinance, any parcel of land with two or more manufactured home lots for rent or for lease shall be deemed a park. Spaces shall not be rented or leased for a period exceeding 364 days in duration.

Manufactured Home Subdivision: A manufactured home subdivision is designed and intended for residential use where residence is in manufactured homes.

Manufacturing: The fabrication of finished or more completely worked products from one or more raw materials, or semi-finished products, or the reprocessing of goods or materials, and may include storage, packing, and shipping.

Master Plan: (see General Plan.)

Mining: The extraction of mineral or organic deposits from the earth, including permanent sand or gravel operations, either by means of open pits, shafts, or pipeline except that the extraction of water does not constitute mining, nor is the operation of a temporary borrow pit or land leveling classified as mining.

Section 9 DEFINITIONS (continued)

Mobile Home: A manufactured dwelling unit built prior to June 15, 1976, on a permanent chassis, capable of being transported in one (1) or more sections and designed to be used with or without a permanent foundation as a dwelling when placed within applicable zoning districts and connected to on-site utilities including an adequate sanitary sewage disposal system approved, installed and operational. The term “Mobile Home” does not include recreational vehicle, travel trailers, manufactured homes, multi-sectional manufactured homes, modular buildings or factory-built buildings.

Model Home and Sales Office: House used temporarily for the purpose of displaying alternate floor plans, and/or construction and/or decorative materials. House may contain a sales office in which homes and/or lots are sold.

Motel: Shall mean a building or buildings used for transient residential purposes containing guest rooms or dwelling units with automobile parking space provided, and may contain commercial facilities for the service and convenience of guests.

Natural: The state or condition of land surface, vegetation, rocks, and other surface features which have not been moved or added to or changed by any action of man.

Nonconforming Use: Any building or a land use which does not conform to the regulations for the zone in which it is situated and which was in existence at that precise location prior to adoption of the Zoning Regulations or change of zone.

Nurseries: Facilities for commercial development, growth, and sale of plants, and/or for the conducting of and storage of equipment for landscaping operations and wholesale and/or retail sale of commercial gardening supplies.

Office: Rooms and accessory facilities for the managing and/or conducting of a business or other activity.

Open Area: Any area used or intended for such uses as parking lots, used car lots, loading space, recreation fields, and similar uses.

Open Lot Storage: Except as otherwise stated in these Regulations, the use in excess of two hundred (200) square feet for lots one-half acre or less; five hundred (500) square feet for lots greater than one-half acre up to and including two (2) acres; one thousand (1,000) square feet for lots greater than two (2) acres up to and including three (3) acres; two thousand (2,000) square feet for lots greater than three (3) acres up to and including five (5) acres; and two (2) percent of the lot for lots in excess of five (5) acres; if such lots are not specifically zoned for such use for the storage or keeping of unregistered or inoperable autos or portions of autos, scrap metals, scrap wood (excluding wood used for heating purposes), machinery, miscellaneous debris, wrecked or dismantled mobile/manufactured homes or trailers and appliances.

Owner: Is any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land to commence and maintain proceedings to control, divide, or otherwise deal with the same under this Ordinance.

Section 9 DEFINITIONS (continued)

Parcel: (see Lot.)

Park: Public or private parcel of land with the provisions for passive or active recreational facilities.

Parking Area: Portion of overall building site reserved exclusively for the parking, storage, and maneuvering of vehicles.

Parking Lot: Open area facilities for parking and maneuvering vehicles.

Person: Shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust receiver, syndicate, City, County, Special District, or any other group or combination acting as an entity.

Pet Grooming Facilities: An enclosed structure, in which pets or other animals are groomed, trained, otherwise maintained, or offered for sale, with or without compensation.

Pet Motel: (see Kennel.)

Petroleum: As regards a raw material; refers to the hydrocarbon deposit, still within the earth or in the process of being extracted, prior to any processing.

Petroleum Bulk Plant: Shall mean a wholesale distribution facility of processed petroleum products.

Plat: Refers to a map (including required certificates) in these Regulations.

Playground: An area designated for recreation of children.

Preliminary Plat: A plan of a proposed subdivision of land.

Professional Office: Shall mean any building used or intended to be used as an office for a lawyer, engineer, land surveyor, architect, optometrists, accountant, doctors, dentists, and other similar professions. Does not include barbers, beauticians, and similar types of occupations.

Public Building: Facilities for the conducting of public business, constructed for the various public agencies, and includes courthouses, city halls, post offices, governmental office buildings, libraries, and museums, but does not include schools or churches.

Public Hearing: Public meeting held under the conditions and for the purpose specified by ARS 11-829 and this Ordinance.

Public Utility: Private or municipal facility for distribution to the public of various services such as power, heat, light, water, sewage removal, and communications.

Quasi-Public: A privately owned facility that serves a common public need, such as a public utility building.

Section 9 DEFINITIONS (continued)

Recreation Facilities: Buildings, structures, or areas built or developed for the purpose of entertaining, exercising, or observing various activities participated in either actively or passively, or in which participation is by organized groups.

Recreational Vehicle: A camper, camp car, pickup coach, motor home, travel trailer, converted van or bus, or tent trailer, with or without motive power, designed for human habitation for travel or recreational purposes. The maximum size for such vehicles shall be that allowed by the Arizona Highway Department upon public thoroughfares without a special permit (currently, forty (40) feet overall, including hitch).

Recreational Vehicle Park: Any area or tract of land where two or more lots are rented or leased on a temporary basis to the owners of recreational vehicles, used for travel or recreation purposes and providing facilities appropriate to the needs of the people living there.

Residence, Accessory or Secondary: A second residence or dwelling either added to an existing single-family detached dwelling, or as a separate accessory structure on the same lot as the primary dwelling. Accessory residence must be subordinate to an owner-occupied single-family dwelling and can be occupied by a non-paying relative or guest. Rental or lease of an accessory residence is prohibited.

Restaurant: Any building or structure or part of a building or structure in which food and/or nonalcoholic drink are prepared for service to customers within and/or from such facility.

Re-subdivision: Changing of design, lot lines, size of lots, or road alignment of any recorded or approved subdivision in Mohave County.

Retail Store (or Commercial Activity): A business selling goods, services edible or otherwise, wares or merchandise directly to the ultimate customer.

Riding Stable: Any place having five (5) or more contiguous acres at which horses or ponies are kept for remuneration, hire, or sale.

Rooming House: A building where lodging is provided for compensation.

School - Elementary, Junior High or High: Shall mean a public or private institution conducting regular academic instruction at kindergarten, elementary, and secondary levels. Such institutions shall offer general academic instruction equivalent to the standards prescribed by the State Board of Education.

Service Station: (see Automobile Service Station.)

Setbacks: Is the minimum required distance between the property line and the building line in the case of dedicated roadways, or the minimum required distance between the edge of the ingress and egress easement and the building line in the case of granted roadway easements (see Yard).

Shopping Center: A group, or cluster of stores, or buildings, divided for separate commercial or service facilities, organized in a balanced arrangement for retail trade, with provisions for parking.

Stock Yard: (see Feedlot, Commercial.)

Section 9 DEFINITIONS (continued)

Story: Shall mean a space in a building between the surface of any floor and the surface of the floor next above; or if there be no floor above, then the space between such floor and the ceiling or roof above.

Street: A public or private thoroughfare that affords the principal means of access to property, including any road or other thoroughfare except an alley as defined herein.

Structure: Shall mean anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location in or on the ground, or is attached to something having a location in or on the ground, such as supports or a foundation.

Subdivider: Any person who causes land to be parceled into a subdivision for himself or for others.

Subdivision: Lands or airspace divided or proposed to be divided for the purpose of sale or lease as defined in the Arizona Revised Statutes.

Sureties: Anything acceptable to the Board deposited as a pledge for the guarantee of construction or completion of subdivision improvements that the Board could, if necessary, convert to a usable medium for construction of said improvements in case of default of agreement.

Swap Meets: An activity of three (3) or more vendors conducting the sale or barter of merchandise to the general public.

Swimming Pool: Shall mean any permanent structure containing, or intended to contain, water for recreation or therapeutic uses, and shall include wading pools.

Trailer Park: (see Recreational Vehicle Park.)

Travel Trailer: For the purpose of this Ordinance, a travel trailer shall mean a vacation or camping trailer, towed by another vehicle designed as temporary living quarters which does not meet the defined requirements of a mobile/manufactured home (see Mobile and Manufactured Home).

Urban: As used in this Ordinance, refers to limited or extensive Community development, where a cluster or group of people are living in close proximity, where the land or living units are divided into separate units, and may or may not include commercial facilities.

Use: The purpose for which land or premises or a building thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

Use, Accessory: A use incidental and accessory to the principal use of a lot or building located on the same lot as the primary use.

Use Permit: (see Zoning Use Permit.)

Vacated: (see Abandoned.)

Section 9 DEFINITIONS (continued)

Variance: A variance is an authorization for a relaxation of the terms of the Zoning Regulations which will not be contrary to the public interest and which, owing to conditions peculiar to the property and which are not the result of the actions of the applicant, a literal enforcement of the Regulations would result in unnecessary and undue hardships. As used in these Regulations, a variance shall be authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by a variance, nor shall a variance be granted because of the presence of nonconforming uses in the zoning district or adjoining zoning districts.

Veterinary Clinic: Facility for the health care, treatment, and maintenance of animals. Where large animals are cared for, outdoor facilities will be needed in addition to the indoor facilities.

View-Obscuring: Shall mean any structure or device forming a physical barrier which is so constructed that the vertical surface obscures vision through said surface.

Wall: An upright structure of wood, stone, brick, frame stucco, serving to enclose, divide, support, protect or obscure the view; a continuous structure serving to enclose an area.

Warehousing: Shall mean a building, buildings, or that portion thereof used for the storage of goods of any type.

Wireless Communication Towers and Facilities: All towers and other support facilities required for transmission of cellular telephone, microwave, personal communications systems and other radio/telecommunications functions. Due to their specificity, all definitions that apply only to wireless communication towers and facilities are located in SECTION 27.U, WIRELESS COMMUNICATION TOWERS AND FACILITIES.

Wholesale: Sale of goods or materials, for purpose of resale.

Yard: Is an open, unoccupied space on a lot, other than a court, which is unobstructed from the ground upward by buildings or structures except as otherwise provided in this code.

Yard, Front: Is a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line or the edge of the roadway easement and a line parallel thereto.

1. In the case of corner lots which do not have reversed frontage, a front yard of the required depth shall be provided in accordance with the prevailing yard pattern, and a second front yard of half the depth (but in no circumstances less than ten (10) feet) required generally for front yards in the district, shall be provided on the other frontage.
2. In the case of corner lots with more than two (2) frontages: 1) At least one front yard shall be provided, having the full depth; 2) no other front yard on such lot shall have less than half the full depth, and in no circumstances shall it be less than ten (10) feet.

Section 9 DEFINITIONS (continued)

Yard, Rear: Is a yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot, ordinary high water line or the edge of the easement and a line parallel thereto.

Yard, Side: Is an open, unoccupied space on the same lot with the building and between the building line and the side lot line.

Zone: A specific use classification established by this Ordinance which limits or permits various and specific uses. Means the same as "District" in ARS 11-801.

Zoning Permit: Shall be a permit for designation of uses for a parcel of land as defined in total as a "Building Permit" on ARS 11-808.

Zoning Use Permit: Permit required by certain sections of this Ordinance for uses that may, under the circumstances of a specific case, be permissible but use in general may not.

Section 10 GENERAL PURPOSES OF ZONING REGULATIONS

Official Land Use Zoning Regulations for the unincorporated portions of the County of Mohave are herein adopted and established to serve the public health, safety, comfort, convenience, and general welfare and to provide the economic and social advantages resulting from an orderly, planned use of land resources, to conserve and stabilize the value of property and to encourage, guide, and provide a definite plan for the future growth and development of the County of Mohave in coordination with the County Plan and Land Division Regulations.

Section 11 THE ZONING MAP

Certain functional divisions of the General Plan are illustrated and detailed here as the Zoning Maps.

Said Zoning Maps, for convenience and identification, are divided into sectional area maps. The zone classifications for each land parcel and the boundaries of such zones are not included in the written portion of this Ordinance, but will be shown upon the Zoning Maps.

Each Zoning Map, and change thereon, can only be established through public hearings at both the Commission and Board levels. No Zoning Maps will be approved by the passage of this Ordinance, but will be developed as the result of subsequent studies and hearings.

Section 12 ESTABLISHMENT OF ZONES

- A. Zones. In order to classify and segregate the uses of land buildings, the following zones are hereby established:

A	General
A-D	Airport Development Zone
A-R	Agricultural Residential
R-E	Residential-Recreation
R-1	Single Family Residential
R-MH	Residential Manufactured Homes
R-TT	Residential-Manufactured Home and Travel Trailers
R-M	Multiple-Family Residential
R-O	Single Family Residential/Manufactured Homes Prohibited
R-O/A	SFR/Manufactured Homes Prohibited/Limited Animal Privileges
S-D	Special Development
C-1	Neighborhood Commercial
C-2	General Commercial
C-2H	Highway Commercial
C-RE	Commercial Recreation
C-M	Commercial Manufacturing
C-MO	Commercial Manufacturing-Open Lot Storage
M	General Manufacturing
M-X	Heavy Manufacturing
R-P	Regional Parks
C-P	Community Parks
N-P	Neighborhood Parks

- B. Combining Zones, Lot Area. The minimum area of a lot or parcel may be different from that designated on the chart in Section 25. When so differently designated, the minimum lot area shall be indicated on the Zoning Map by a "lot area combining zone". The lot area designations shall appear on the Zoning Map in conjunction with the zoning classifications. Minimum lot area designations shall be written beneath the Zoning classification on the map as follows:

(example) R-1
10M

The minimum lot area designation shall be typed or printed as follows: (example) R-1/10M. Any combination zone may be created in any zone providing the minimum lot size is not less than the minimum lot size stipulated in Section 25 of this Ordinance.

Section 12.1 ESTABLISHMENT OF URBAN-RURAL OVERLAY ZONES

- A. Urban Overlay Zone. This overlay zone will serve to identify those "Urban" areas in Mohave County exhibiting like characteristics as those of a municipality or expected to achieve said characteristics within a ten (10) year projected time frame, and/or are a functional part of an existing incorporated City and/or will be within a ten (10) year projected time frame.
- B. Rural Overlay Zone. Generally will define and characterize and be applied over those unincorporated County areas not identified as URBANIZED now or within a ten (10) year projection. These areas exhibit overall rural characteristics in terms of identity, character, population, density and life-styles and will include agrarian lands, grazing and open range areas, most public lands, crossroads communities and those settled communities with less than current or projected populations of 2,500 people within compact and unidentifiable spatial limits or boundaries and/or density of less than 1,500 permanent residents per square mile.

Section 13 REGULATIONS FOR GENERAL OR "A" ZONE

A. Special Provisions.

1. No subdividing shall be conducted, or approved, in any area zoned "A" without prior rezoning of the land so parceled, if rezoning is necessary.
2. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
3. A view-obscuring device, as per section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses if the property is used for General Commercial uses.

B. Uses Permitted. Single family dwellings, including site-built homes, manufactured homes and factory-built buildings designed and used for single family occupancy as defined in this Ordinance, duplexes, multiple dwellings, general commercial uses, offices, and accessory buildings related to any of the above. In addition, factory-built buildings may be used for duplexes, multiple dwellings, and general commercial buildings if they are so designed. All agricultural uses including grazing and all accessory uses and facilities related to the production, servicing, and shipping of the permitted uses. Landing strips, home occupations, childcare and childcare group homes, and adult foster care is allowed on lots where the established primary use is residential, with a Home Occupation Permit as provided in Section 27-O and Section 27-V. Assisted living homes and assisted living centers are allowed on lots where the established primary use is commercial as provided in Section 27-V, and signs related to the uses of the property or to its sale or lease. Wireless communication towers and facilities with a maximum antenna height of 40 feet on lots where the established primary use is residential. On lots where the established primary use is commercial, the maximum antenna height is 50 feet (see Section 27.U).

C. Uses Permitted After Acquiring a Zoning Use Permit.

1. Schools, churches, and public buildings, automobile wrecking yards, and junkyards.
2. Borrow pits and removal of petroleum or natural gas on a commercial basis as limited by ARS 11-830 A-2.
3. Recreational vehicle parks.
4. Manufactured home parks.
5. Accessory residences (see section 27-R).
6. Childcare group homes (see Section 27-T).
7. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet on lots where the established primary use is residential (see Section 27.U).

Section 13 REGULATIONS FOR GENERAL OR "A" ZONE (continued)

8. Wireless communication towers and facilities with an antenna height of 51 feet to 195 feet on lots where the established primary use is commercial (see Section 27.U).
9. Assisted Living Home [where the established primary use is residential] (see Section 27-V).

Section 13.1 REGULATIONS FOR AIRPORT DEVELOPMENT OR "A-D" ZONE

- A. Purpose.** The principal purpose of this zoning district is to provide for manufacturing and warehousing uses in locations which are suitable and appropriate taking into consideration the land uses and resources in Airport Development zones, also assuring sound compatibility for future airport operations and airport growth. It is the intention of the Mohave County Board of Supervisors to promote industrial growth that will benefit the community and not subject it to unexpected hazards or other conditions that would adversely affect the public health, safety and general welfare.
- B. Special Provisions.**
1. "A-D" zones shall be used only in conjunction with:
 - a. A municipal airport and/or airport hazard area.
 - b. Applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
 - c. Where adjacent to a non-industrial use and/or zone, screening shall be required as a condition of approval of a plot plan for new development.
 - d. Maximum allowed structure height shall be no greater than sixty (60) feet.
 - e. Enabling legislation for airport zoning is granted to local governments pursuant to Article II of the Arizona Revised Statutes and is not subject to the standard zoning exemptions or non-applicability as outlined under ARS 11-830.
 - f. All current "A-D" (Airport Development) zoned districts are declared to be nonconforming in their present use. All of the conditions as set forth by the Board of Supervisors in the approval of their zone shall continue in effect. Any change in the individual use of current "A-D" zoned property shall require the approval of the Board of Supervisors as outlined herein, effective October 17, 1990. Section 13.1-H does not go into effect for existing established "A-D" zoned district(s) unless the individual use changes and the Board of Supervisors approves a new use, subject to such conditions and restrictions they may impose.
 - g. A view-obscuring device, as per section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or uses, or incompatible uses.
- C. Use Regulations.** A building or premises shall be used only for the following purposes as each individual and each subsequent use is individually approved by the Board of Supervisors after recommendation by the Mohave County Planning and Zoning Commission, subject to such conditions and restrictions as they may impose. The Planning and Zoning Commission shall give strong consideration to the recommendations and conditions forwarded to it by the Airport Authority or any other managing organization in its recommendation to the Board of Supervisors. In the case of a mixed-use proposal, each and every specified use must be approved. Manufacturing and warehousing uses include any use permitted in a "C-M"

Section 13.1 A-D ZONE (continued)

(Commercial Manufacturing) Zone without a zoning use permit, EXCEPT: hotels, motels, any multiple family or commercial residential structures as permitted under "R" (Residential) Zones; manufactured home parks; schools; churches, day care centers (unless approved by Zoning Use Permit and they are located within the confines of the industrial facility, specifically for employees of same), funeral homes, nursing homes, infirmaries, hospitals, orphanages, theaters, private airstrips, and sanitary landfills.

1. Aircraft firms including manufacturing sales, service and rental.
2. Bakeries, wholesale.
3. Bottling plants or breweries.
4. Cleaning plants, including carpets and dyeing.
5. Sales, service, rental, and storage of heavy construction equipment (unless a part of an active construction site).
6. Laboratories; photo, motion picture, radio & TV studios; research, testing, or experimental facilities.
7. Manufacturing, compounding, assembling, fabrication, processing, packaging or treatment of products such as candy, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries, but not including the refining or rendering of fats and oils.
8. Manufacturing, compounding, assembling, fabrication, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, clay, cloth, concrete, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semiprecious metals or stones, metal pipe, cast or rolled or extruded sheet metal, shell, textiles, tobacco, tools, toys, wire, yarns, wood not involving planing mills as the primary process, and paint not employing a boiling process.
9. Manufacturing or assembly of electrical appliances, electronic instruments and devices, optical goods, precision instruments, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers and crystal holders.
10. Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay.
11. Packing houses for fruit or vegetables not including processing.
12. Sales and service of mineral related mining or extraction equipment.
13. Manufacturing or assembly of aircraft, automotive, locomotive, spacecraft or other vehicular equipment, with associated test tracks.

Section 13.1 A-D ZONE (continued)

14. Contractors, machine and welding shops, telecommunications, utility companies, printing, and publishing companies.
15. Transportation companies including airlines; air, road and rail cargo services; air charter services; vehicle rental services; aircraft sales, service and rental; pilot instruction, supplies, and assistance services.
16. Warehousing and distribution centers for durable and non-durable goods except operations that store, transport, or distribute hazardous or toxic materials as its primary function.
17. Agricultural uses.
18. Resource conservation or study.
19. Cemeteries.
20. Retail plant nurseries.
21. Public parking garages in association with terminals.
22. Wholesale stores.
23. Manufacturing plants that produce no noise, which emit no particulates, smoke, or dust, and which cause no glare.
24. Screened open storage areas.
25. Similar type uses as indicated above as approved by the Board of Supervisors after receiving a recommendation from the Mohave County Planning and Zoning Commission.
26. Wireless communication towers and facilities with a maximum antenna height of 60 feet and must meet all FAA requirements (see Section 27.U).

D. The following uses may be permitted only upon the approval and issuance of a Zoning Use Permit.

1. Block plant manufacture and the associated storage of related materials.
2. Storage of mineral production related materials.
3. Storage of flammable liquids, gases, and bulk fuels.
4. Stand-alone restaurants including restaurant facilities for employees are authorized within manufacturing or warehousing facilities with appropriate environmental health permits.

Section 13.1 A-D ZONE (continued)

5. Any use involving a high concentration or assemblage of people whether permanent or temporary such as but not limited to: circuses, fairs, parks, playgrounds, swap meets, country clubs, offices, R V parks.
6. Caretakers' service and security residences if in conjunction with any business or factory, subject to quarters being an integral part of the manufacturing or warehouse facility.
7. Liquid wastewater treatment plants as approved by the Department of Environmental Quality and/or the Arizona Corporation Commission.
8. Public and private utility power plants.
9. Wireless communication towers and facilities with an antenna height of 61 feet to 250 feet and must meet all FAA requirements (see Section 27.U).

E. Height. No use or structure within the A-D zone shall encroach upon any flight or airspace control surfaces used or established for aircraft approach, landing or maneuvering. No use or structure within the A-D zone shall exceed one hundred (100) feet, and buildings exceeding a height of sixty (60) feet shall have increased setbacks in accordance with Section 25 B.

F. Lot or Parcel Minimum Size. The minimum lot size in the A-D zone shall be one (1) acre. If a lot is served by a public, community water system, the minimum required lot size will be 20,000 square feet.

G. Setbacks. Setbacks shall be determined by Section 25 of the Mohave County Zoning Regulations.

H. Expiration of Approval. Approval of a specific use or mixed uses with such conditions and restrictions as the Board of Supervisors may impose shall be valid for two (2) years, during such time construction on the project shall commence or the use authorized shall be initiated. Prior to expiration of the approval, the developer may request an Extension of Time from the Commission to initiate the project, and the Commission shall recommend to the Board an action based upon a finding of substantial grounds of which to grant such an Extension of Time up to one (1) year.

Section 14 REGULATIONS FOR AGRICULTURAL-RESIDENTIAL OR "A-R" ZONE

A. Special Provisions.

1. Only one single-family dwelling shall be approved for any one lot or building site.
2. All applicable provisions of Sections 25, 26, 27 and 31 shall apply to this zone.

B. Uses Permitted

1. Agricultural uses and home occupations.
2. Single family dwellings, including site built homes, manufactured homes and factory-built buildings designed and used for single family occupancy as defined in this Ordinance and accessory uses normally incidental to a single family dwelling or light farming (this is not to be construed as permitting any commercial use).
3. Guest Ranches established as a subordinate use to a working ranch containing a minimum of one hundred (100) contiguous acres.
4. Private greenhouses and horticultural collections, flower and vegetable gardens, fruit trees, orchards, dogs and cats as domestic pets, poultry for domestic use. Horses and cows may be maintained for private use.
5. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).
6. Schools, churches, public buildings, quasi-public buildings, childcare, adult foster care with a Home Occupation Permit as provided in Section 27-O and Section 27-V, and playgrounds.

C. Uses Permitted After Acquiring a Zoning Use Permit.

1. Recreational vehicle parks.
2. Manufactured home parks.
3. Riding stable and horse breeding farms.
4. Retail plant nurseries (see Section 27-L).
5. Kennels and veterinary clinics (see Section 27-M).
6. Accessory residences (see Section 27-R).
7. Childcare group homes (see Section 27-T).

**Section 14 REGULATIONS FOR AGRICULTURAL-RESIDENTIAL OR "A-R" ZONE
(continued)**

8. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet in the General Plan Urban and Suburban Development Areas, on lots less than five (5) acres (see Section 27.U).
9. Wireless communication towers and facilities with an antenna height of 41 feet to 195 feet in the General Plan Rural Development Area, on lots greater than five (5) acres (see Section 27.U).
10. Assisted Living Home (see Section 27-V).

Section 15 REGULATIONS FOR RECREATION OR "R-E" AND "C-RE" ZONES

A. Special Provisions.

1. All applicable provisions of Sections 25, 26, 27 and 31 shall apply to this zone.
2. For parcels greater than 20,000 square feet in area, minimum building setbacks may be varied if topographic features, rocks, or trees, would have to be changed or removed in order to have structural setback compliance in any area where this applies, and area zoning maps shall be developed by the Commission.
3. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible if the property is used for General Commercial uses.

B. Uses Permitted.

1. R-E (Residential-Recreation) zone:
 - a. Agricultural uses and home occupations as permitted under A-R zone.
 - b. Single family dwelling, including site built homes, manufactured homes and factory-built buildings designed and used for single family occupancy as defined in this Ordinance and accessory uses including noncommercial guest house or accessory residences (excluding travel trailers).
 - c. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).
2. C-RE (Commercial-Recreation) zone:
 - a. Any uses permitted in an R-E zone. Residential uses shall comply with their respective residential yard setbacks.
 - b. Churches, schools, hospitals, public and quasi-public buildings, parks, playgrounds, recreational areas or camps and golf courses, and uses of similar purposes.
 - c. Motels, manufactured home parks, recreational vehicle parks, resort activities, country clubs, private riding clubs, parking facilities, and all other activities of similar nature and as necessary for the operation and maintenance of the various facilities, including commercial activities associated with and an integral part of any of the above activities.
 - d. Wireless communication towers and facilities with a maximum antenna height of 60 feet (see Section 27.U).

Section 15 REGULATIONS FOR RECREATION OR “R-E” AND “C-RE” ZONES (continued)

C. Uses Requiring a Zoning Use Permit: R-E Zone.

The following uses may be approved by obtaining a Zoning Use Permit:

1. Churches, schools, hospitals, public and quasi-public buildings, parks, playgrounds, recreational areas or camps and golf courses, and uses of similar nature.
2. Recreational vehicle parks (see Section 27-J).
3. Travel trailers to be used as Secondary Residences.
4. Childcare group homes (see Section 27-T).
5. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet (see Section 27.U).
6. Assisted Living Home (see Section 27-V).

D. Uses Requiring a Zoning Use Permit: C-RE Zone.

1. Kennels and veterinary clinics (see Section 27-M).
2. Travel trailers to be used as Secondary Residences.
3. Licensed day care only.
4. Wireless communication towers and facilities with an antenna height of 61 feet to 150 feet (see Section 27.U).
5. Assisted Living Home (see Section 27-V).

Section 15.1 REGULATIONS FOR REGIONAL PARKS OR "R-P" ZONE

A. Special Provisions.

1. The property shall be designated as a Regional Park by the Board of Supervisors.
2. The property shall be under the ownership of and/or managed as a County, State or Federal park.
3. Any retail commercial facilities not directly connected or deemed an integral part of the regional park may only be approved with a Zoning Use Permit.
4. Manufactured home parks and recreational vehicle parks shall comply with all applicable provisions of Section 27.
5. Each single unit or cluster of commercial facilities or developments shall provide adequate off-street parking for the needs of the business or use and for employee parking.

B. Uses Permitted.

1. Parks, playgrounds, recreational areas or camps and golf courses.
2. Motels, recreational vehicle parks, resort activities, parking facilities and all other activities of a similar nature and as necessary for the operation and maintenance of the various facilities, including commercial activities associated with and an integral part of any of the above activities.
3. Establishment of temporary or permanent enterprises involving large assemblages of people or automobiles (not to include swap meets), including circuses, fairs, open air theaters (not to include drive-in theaters), concerts, race tracks and recreational centers.
4. Establishment of administrative facilities to support the permitted uses including watchman residences, storage sheds, etc.

C. Uses Requiring a Zoning Use Permit.

1. Commercial facilities not directly connected with or an integral part of a park activity.
2. Commercial uses or activities that are not managed or supervised by the administrator(s) of a County, State or Federal park.

Section 15.2 REGULATIONS FOR COMMUNITY PARKS OR "C-P" ZONE

A. Special Provisions.

1. The property shall be designated as a Community Park by the Board of Supervisors.
2. The property shall be under the ownership of and/or managed as a County, State or Federal park.
3. Recreational vehicle parks shall comply with all applicable provisions of Section 27.
4. Each facility or development shall provide adequate off-street parking for the needs of the activity.

B. Uses Permitted.

1. Parks, playgrounds, recreational areas, golf courses and uses of a similar nature.
2. Trailer parks, stables, parking facilities and all other activities of a similar nature and as necessary for the operation and maintenance of the various facilities, including commercial activities associated with and an integral part of any of the above activities.
3. Establishment of temporary or permanent enterprises involving large assemblages of people or automobiles (not to include swap meets), including circuses, fairs, open air theaters (not to include drive-in-theaters), concerts, race tracks and recreational centers.
4. Establishment of administrative facilities to support the permitted uses including watchman residences, storage sheds, etc.

C. Uses Requiring a Zoning Use Permit.

1. Commercial uses or activities that are not managed or supervised by the administrator(s) of a County, State or Federal park.

Section 15.3 REGULATIONS FOR NEIGHBORHOOD PARKS OR "N-P" ZONE

A. Special Provisions.

1. The property shall be designated as a Neighborhood Park by the Board of Supervisors.
2. Each park shall provide adequate off-street parking for the needs of the various park activities.

B. Uses Permitted.

1. Parks, playgrounds and similar recreational activities.
2. Neighborhood commercial activities which are normally associated with the permitted recreational activities.
3. The establishment of administrative facilities to support the permitted uses, including a watchman residence, storage sheds, etc.

C. Uses Requiring a Zoning Use Permit.

1. Special events which involve large assemblages of people or automobiles such as circuses, concerts, open-air theaters (not to include swap meets and drive-in theaters).

Section 16 REGULATIONS FOR SINGLE FAMILY RESIDENTIAL OR "R-1", "R-O", "R-TT" ZONES

A. Special Provisions.

1. All applicable provisions of Sections 25, 26, 27 and 31 shall apply to these zones.
2. A permit for an accessory structure will require a primary residence to be established, or at a minimum proposed, as evidenced by an approved building or zoning permit prior to issuing a permit for an accessory or incidental structure.

B. Uses Permitted.

1. R-1 zone (Single Family Residential) zone:
 - a. Single family dwellings, including site-built homes, manufactured homes and factory-built buildings designed and used for single family occupancy as defined in this Ordinance, accessory structures and uses normally incidental to single family residences, childcare, adult foster care with a Home Occupation Permit as provided in Section 27-O and Section 27-V, and home occupations as provided in Section 27-O and 27-T.
 - b. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).
2. R-O (Single Family Residential/Manufactured Homes Prohibited) zone:
 - a. Single family dwellings, including site-built homes and factory-built buildings designed and used for single family occupancy as defined in this Ordinance and accessory structures and uses incidental to single family residences, childcare, adult foster care with a Home Occupation Permit as provided in Section 27-O and Section 27-V, and home occupations as provided in Section 27-O and 27-T. Mobile homes and manufactured homes are prohibited. Travel trailers are prohibited except as provided in Section 27-N.
 - b. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).
3. R-TT (Single Family Residential/Manufactured Homes and Travel Trailers) zone:
 - a. Manufactured homes and travel trailers, as defined in this Ordinance, designed for single family occupancy, and accessory structures and uses normally incidental to single family residences as provided in Section 27-N.

Section 16 REGULATIONS FOR SINGLE FAMILY RESIDENTIAL, OR "R-1", "R-O", "R-TT" ZONES (continued)

- b. When R-TT zone is requested no area may be considered that consists of less than one (1) recorded block in a subdivision of record. The zoning proposal must be acceptable to the Commission and recommended to the Board by the procedures of rezone as required by this Ordinance.
- c. Detached structures shall be required to be a minimum of two (2) feet from the Travel Trailer.
- d. Childcare is permitted in mobile homes and manufactured homes as defined in this Ordinance; however, it will not be allowed in travel trailers.
- e. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).
- f. Adult Foster Care is permitted in mobile homes and manufactured homes as defined in this Ordinance; however, it will not be allowed in Travel Trailers.

C. Uses Requiring a Zoning Use Permit.

- 1. Churches, schools, hospitals, parks and playgrounds, public and quasi-public buildings, and uses of similar purpose.
- 2. Private parking lots for automobiles, where land lies adjacent to any multi-family, commercial, or manufacturing zone.
- 3. Accessory residences except that manufactured homes as accessory residences are prohibited in R-O zoned areas (see section 27-R). Accessory residences shall be prohibited in R-TT zones.
- 4. Childcare group homes will be allowed in "R-1", "R-O", "R-TT" zone areas (see Section 27-T).
- 5. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet (see Section 27.U).
- 6. Adult Assisted Living Homes will be allowed in "R-1", "R-O", "R-TT" zoned areas (see Section 27-V).

Section 16.1 REGULATIONS FOR SINGLE FAMILY RESIDENTIAL/MANUFACTURED HOMES PROHIBITED/LIMITED ANIMAL PRIVILEGES OR R-O/A ZONE

A. Special Provisions.

1. Only one single-family dwelling shall be approved for any one lot or building site.
2. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
3. A permit for an accessory structure will require a primary residence to be established, or at a minimum proposed as evidenced by an approved building or zoning permit prior to issuing a permit for an accessory or incidental structure.

B. Uses Permitted.

1. Single family dwellings, including site-built homes and factory-built buildings designed and used for single family occupancy as defined in this Ordinance and accessory structures and uses normally incidental to single family residences, childcare, adult foster care with a Home Occupation Permit as provided in Section 27-O and Section 27-V, and home occupations as provided in Section 27-0. Mobile homes and manufactured homes are prohibited. Travel trailers are prohibited except as provided in Section 27-N.
2. Private green houses, horticultural collections, flower and vegetable gardens, fruit trees, orchards, and poultry for occupants use only.
3. Three (3) domestic farm animals may be maintained for private use only.
4. Animal uses must be fenced and contained within the rear fifty (50) feet of the lot.
5. All feed, tack and other equipment related to the care of animals must be stored in an enclosed building.
6. Mobile homes, manufactured homes or travel trailers may not be used as storage buildings.
7. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).

C. Uses Permitted After Acquiring a Zoning Use Permit.

1. Schools, churches, public buildings, quasi-public buildings, and playgrounds.
2. Accessory residences, except that manufactured homes as accessory residences are prohibited in R-O/A zoned areas (see Section 27-R).
3. Childcare group homes will be allowed in “R-O/A” zone areas (see Section 27-T).
4. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet (see Section 27.U)
5. Assisted Living Home (see Section 27-V)

Section 17 REGULATIONS FOR SINGLE FAMILY RESIDENTIAL MANUFACTURED HOME OR R-MH ZONE

A. Special Provisions.

1. The R-MH zone shall be used only in conjunction with:
 - a. A manufactured home subdivision approved according to the provisions of these regulations.
 - b. Manufactured home parks.
2. The R-MH zone cannot be used for areas containing less than three (3) acres of area.
3. When an R-MH zone is approved wherein portions of it are contiguous with other single-family residential zone classifications, a fence or screening may be required as a condition of construction.
4. When an R-MH zone applies, only one manufactured home as defined in this Ordinance, may be placed on each lot or parcel of land within the subdivision or park.
5. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
6. Any retail commercial facilities not directly connected with the park or subdivision may only be approved by processing such use as a Special Development Project.
7. A permit for an accessory structure will require a primary residence to be established, or at a minimum proposed, as evidenced by an approved building or zoning permit prior to issuing a permit for an accessory or incidental structure.

B. Uses Permitted.

1. Manufactured home parks or subdivisions.
2. Manufactured home used as single family dwelling units, childcare, adult foster care with a Home Occupation Permit as provided in Section 27-O and Section 27-V, and home occupations as provided in Section 27-O.
3. Facilities necessary exclusively for the needs and uses of those people who will be residing therein.
4. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).

Section 17 REGULATIONS FOR SINGLE FAMILY RESIDENTIAL MOBILE HOME OR R-MH ZONE (continued)

C. Uses Permitted After Acquiring a Zoning Use Permit.

1. Recreational vehicle parks if operated in conjunction with a manufactured home park.
2. Childcare group homes will be allowed in “R-M” zone areas (see Section 27-T).
3. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet (see Section 27.U).
4. Assisted Living Home (see Section 27-V).

Section 18 REGULATIONS FOR MULTIPLE-RESIDENTIAL OR "R-M" ZONE

A. Special Provisions.

1. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
2. The number of units permitted for each lot, or parcel, will depend on the sanitation disposal facilities available, parking and maneuvering area, and location of streets, or roads.
3. Site-built homes, manufactured homes and factory-built buildings designed and used for single family residences only.

B. Uses Permitted.

1. One single family dwelling, including a site built home, a manufactured home or a factory-built buildings designed and used for single family occupancy as defined in this Ordinance is allowed. Multiple dwellings, group dwellings such as cooperative apartments, condominium projects, townhouses, or patio house developments, duplexes, professional office buildings and commercial dwellings are allowed. Also, childcare, adult foster care with a Home Occupation Permit as provided in Section 27-O and Section 27-V, Assisted Living Facilities, and other uses similar to the above uses are allowed. In addition, factory-built buildings may be used for duplexes, multiple dwellings and general commercial buildings if they are so designed.
2. Churches, libraries, museums, schools, hospitals, parks and playgrounds, and public and quasi-public buildings.
3. Only one single-family residence on each lot, or parcel.
4. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).

C. Uses Permitted After Acquiring a Zoning Use Permit.

1. Manufactured home parks.
2. Recreational vehicle parks.
3. Childcare group homes will be allowed in "R-M" zone areas (see Section 27-T).
4. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet (see Section 27.U)
5. Assisted Living Home (see Section 27-V).

Section 19 REGULATIONS FOR SPECIAL DEVELOPMENT OR "SD" ZONE

A. Special Provisions

1. Special Development zone will be used in combination with R, C, or M zone classifications and will be permitted only where parcels of land of three (3) acres or more are under singular or joint planned developments. The zoning proposal must be acceptable to the Commission and recommended to the Board by the procedures as required by this Ordinance and ARS where applicable, which includes public hearings by both the Commission and Board and approval of the Zoning Plan by the Board.
2. Whenever an "SD" zone is granted, each phase or stage of development or building proposals shall be submitted to the planning staff, to be evaluated and compared with the original plan before any permits may be granted.
3. The ultimate division of land under "SD" zone must comply with the plat as approved by the Board.
4. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses if the property is used for General Commercial uses.

B. Uses Permitted.

1. When R (SD) (Residential/Special Development) is granted, the property uses may be designed to contain a mixture of single family dwellings (including townhouses, condominiums, cooperative apartments, or patio houses), duplexes, and multiple dwellings (either single-floored or multi-storied). The proposed structures may be arranged individually, in groups, or in clusters without regard of lot areas for immediate density as long as an appropriate amount of land to comply with overall minimum densities is provided under undividable joint ownership of all property owners for recreation or open space.

The Board of Supervisors, after receiving a recommendation from the Planning and Zoning Commission, may allow one of the following land ownership types, including ownership by third parties who are not owners of the lots, as an alternate to undivisible joint ownership where there are golf courses that are designed as an integral part of the development, and provided that one of the following criteria are met:

- a. The amount of golf course land needed to comply with overall minimum densities is protected by a conservation easement as permitted by law, including ARS 33-271 through 33-276, and which is recorded to the benefit of Mohave County on a form acceptable to the County and which restricts all development (except infrastructure such as roads, etc.) on the area required to offset the increase in density.

Section 19 REGULATIONS FOR SPECIAL DEVELOPMENT OR "SD" ZONE (continued)

- b. In the absence of a conservation easement, the amount of golf course land used as offset shall be ten times the amount needed to comply with overall minimum densities with a written assurance by the subdivision developers and minimum densities with a written assurance by the subdivision developers and golf course owners, if different, that deeds transferring lots will contain a disclosure that the golf course is privately owned and the land use may change. Further, the disclosure shall state that the lot owners will be noticed before the golf course converts to another use. The purpose of the increase in open space acreage is to ensure that the density of the development is not adversely impacted should the golf course be developed and not remain as functional open space, and to ensure that the lot owners receive adequate disclosure and notice.
 2. R-MH(SD) (Residential Manufactured Home/Special Development) shall conform to all of the requirements of this Ordinance related thereto.
 3. When C(SD) (Commercial/Special Development) is granted, the property may be designed to contain a mixture of commercial and multiple residential uses, appropriate to a commercial area complex or shopping center with a provision for parking proportional to the needs proposed.
 4. When M(SD) (Manufacturing/Special Development) is granted, the property may be designed to contain a mixture of commercial and industrial uses appropriate to an industrial park with provisions for parking suitable to the needs proposed. Depending on contiguous zoning or uses, residential uses may be a part of M(SD) development.
- C. Setbacks and Area Requirements. Setbacks, area requirements and parking shall be provided for and contained within the approved design.

Section 20 REGULATIONS FOR NEIGHBORHOOD COMMERCIAL OR "C-1" ZONE

A. Special Provisions.

1. Residential uses shall comply with their respective residential yard requirements.
2. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
3. Lots less than one acre may have forty-five (45) foot minimum front setbacks for parking purposes.
4. Manufactured homes or travel trailers are prohibited for commercial uses. Manufactured or factory-built buildings constructed as commercial units are allowed in this zone.
5. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

B. Uses Permitted.

1. Any multiple family or commercial residential structure permitted under an R-M zone.
2. Retail sales and services only, contained within an enclosed structure as follows:
3. Bakeries, retail, barber shops, beauty shops, book stores, cleaners or laundry collecting and distributing facilities, confectionery stores, delicatessens, dressmaking shops, drug stores, dry goods, electric appliances, florists, food markets, grocery stores, jewelry stores, meat markets, millinery shops, offices, photographic studios, shoe sales and repairs, stationery stores, tailor shops, and variety and notions, and other uses of similar description and accessory structures related to and necessary for the operations of the primary use.
4. Wireless communication towers and facilities with a maximum antenna height of 40 feet (see Section 27.U).

C. Uses Requiring a Zoning Use Permit

1. Any structure built wholly or in part for single-family residential purposes, or any building or structure moved onto the property for residential purposes.
2. Other types of retail business compatible with the uses permitted in B, above, but wherein there might be a question of use similarity.
3. Retail plant nurseries (see Section 27L of this Ordinance).
4. Wireless communication towers and facilities with an antenna height of 41 feet to 100 feet (see Section 27.U).

Section 21 REGULATIONS FOR GENERAL COMMERCIAL OR "C-2" ZONE

A. Special Provisions.

1. Residential uses shall comply with their respective residential yard requirements.
2. All applicable provisions of Sections 25, 26, 27, and 31, shall apply to this zone.
3. Lots less than one acre may have forty-five (45) foot minimum front setbacks for parking purposes.
4. Manufactured homes or travel trailers are prohibited for commercial use. Manufactured or factory-built buildings constructed as commercial units are allowed in this zone.
5. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

B. Uses Permitted.

1. Any use permitted in a C-1 zone.
2. Kennels and Veterinary Clinics with NO outside facilities or runs.
3. Retail sales and services only, contained within an enclosed structure as follows:

Automobile service stations (including light auto servicing conducted as an accessory to the service station), bakeries, baths, billiard or pool halls, bowling alleys, blue-printing and Photostatting shops, cleaning and pressing establishments, clubs, furniture stores, hardware stores, interior decorating shops, liquor stores, public parking areas, restaurants, tea rooms and cafes, including on and off sale of alcoholic beverages, studios, upholstery shops, bars and taverns, and other uses of similar description and accessory structures related to and necessary for the operation of the primary uses.
4. Retail stores or businesses as herein described shall not be involved in any kind of manufacturing, processing, or treatment of products other than that which is related to the retail business, or service, conducted on the premises.
5. Any lot or parcel currently zoned C-2, fronting on or along State Highways 95, 68, and 93 that comply with the lot area requirements for the C-2H zone per Section 25 may have any open lot sales and display uses permitted in the C-2H zone.
6. Wireless communication towers and facilities with a maximum antenna height of 50 feet (see Section 27.U).

Section 21 REGULATIONS GENERAL COMMERCIAL OR C-2 ZONE (continued)

C. Uses Requiring a Zoning Use Permit.

1. Any structure built wholly, or in part, for single family residential purposes, or any building or structure moved onto the property for residential purposes.
2. Recreational vehicle parks.
3. Retail plant nurseries (see Section 27L).
4. Kennels and veterinary clinics with outside runs and facilities.
5. Swap meets.
6. Wireless communication towers and facilities with an antenna height of 51 feet to 195 feet (see Section 27.U).

Section 21.1 REGULATIONS FOR GENERAL COMMERCIAL HIGHWAY FRONTAGE OR “C-2H” ZONE

A. Special Provisions.

1. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
2. Property shall have frontage and access to either a state highway, a county defined arterial highway, a major road, or a frontage road paralleling and contiguous to any of these. In situations where the road function is designated for one of the above, and the right-of-way is not in conformance, then the same may be accomplished if the use provides for setbacks to prohibit structures within this future right-of-way in addition to regular setbacks.
3. Any lot or combination of lots must contain 10,000 square feet of total usable area for any business listed herein, where an approved community water system is available and is used.
4. One-acre minimum lot area required where community water systems are not provided.
5. Any lots or combination of lots being used for uses permitted in a C-1 or C-2 zone need only comply with requirements for those zones as regards lot areas.
6. Properties may not be used for residential purposes except as described in Subsections B and C.
7. Manufactured homes or prefabricated structures are prohibited for residential uses, except as offered for sale or display except as provided in Section 21.1.C.3. Manufactured or factory-built buildings constructed as commercial units are allowed in this zone.
8. Setbacks: rear, fifteen feet to property line without an alley. No setback to a dedicated alley twenty (20) feet or wider; five (5) feet otherwise. Front and side, none.
9. Off-street parking as per Section 26.
10. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

B. Uses Permitted. The following uses are permitted and land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the following uses only:

1. All commercial uses permitted in the C-2 zone, multiple family structures, or commercial residential structures permitted in an R-M zone except duplex units.
2. Other retail uses: Automobile accessories and parts, automobile and truck sales and service (new and used), automobile repairs or auto body repairs conducted entirely in an enclosed building, automobile upholstery and top shops, building materials sales, boat sales or service

Section 21.1 REGULATIONS FOR C-2H ZONE (continued)

and repairs, feed sales, garden and plant nursery sales, ice vending stations, janitorial supplies and service, lumber yards, machinery and tool sales and services, motorcycle sales and services, prefabricated structure sales, including manufactured homes and trailers, secondhand stores, stone and monument yards, swimming pool sales and service, tire sales and service, not including retreading and recapping, unfinished furniture sales, and other similar uses to these listed.

3. Other service business: Automobile, truck and trailer rental and service, building material yards, cleaning and dyeing, coin operated, pick-up station and/or using non-explosive solvents, contractors' equipment rental or storage yards, glass replacement and repair (including auto glass), heating, plumbing, ventilating, refrigeration and air conditioning sales, laundries, machinery and tool rentals, mortuaries, packing and crating, parcel delivery services, self-service laundromats, sheet metal shops, storage yards for building materials (not including flammable liquids and gases), and other similar uses.
4. Recreational vehicle parks.
5. Office uses of all types.
6. Other accessory uses customarily appurtenant to a primary permitted use.
7. Wireless communication towers and facilities with a maximum antenna height of 50 feet (see Section 27.U).

C. Uses Requiring a Zoning Use Permit.

1. Manufacturing, processing, treatment, or storage of products which is clearly incidental to the retail or services business conducted on the premises, provided that the premises are not the primary source of production of goods sold on the premises and provided that heating, plumbing, ventilating, refrigerating, air conditioning, and sheet metal establishments shall be exempt from this section.
2. Manufactured home parks.
3. Any structure built wholly or in part for single family residential purposes, or any building or structure moved onto the property for residential purposes, or use of a manufactured home or prefabricated structure as a sales office (and accessories therefore), as provided below:
 - a. Dwelling, where used by proprietor, manager or custodian related to the use permitted in this zone.
 - b. Canopies, arcades, carports, or similar shading devices located wholly on private property.

Section 21.1 REGULATIONS FOR C-2H ZONE (continued)

4. Swap meets.
5. Wireless communication towers and facilities with an antenna height of 51 feet to 195 feet (see Section 27.U).

Section 22 REGULATIONS FOR COMMERCIAL-MANUFACTURING OR "C-M" ZONE

A. Special Provisions.

1. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
2. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

B. Uses Permitted.

1. All retail commercial operations including commercial recreational facilities.
2. Automobile service stations, wholesale stores, storage within a building, warehousing, mortuaries, nurseries.
3. Animal hospitals, automobile repair shops, cleaning and dyeing establishments, creameries, laundries, launderettes, outdoor markets, outdoor sales establishments, pet shops, public garages, theaters, used car sales lots, and other uses of similar nature.
4. Small manufacturing or fabrications plants which are of similar nature to other uses permitted and produce no obnoxious smokes, odors, noises, lights, or other irritations.
5. Public utility buildings, yards, storage areas (not including flammable liquids or gases) and facilities.
6. Any agricultural use.
7. Accessory uses and buildings incidental to any of the above uses.
8. Wireless communication towers and facilities with a maximum antenna height of 50 feet (see Section 27.U).

C. Uses Requiring a Zoning Use Permit.

1. Any structure built wholly or in part for single family, duplex, or multi-family residential purposes or any building remodeled or moved in for residential purposes.
2. Wireless communication towers and facilities with an antenna height of 51 feet to 195 feet (see Section 27.U)

Section 22.1 REGULATIONS FOR COMMERCIAL-MANUFACTURING/OPEN LOT STORAGE OR "C-MO" ZONE

A. Special Provisions.

1. All applicable provisions of Sections 25, 26, 27, and 31 shall apply to this zone.
2. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

B. Uses Permitted.

1. All retail commercial operations including commercial recreational facilities.
2. Automobile service stations wholesale stores and storage within a building, warehousing, mortuaries, and nurseries.
3. Animal hospitals, automobile repair shops, cleaning and dyeing establishments, creameries, laundries, laundrettes, pet shops, public garages, theater, used car sales lots, and other uses of a similar nature.
4. Small manufacturing or fabrications plants which are of similar nature to other uses permitted and produce no obnoxious smokes, odors, noises, lights or other irritations.
5. Public utility buildings, yard storage areas (not including flammable liquids and gases).
6. Any agricultural use.
7. Accessory uses and buildings incidental to any of the above uses, including open lot storage of materials associated with the primary use of the property.
8. Wireless communication towers and facilities with a maximum antenna height of 50 feet (see Section 27.U).

C. Uses Requiring a Zoning Use Permit.

1. Any structure built wholly or in part for single family residential purposes or any building remodeled or moved in for residential purposes, to be used as quarters for a night watchman for security purposes.
2. Wireless communication towers and facilities with an antenna height of 51 feet to 195 feet (see Section 27.U).

Section 23 REGULATIONS FOR GENERAL MANUFACTURING (M) ZONE

- A. Purpose. The principal purpose of this zoning district is to provide for general manufacturing uses in locations which are suitable and appropriate taking into consideration the land uses on adjacent or nearby properties, access to major street or highway, rail service or other means of transportation, and the availability of public utilities. It is the intention of the Mohave County Board of Supervisors to promote industrial growth that will benefit the community and not subject it to unexpected hazards or other conditions that would affect adversely the public health, safety and general welfare. The Manufacturing district corresponds to and implements the Light Industrial (LI) land use designation in the General Plan adopted by Mohave County.
- B. Uses Permitted.
1. Any use permitted in the Commercial-Manufacturing (C-M) zone without a zoning use permit.
 2. Aircraft firms including sales, service and rental.
 3. Bakeries, wholesale.
 4. Bottling plants or breweries.
 5. Cleaning plants, including carpets and dyeing.
 6. Construction equipment (heavy), including sales, service, rental and storage (unless a part of a construction site in case of storage).
 7. Dairy products, processing of.
 8. Laboratories, experimental, photo or motion picture, research or testing.
 9. Manufacturing, compounding, assembling, processing, packaging or treatment of products such as candy, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries, but not including the refining or rendering of fats and oils.
 10. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: such as bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semiprecious metals or stones, light sheet metal, shell, textiles, tobacco, tools, toys, wire, yarns, wood not involving planing mills as the primary process, and paint not employing a boiling process.
 11. Manufacturing or assembly of electrical appliances, electronic instruments and devices, including the manufacture of small parts only.
 12. Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay.

Section 23 REGULATIONS FOR GENERAL MANUFACTURING OR M ZONE (continued)

13. Packinghouses, fruit or vegetable, not including processing.
14. Grain elevator, cotton gins, compressors, feed processing, and storage.
15. Junkyards, auto salvage yards, and scrap metal yards.
16. Plants - block plant manufacture and their associated storage of related materials.
17. Storage of mineral production related materials.
18. Sales and service of mineral related equipment.
19. Liquid waste treatment plants as approved by the Department of Environmental Quality and/or the Arizona Corporation Commission.
20. Night watchman's quarters.
21. Public and quasi-public facilities such as trade schools, vehicle maintenance or public works facilities, public utilities, correctional facilities, office complexes or emergency services.
22. Similar type uses as indicated above as approved by the Board of Supervisors after receiving a recommendation from the Mohave County Planning and Zoning Commission.
23. Wireless communication towers and facilities with a maximum antenna height of 120feet (see Section 27.U).

C. Uses Allowed With a Zoning Use Permit:

1. All uses permitted in any "R" (Residential) zone without a zoning use permit when associated with a permitted use as per Section 23.B.
2. Above ground fuel tanks 100 gallons or more.
3. Wireless communication towers and facilities with an antenna height of 121 feet to 250 feet (see Section 27.U).

D. Height and Area Regulations.

The maximum height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted shall be as follows:

Section 23 REGULATIONS FOR GENERAL MANUFACTURING OR M ZONE (continued)

1. Maximum height -- 120 feet, except that within three (3) miles of any incorporated city or town, the maximum height is sixty (60) feet; the height within the three (3) mile area may be waived via a zoning use permit, after receiving comments from the city or town.
2. In any case, the maximum height allowed via a zoning use permit is one hundred twenty (120) feet;
3. Minimum front yard -- 20 feet;
4. Minimum side yard -- 0 feet;
5. Minimum rear yard -- 0 feet;
6. Minimum lot area -- 1 acre.

E. Development and Performance Standards.

1. All applicable provisions of Sections 25, 26 and 27, and Mohave County Outdoor Light Control (Dark Sky) Ordinance shall apply in this District.
2. Where new development will be adjacent to a non-industrial zone, a fence or vegetation screening may be required as a condition of site plan approval.
3. Open storage shall be screened from public view.
4. All site plans submitted for projects in this zone that are located within three (3) miles of an incorporated city or town shall be submitted to the city or town for review or comments. Comments from the city or town shall be accepted for fifteen (15) days following submission to the city or town and shall be given due consideration by the county and the applicant.
5. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

Section 24 REGULATIONS FOR HEAVY MANUFACTURING (M-X) ZONE

- A. Purpose. The principal purpose of this zoning district is to provide for Heavy Manufacturing uses (processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions) in locations which are suitable and appropriate, taking into consideration land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities. It is the intention of the Mohave County Board of Supervisors to promote industrial growth that will benefit the community and not subject it to unexpected hazards or other conditions that would affect adversely the public health, safety and general welfare. The Heavy Manufacturing district corresponds to and implements the Heavy Industrial (HI) land use designation in the General Plan adopted by Mohave County.
- B. Uses Permitted.
1. Any use permitted in M (General Manufacturing) without a zoning use permit.
 2. Canneries.
 3. Fertilizer plants.
 4. Refineries.
 5. Commercial feed lots.
 6. Meat packing plants.
 7. Tallow works.
 8. Sanitary landfill -- solid waste disposal or the recycling of the same.
 9. Tire re-treading or rebuilding.
 10. Wood planing mills.
 11. Manufacturing, assembly and/or testing of aircraft, automotive, locomotive, spacecraft or other vehicular equipment.
 12. Mining and milling operations, except as exempted by State laws.
 13. Public and private utility power stations and commercial generating plants.
 14. Public and quasi-public facilities such as trade schools, vehicle maintenance or public works facilities, public utilities, correctional facilities, office complexes or emergency services.

Section 24 REGULATIONS FOR HEAVY MANUFACTURING (M-X) ZONE (continued)

15. Similar type uses as indicated above as approved by the Board of Supervisors after receiving a recommendation from the Mohave County Planning and Zoning Commission.
16. Wireless communication towers and facilities with a maximum antenna height of 120 feet (see Section 27.U).

C. Uses Allowed With a Zoning Use Permit.

1. All uses permitted in any "R" (Residential) Zone without a Zoning Use Permit when associated with a permitted use as per Section 24.B.
2. Storage of flammable liquids and gases, and bulk fuels for sale or distribution.
3. Manufacturing or storage of hazardous chemicals or materials.
4. Wireless communication towers and facilities with an antenna height of 121 feet to 250 feet (see Section 27.U).

D. Location of Property Requirements.

1. In addition to meeting the setback and area requirements of this ordinance, buildings and structures shall be located on the property in compliance with the yard, fire resistance, opening protection and other pertinent requirements of the location on property provisions of the building code adopted by Mohave County and the fire code adopted by the fire district in which the project is located. If the fire district has not adopted a fire code, or the project is not located within a fire district, the fire code adopted by Mohave County shall apply.

E. Height and Setback Regulations.

The maximum height of buildings and the minimum dimensions of lots and yards, permitted shall be as follows:

1. Maximum height - none, except as provided below:
 - a. Within one-quarter ($\frac{1}{4}$) mile of any federal highway the height limit shall be one hundred twenty (120) feet and between one-quarter ($\frac{1}{4}$) mile and one (1) mile of federal highway the height limit is one hundred fifty (150) feet; height of building may be increased or "stepped".
 - b. Within three (3) miles of any incorporated city or town the maximum height is sixty (60) feet. The height within the three (3) mile area may be waived via a zoning use permit after receiving comments from the city or town. In any case, the maximum height allowed, via the zoning use permit, is one hundred twenty (120) feet.

Section 24 REGULATIONS FOR HEAVY MANUFACTURING (M-X) ZONE (continued)

2. Minimum front yard - 0 feet.
3. Minimum side yard - 0 feet.
4. Minimum rear yard - 0 feet.

F. Development and Performance Standards.

1. All applicable provisions of Sections 25, 26 and 27, and the Mohave County Outdoor Light Control (Dark Sky) Ordinance shall apply in this District.
2. All site plans submitted for projects in this zone that are located within three (3) miles of an incorporated city or town shall be submitted to the city or town for review or comments. Comments from the city or town shall be accepted for fifteen (15) days following submission to the city or town and shall be given due consideration by the county and the applicant.
3. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.

Section 25 SETBACKS AND AREA REQUIREMENTS

A. General Requirements.

1. Setbacks for existing developed areas may be established as per existing uses. See Section 27C of these regulations.
2. Any specific provisions for setbacks in the sections of this Ordinance shall have precedence over the general setbacks herein specified.
3. Distances between dwellings or between a dwelling and other main structure on any single lot for all zones shall be twenty (20) feet where buildings face front to front, rear to rear, or front to rear; otherwise, regular side yards shall apply. Approval for "SD" zone shall be as per design.
4. On corner lots, the shortest side of the lot shall be considered the front of the lot. The longer side of the lot shall be considered as a secondary frontage, and a minimum of ten (10) feet setback may be observed. In any subdivision where a corner lot is designed with marginal minimum areas, the corner lot shall have the same usable lot area as interior lots of similar dimensions. Usable lot area, for this purpose, includes the main building area remaining after setbacks and/or easement areas have been subtracted. For computing the usable area of a corner lot, rear yard areas shall be included. The rear yard being determined from the lot line opposite the front of the lot, based on the definition of the front of the lot. For a vari-sided lot, the setbacks will be determined in the same manner as when processing a building permit.

Section 25 SETBACKS AND AREA REQUIREMENTS (continued)

B. Specific Requirements

ZONE	MINIMUM LOT AREA	MAXIMUM (HEIGHT)	MINIMUM SETBACKS FROM PROPERTY LINE		
			FRONT	SIDE	REAR
A	5 Acre	2 (30')	20'	5'	25'*
A-D	1 Acre	(60') (100)	25' 25'	5' 25'	15'* 25'*****
A-R	1 Acre	2 (30')	20'	5'	25'*
R-E	20,000	2 (30')	20'	5'	25'*
C-RE	20,000	2 (30')	20'	5'	25'*
R-O	6,000	2 (30')	20'	5'	25'*
R-O/A	1 Acre	2 (30')	20'	5'	50'*
R-1	6,000	2 (30')	20'	5'	25'*
R-TT	*****	2 (30')	20'	5'	10'*
R-MH	6,000	2 (30')	20'	5'	10'*
R-M	6,000	3 (40')	20'	5'	15'*
C-1	6,000	(45')	20'	0'	15'***
C-2	6,000	(45')	20'	0'	15'***
C-2H***	1 Acre	(45')	20'	0'	15'***
C-M***	1 Acre	(60')	20'	0'	15'***
C-MO***	1 Acre	(60')	20'	0'	15'***
M	1 Acre	(120')	20'	0'	0'
M-X	1 Acre	*****	0'	0'	0'
S-D	TO BE DETERMINED WITH APPROVAL OF DESIGN *****				

Section 25 SETBACKS AND AREA REQUIREMENTS (continued)

- * A 10-foot rear yard setback is allowed in conjunction with a mobile or a manufactured home. See also sections 27.F.6, 27.F.7 and 27.G.
- ** No setback to a dedicated alley twenty (20) feet or wider, five (5) feet otherwise. Fifteen (15) feet to property line without any alley.
- *** A 10,000 square foot minimum lot size is allowable in a C-2H, C-M, A-D or C-MO zone, when the property is serviced by a public, franchised water supply.
- **** The intent of this provision is to encourage flexibility of design that will enable the developer to take advantage of the most desirable site areas of the parcel in question, without being restricted to specific lot sizes and densities, as long as the overall densities of the entire tract conform to their minimum zone requirements. See Section 19 of this Ordinance (Regulations for Special Development) and Article VII, Planned Unit Development, of the Subdivision and Road Maintenance Regulations for Mohave County.
- ***** See Section 16.3.b of the Zoning Regulations.
- ***** Setbacks shall comply with Section 24.D, and height restrictions shall comply with Section 24.E.
- ***** Buildings from 61' to 100' in height, or portions above 60' in height, shall have 25' setbacks for front, side and rear yards. Buildings may be stepped with any portion over 60' being 25' or more from property lines.

C. Maximum Permissible Density of Lot Coverage:

1. Except as provided in this Section, single family residential uses (including accessory buildings and storage) in any zone classifications may not occupy more than:
 - a. 20 acres or more, 5% of lot area
 - b. 5 to 20 acres, 10% of lot area;
 - c. 2 to 5 acres, 15% of lot area;
 - d. 1 acre to 2 acres, 20% of lot area;
 - e. 20 thousand square feet to 1 acre, 25% of lot area;
 - f. 10 thousand square feet to 20 thousand square feet, 35% of lot area
 - g. 7 to 10 thousand square feet, 50% of lot area;
 - h. 7,000 square feet and less governed by setback and off-street parking requirements.

Section 25 SETBACKS AND AREA REQUIREMENTS (continued)

2. For lots less than one acre, the minimum lot coverage for any lot shall be the same square footage of coverage that would be allowed under the succeeding category.
3. For the purpose of maintaining consistent design, the Planning Director may grant a waiver increasing the lot coverage allowed in Section 25.C.1. by not more than 5% (five percent). Any waiver granted shall not be in addition of any coverage in Section 25.C.2 above; any allowance provided for in Section 25.C.2 can be included as a part of the percentage allowed in this subsection.
4. The Board of Supervisors, after receiving a recommendation from the Planning and Zoning Commission, may grant a waiver increasing the lot coverage allowed in Section 25.C.1 by not more than 10% (ten percent), provided that the notice of the waiver is given in the same manner as that required for a rezone.

Section 26 OFF- STREET PARKING STANDARDS

- A. Parking Required for All Structures. For all buildings or structures hereafter erected, constructed, reconstructed, moved or altered, off-street parking shall be provided. Such parking spaces shall be located either on the same property as the main use or within three hundred (300) feet of the building or use, without crossing major thoroughfares it is intended to serve. No portion of the parking area other than necessary drives shall extend into any street or other public way. Parking shall be provided in quantities stated in this Section, except that certain uses have additional requirements stated therein. The issuance of building permits or Certificates of Occupancy shall require compliance with the minimum parking standards, even though a site plan may have been approved previously which included fewer parking spaces due to unknown or changing status of occupancy.
- B. Improvement of Parking Areas. All parking areas and drives leading thereto shall be ready for use upon occupancy of a building. Except parking areas and drives serving single-family dwellings, all parking areas and drives shall meet or exceed the following standards:
1. In Urban Development Areas, all parking areas and drives leading thereto shall be surfaced with a permanent, bituminous or concrete paving meeting the standards of the County, at a minimum, prior to the issuance of a Certificate of Occupancy, unless a special permit is granted by the County Engineer due to weather conditions preventing the placement of materials. Alternative materials that are equivalent or better may be approved by the County Engineer.
 2. In Suburban Development Areas and Rural Development Areas, all parking areas and drives leading thereto shall be surfaced with a permanent, bituminous or concrete paving meeting the standards of the County prior to the issuance of a Certificate of Occupancy when the street by which the parking area is accessed is similarly paved. When the access street is constructed to a lesser standard, the parking area and drives leading thereto shall be surfaced in the same manner as the street.
 3. The Director of Planning and Zoning may allow the use of materials that do not meet the standards in Section 26.B.1 and 2 above as provided below:
 - a. In Urban Development Areas that are not developing with urban uses, urban densities or urban facilities at the time of the application or request, the Director may approve parking lot materials that meet the standards for Suburban Development Areas and Rural Development Areas as stated in Section 26.B.2.
 - b. The Director may approve a gravel surfacing that complies with the standard approved by the Mohave County Board of Supervisors when the land uses involved are intermittent, occurring not more than three days per week.
 4. All parking lots and drives leading thereto, except those serving one-family dwellings, shall have drainage facilities approved by the County Engineer.

Section 26 OFF- STREET PARKING STANDARDS (continued)

5. All parking areas shall have adequate ingress and egress to and from a street. Alleys may provide secondary access to parking areas, but shall not provide primary access. Sufficient room for turning and maneuvering vehicles shall be provided on the site. Bumper rails, or other barriers, shall be provided where needed for safety or to protect property as determined by the Planning and Zoning Department.
 6. Backing into a road is prohibited. Backing into the alley is prohibited, except where employee parking is provided at the rear of the lot, then the alley may be used as maneuvering area.
- C. Access to Parking Areas. Ingress and egress to all parking areas, garages and carports shall be by means of driveways established in conformance with Section 26.B of these Regulations and Standard Detail #46 (Driveway Spacing) of the Standard Details of the Mohave County Subdivision and Road Maintenance Regulations.
- D. Dimensions of Parking Areas.
1. Standard parking stall dimensions shall not be less than nine (9) feet by nineteen (19) feet, plus necessary space for maneuvering into and out of the space. All parking areas must meet the minimum standard specified in Table 26-1. Where the end of the parking space abuts a curbed area at least four (4) feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two (2) feet. Such overhang shall be measured from the face of the curb.
 2. Minimum dimensions for parallel parking space shall be eight (8) feet by twenty-three (23) feet.
 3. Minimum parking dimensions for other configurations or for parking lots with compact car spaces shall be approved by the Planning and Zoning Commission. In no case shall the minimum parking space size be less than seven (7) feet by sixteen (16) feet and a minimum of seventy (70) percent of the parking spaces must be of standard size as stated in 26.D.1.
 4. Handicapped parking spaces are to comply with the Americans with Disabilities Act, State regulations, Fair Housing Act, and Section 26.M of these Regulations.

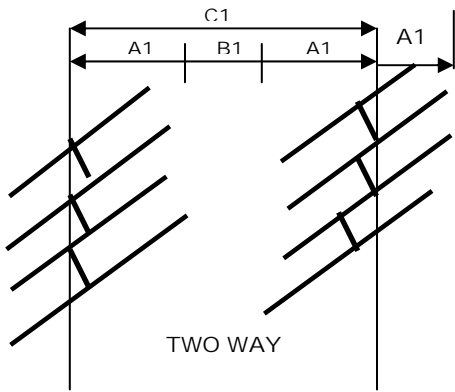
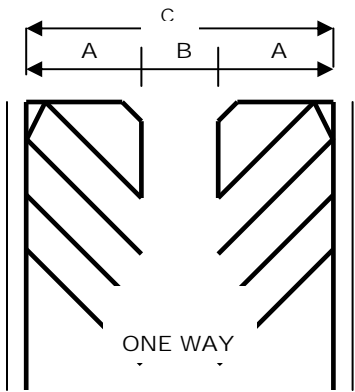
Section 26 OFF- STREET PARKING STANDARDS (continued)

TABLE 26-1

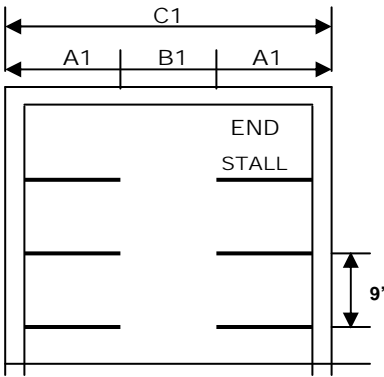
MINIMUM PARKING AREA STANDARDS

	ONE WAY			TWO WAY		
	A	B	C	A1	B1	C1
ANGLE OF PARKING	DEPTH OF STALL	AISLE WIDTH	WIDTH OF MODULE	DEPTH OF STALL	AISLE WIDTH	WIDTH OF MODULE
30	19'-0"	12'-0"	50'-0"	19'-0"	24'-0"	62'-0"
45	19'-0"	13'-0"	51'-0"	19'-0"	24'-0"	62'-0"
60	19'-0"	18'-0"	56'-0"	19'-0"	24'-0"	62'-0"
90	NA	NA	NA	19'-0"	25'-0"	63'-0"

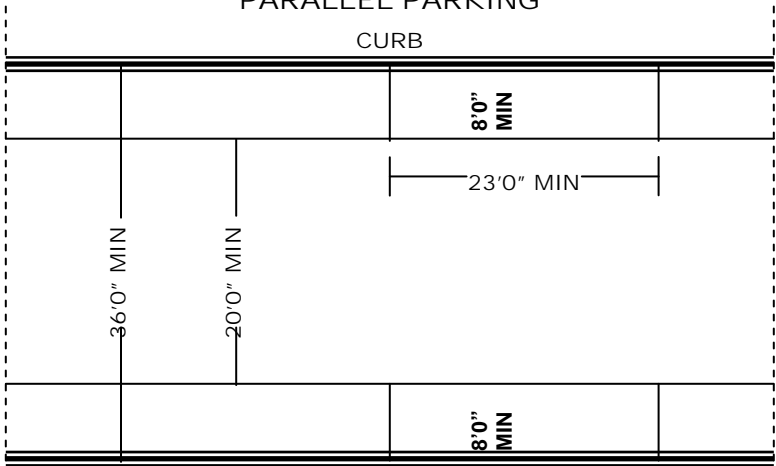
ANGLE PARKING



90° PARKING



PARALLEL PARKING



Section 26 OFF- STREET PARKING STANDARDS (continued)

E. Setbacks.

1. Parking areas in conventional zoning districts shall be set back as follows:
 - a. No parking area for a non-residential use in any residential district shall be located within ten (10) feet of any right-of-way; non-parking areas must be maintained such that they are clear of weeds and miscellaneous debris.
 - b. In commercial and industrial districts, no parking shall be located within ten (10) feet of any street right-of-way; non-parking areas must be maintained such that they are clear of weeds and miscellaneous debris.
2. Parking areas in special development zoning districts shall be set back as follows:
 - a. Unless otherwise stated in these regulations, the setback for a parking area in a special development zoning district shall be the same as that in any equivalent conventional zoning district, subject to modifications as approved by the Board of Supervisors upon recommendation from the Planning and Zoning Commission.
3. Parking area setbacks for uses requiring a zoning use permit shall be determined at the time of the approval for the zoning use permit.

F. Screening. Where a parking area adversely affects adjacent property, the parking area shall be screened by a wall, fence or screen planting of an adequate height but no less than three (3) feet in height. In specific cases, the Planning and Zoning Department may require that any wall, fence or screen planting around a parking area shall be set back from a street if such setback will prevent adverse effects upon the appropriate use of adjacent property or will prevent a traffic hazard, but such setbacks need not be greater than the respective front or side yard requirement applicable to the zoning district.

G. Parking for Specific Uses. Off-street parking facilities shall conform to the following space minimum standards:

1. One-family dwellings: Two (2) spaces for each dwelling unit. Garages or carports shall be accepted.
2. Multiple family dwellings and apartment houses: One (1) space for each one (1) bedroom unit; one and one-half space for each two (2) bedroom units; and two (2) spaces for each three (3) or more bedroom units.
3. Hotels, motels and guest ranches and similar uses: One and one-quarter (1.25) space for each guestroom.
4. Churches, auditoriums, theaters, stadiums, nightclubs, schools, multipurpose rooms, and other places of public assembly: One (1) space for each three (3) seats.

Section 26 OFF- STREET PARKING STANDARDS (continued)

5. Hospitals: One (1) space for each bed, and one (1) space for each two- (2) employees on the largest shift.
6. Homes for aged, sanitariums, and convalescent homes: One (1) space for each three-(3) beds.
7. General business not otherwise specified in this section: One (1) space for each three-hundred (300) square feet of sales or display area.
8. Furniture and appliance stores: One (1) space for each seven-hundred fifty (750) square feet of sales or display area.
9. Automobile, boat, manufactured home or trailer sales or rental, retail nurseries and other such commercial uses not in a building or structure: One (1) space for each two thousand (2,000) square feet of display area, and off-street loading and maneuverability shall be provided on the premises.
10. Bowling alleys: Three (3) spaces for each alley.
11. Offices, business and professional: Three (3) spaces for each one thousand (1000) square feet of gross leaseable floor area.
12. Dining rooms, bars, taverns, restaurants, cafes, and similar uses involving the seating and serving of the public: One (1) parking space for each forty-five (45) square feet of serving area. The serving area shall include the entire room, or rooms within which serving is conducted, and one (1) space for every two- (2) employees on the largest shift.
13. Drive-in restaurants: One (1) space for each thirty (30) square feet of gross floor area in the building, and one (1) space for each two (2) employees on the largest shift.
14. Industrial uses: One (1) space for each two (2) employees on the largest shift, plus one (1) space for each vehicle kept in connection with the use and on-premise loading and maneuverability shall be provided.
15. Child day care centers: One (1) space for each two (2) employees plus one (1) space for each five (5) children the facility is designed to accommodate.
16. Schools, private, accredited general curricular, through ninth (9th) grade: One and one-half (1.5) parking space per classroom, plus any applicable requirement in subparagraph (4) above.
17. Schools, private accredited general curricular, tenth (10th) grade through twelfth (12th) grade: Ten (10) parking spaces per classroom.

Section 26 OFF- STREET PARKING STANDARDS (continued)

18. Colleges, business, professional, and trade schools: One (1) space for each two (2) students which the facility is designed to accommodate.
 19. Any use not included in the parking requirements in this title shall be assigned a parking requirement by the Board of Supervisors.
- H. Off-Street Loading Area. Off-street loading areas shall comply with all of the provisions of this section and any other applicable section. Loading areas must be adequate to serve the uses and categories of uses proposed and shall be determined at time of site plan review.
- I. Combination of Uses on One Building. If more than one use is conducted in a building, parking requirements shall be maintained for each use, and combined for the total required parking.
- J. Off-Premise Parking. Parking may be provided on contiguous property where provisions are made to reserve the property for this use.
- K. No commercial repair work or servicing of vehicles shall be conducted in a parking area.
- L. All outdoor lighting must be shielded to prevent the transmission of light upward into the night sky, and in no way to shine onto adjacent properties or in any way create a glare or public nuisance, pursuant to any applicable County Lighting Regulations.
- M. Handicapped Parking.
1. In accordance with ARS 34-403 and 34-405, ARS 41-1492 through 41-1492.07, the Americans with Disabilities Act (ADA) and the Fair Housing Act, handicapped parking spaces shall be provided at all public buildings and facilities, and all places of public accommodation. Places of public accommodation mean all public places on entertainment, amusement or recreation, all places where food or beverages are sold for consumption on the premises, and all public places which are conducted for lodging of transients or for the benefit use or accommodation of those seeking health or recreation, and all establishments which cater or offer their services, facilities or goods to or solicit patronage from the members of the general public. Places of public accommodation also include multi-family dwellings with four (4) or more dwelling units. Any residential house or residence in which less than five rooms are rented, or any private club, or any place which is its nature distinctly private, is not a place of public accommodation.
 2. Handicapped parking spaces must be provided according to Table 26-2, except for the following:
 - a. Inpatient and outpatient medical care facilities specializing in the treatment of persons with mobility impairments on an inpatient and/or outpatient basis, twenty (20) percent of the parking provided shall be accessible.

Section 26 OFF- STREET PARKING STANDARDS (continued)

- b. Outpatient medical care facilities providing outpatient clinic medical care facilities, ten (10) percent of the parking spaces provided shall be accessible.
 - c. Apartment buildings, one accessible parking space shall be provided for each dwelling unit that is accessible and reserved for its occupants. In addition, two (2) percent of all parking spaces provided, but not less than one (1), shall be accessible. Accessible visitor parking shall be provided to provide access to grade-level entrances of covered multi-family dwellings. Accessible parking shall be provided as common use, accessible facilities according to Table 26-2.
 - d. One of every eight (8) accessible parking spaces or portion thereof, but not less than one (1), shall be designed to be accessible to vans.
3. A handicapped parking space shall be eight (8) feet wide and nineteen (19) feet deep and shall have an adjacent access aisle not less than five (5) feet in width. Van accessible parking spaces shall have an adjacent access aisle not less than eight (8) feet in width. Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Boundaries of access aisles shall be marked so that the aisles will not be used as parking spaces. A three (3) foot aisle shall be provided in front of all handicapped parking spaces to provide maneuvering space.

TABLE 26-2

Total Parking Stalls in Lot	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	two (2) percent of total twenty (20) plus
1001 and over	one (1) for each 100 over 1000

4. Where accessible parking spaces are required for vans, vertical clearance shall not be less than ninety-eight (98) inches at the parking space and along at least one vehicle access route to such spaces from the site entrances and exits.
5. Accessible parking spaces and access aisles shall be level and located on a surface with a slope not to exceed one (1) vertical in fifty (50) horizontal in all directions.

Section 26 OFF- STREET PARKING STANDARDS (continued)

6. Handicapped parking spaces and access aisles shall be firm, stable, smooth and slip-resistant.
7. Every handicapped parking space required shall be identified by a sign centered between three (3) and five (5) feet above the parking surface at the head of the parking space. The sign shall include the international symbol of access. Van accessible parking spaces shall have an additional sign mounted below the international symbol identifying the spaces as "Van Accessible".
8. There shall be an accessible route of travel from each parking space to the building or use that complies with ADA regulations and County Building Codes.

Section 27 GENERAL PROVISIONS

- A. Special Uses. The following uses may be permitted in zones in which they are not specifically permitted by this Ordinance, where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the General Plan.

In each instance, the matter shall be processed as a Zoning Use Permit.

1. Airports or aircraft landing fields, public or private institutions, public utility facilities, and communications installations, and public and private sanitary landfills.
2. Cemeteries, columbariums, crematories and mausoleums.
3. Establishments of temporary or permanent enterprises involving large assemblages of people or automobiles, including amusement parks, circuses, fairgrounds, open-air theaters, race tracks, and recreational centers.
4. Layout and construction of model homes and their use as sales office in an approved subdivision prior to Final Plat Recordation.
5. General Commercial uses that are permitted without a Zoning Use Permit for the older mining communities of Oatman and Chloride when the General Commercial Uses will support tourist activities and are within established commercial areas.

- B. Building Sites.

1. Any lot or parcel of land under one (1) ownership and of record and where no contiguous land is owned, or was owned by the same person on the effective date of this Ordinance, may be used as a building site, even when of less area or width than that required by the regulations for the zone in which it is located, but each building site must meet any requirements for the County Department and Ordinances as regards sanitation needs.
2. Any water tower or other structure, where a large weight would be supported by supports, legs, or structural walls, shall be so located that, if it should collapse, its reclining length would still be contained on the property on which it was constructed.
3. If more than one (1) lot, a portion of a lot, or portions of lots are used as a building site, setbacks will be considered for the combined area as a "lot" for the use approved thereon as long as it qualifies as a building site.
4. Only one (1) single family dwelling may be established on any one- (1) lot or building site. Two (2) or more mobile or manufactured homes that were manufactured as separate single family dwellings shall not be permitted as one (1) single family residence regardless of modifications proposed. Only those units originally manufactured to be transported in sections and connected on site shall be permitted as a single-family dwelling.
5. Windmills, which are not in conjunction with agricultural uses, may exceed the height restrictions imposed by the various zoning classifications provided that the windmill is located on the property in a manner so that if the structure should section collapse, the reclining length of the windmill would still be contained on the property on which it was constructed.

Section 27 GENERAL PROVISIONS (continued)

6. See Section 27.Q for excavation and grading on private property that lies within the "Urban Overlay Zone/Building Zone" as defined by the Board of Supervisors through resolution. All commercial sites that fall under the building code, except as exempt by statute, shall adhere to Section 27.Q. All private property that has been submitted for subdivision review shall comply with Section 27.Q of these regulations.
7. Model homes, with or without, sales offices are permitted in all residentially zoned subdivisions and developments under the following stipulations:
 - a. General Provisions:
 - 1.) Structures built or installed for the purpose of a model home, with or without a sales office, shall comply with the allowed residential types and densities of the zone in which they are located and shall be consistent with the structure type and architectural type expected in the subdivision or development.
 - 2.) All required zoning, building, environmental health and flood plain permits will be obtained before beginning construction of any structures.
 - 3.) All construction details submitted for permits shall show the location of the office within any model home that is to be used for sales.
 - 4.) Model homes, with or without sales offices, cannot be used to sell lots or homes outside the subdivision in which they are located.
 - 5.) When the use of the model home as a sales office has ceased and the sale of the home is imminent, all changes made to accommodate the sales office will be removed and the model home will be converted back to a single-family dwelling and it will be inspected for compliance with the appropriate codes. The model home may not be sold until the recordation of the Final Plat.
 - 6.) Model homes, with or without sales offices, cannot be inhabited as long as they function as model homes.
 - b. In addition to the General Provisions above, building permits for model homes, with or without sales offices, may be issued before the final plat is recorded, provided that the following apply:
 - 1.) All model homes, with or without sales offices, shall have an approved Zoning Use Permit prior to beginning construction.
 - 2.) Future/proposed lots to be used as building sites will be surveyed and staked according to the accepted surveying principles by an Engineer or Land Surveyor registered as such in the State of Arizona. The surveyed lots will have the same configuration as the approved preliminary plot.

Section 27 GENERAL PROVISIONS (continued)

- C. Special Front Yard Setback Options. In circumstances where groups of existing residential and commercial development do not conform to the front yard setbacks as specified in this section, as measured from the front property line, the Commission may make maps of such areas showing the existing setbacks based on all structures established prior to the passage of this Ordinance. The proposed maps shall be set for public hearing and referred to the Board; and if approved by the Board, and where no official future County Road Plan lines are of record, the setbacks on the special map shall prevail. These setback maps shall be the official front yard setback guide, utilized by the Staff and Zoning Inspector. In those locations where special front yard setback maps do not exist, action for establishing them may be initiated in the same manner as provided for amendments in these regulations.

Where front yard setback maps are of record, they shall be combined with detailed zoning maps when such are approved or setback lines may be approved as part of the zoning map. Where a rezoning action establishes the setbacks, a condition of that rezone will be a zoning map and the specific setbacks for all lot lines will be written clearly stated in the body of the Resolution, prior to the rezone being vested.

- D. Attached garages and carports may be located not less than ten (10) feet from any street frontage where the garage door or carport opening, or access, faces the side yard; otherwise, the setbacks shall remain the regular setback in effect for that respective zone and use.
- E. Deleted per Resolution 98-40.
- F. Projections into Yards.

1. Cornices, eaves, sills, buttresses, bases, fireplaces and similar projections:
 - a. May extend or project not more than three (3) feet into any required front yard.
 - b. Into the required rear yard shall be counted as part of the percentage occupancy of that yard.
 - c. May project or extend into the required side yard except that two and one-half (2.5) feet shall be maintained between lot lines, and a vertical projection of the furthest point of overhang or projection.
2. Any open unenclosed stairway not covered by a roof or canopy may extend or project the extent defined in (1) above.
3. An open swimming pool shall not be considered in figuring the percentage of lot coverage; and is allowed within the rear yard setback but no closer than five feet to the rear property line.
4. At least one (1) foot must be maintained between the rear yard line and the drip line from any projections or overhang.
5. Extensions or projections must adhere to all requirements regarding encroachment on easements or rights-of-way, and are expressly forbidden by these regulations. Any such approval inadvertently given does not authorize the encroachment on the easement or right-of-way.

Section 27 GENERAL PROVISIONS (continued)

6. For lots 7000 sq. ft. or less, roofed, open-sided patios: roofed but otherwise unenclosed patios which are attached to and are a part of the main building, may extend or project into the required rear yard provided that such patio, together with all detached accessory buildings, shall not exceed fifty percent (50%) of the area of the required rear yard. At least ten (10) feet must be maintained between the rear property line and any main building, structural bearing wall or overhang.
7. For residential lots greater than 7000 sq. ft. the main building and/or structures which are attached to a part of the main building may extend or project into the required rear yard provided that such structures, together with all detached accessory buildings, shall not occupy more than fifty percent (50%) of the area of the required rear yard. At least ten (10) feet must be maintained between the rear property line and any main building, structural bearing wall, or overhang.

G. Location of Accessory Buildings.

Detached accessory buildings:

1. May be constructed anywhere the main building would be permitted.
2. Shall not encroach on any required front yard or side yards.
3. Will require a primary residence to be established, or at a minimum proposed, as evidenced by an approved Building or Zoning Permit prior to issuing a permit for an accessory or incidental structure in R-O, R-1, R-TT, R-MH, and R-OA Zones. (Item 3 will not apply in A-R and R-E Zones.)

H. Fences, Hedges, and Similar Structures

1. Visibility at intersections in residential districts: On a corner lot in any residential district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision, between a height of two and one-half (2.5) feet and ten (10) feet above the center line grades of the intersecting streets in the area, bounded by the street lines of such corner lots, and a line joining points along said street lines fifty (50) feet from the point of intersection.
2. Fences, walls, and hedges: Except as provided in Section 27.H.4, and notwithstanding any other provisions of this Ordinance, fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall, or hedge along the sides or front edge of any front yard shall be over four (4) feet in height.
3. Except for the franchised utilities, public and private sewage system, and special use covered by a specific permit or lease agreement, no permanent structure shall be established by any individual, company, or corporation within a County road right-of-way or within any rights-of-way dedicated or easements granted for public use.
4. All Commercial or Industrial Zones and uses will comply with the following standards. Standards for "view-obscuring fencing shall apply whenever such fencing is required.

Section 27 GENERAL PROVISIONS (continued)

- a. Building (Zoning) Permits must be obtained for all perimeter fencing exceeding a construction cost of Five Hundred Dollars (\$500.00).
- b. Any fencing within the required front yard may exceed four (4) feet in height, provided that the fence design and placement is approved by the Mohave County Engineer during the permitting process and/or prior to commencement of construction.

Fencing exceeding four feet in height, constructed, or construction having commenced, within the required front yard requires a Building (Zoning) Permit. The Board of Supervisors may approve, modify or deny the permit upon receiving a recommendation from the Traffic Safety Committee.

- c. The height of the view-obscuring device shall be measured from the highest finished adjacent grade of the element to be obscured.
- d. All lots/parcels shall comply with this section in fencing, enclosure, enclosing, or containing of materials stored outside of any structure and for any work conducted outside of a building. Enclosure/containment fencing may be used to separate and view-obscure material storage areas outside of buildings so that fencing the perimeter would not be required.
- e. When adjacent to residential uses, the entire perimeter view-obscuring device along interior property lines shall be installed in the first phase of development or construction. Any fencing will comply with the residential standards in paragraph H.5.a.
- f. View-obscuring structures will be required where any incompatible uses are abutting or adjacent to each other.
- g. The view-obscuring devices shall be constructed of materials normally defined as fencing materials; masonry construction, wood, stone, brick, frame stucco, chain link with slats, earthen berms and shall not be reflective. Materials excluded are plastic sheeting, shade cloth, used garage doors and recycled sheet metal that has not been re-manufactured as fencing material. Live vegetation materials are allowed if they are equivalent in effect to that required in the definitions of view-obscuring. Alternative fencing will require prior approval by the Board of Supervisors after receiving a recommendation from the Planning and Zoning Commission.
- h. When materials are being stored outside or work is being conducted outside of the building, such portions of the lots/parcels shall be view-obscured from public right-of-ways, ingress and egress easements, or public access.
- i. Manmade earthen berms will only be allowed on lots or parcels greater than two and one-half (2½) net acres and shall have a minimum setback of five (5) feet. Natural-occurring berms can be used on lessor acreage and will not require a minimum setback. All manmade earthen berms will require grading permits as required by the adopted building code and will require a five (5) foot setback to the toe of the slope and maximum design slope is 1½ to 1.

Section 27 GENERAL PROVISIONS (continued)

- j. All view- obscuring devices including earthen berms will be a minimum of six (6) feet, unless otherwise required by the Board of Supervisors. Fencing will extend two (2) feet above the highest item to be stored with the exception of mobile homes, manufactured homes and construction equipment.
 - k. View-obscuring devices shall be installed and maintained for the duration of the uses requiring the screening to be in place.
 - l. No advertising will be allowed on any of the screening devices as stated in Section 31, Mohave County Zoning Ordinance.
 - m. The above enclosure requirement shall not apply to plant nurseries, or to the display for sale of new and used cars, trucks, trailers, mobile homes, or the use and sale of farm and construction equipment in operational condition.
5. Standards for Residential Uses:
- a. For Lots greater than one-half(1/2) acre to 36 acres, the use of more than four hundred (400) square feet of the area of any lot having an established residence or not specifically zoned for such use, for the storage or keeping of unregistered and inoperable autos or portions of autos, scrap metal, scrap wood (excluding wood for heating purposes), or machinery shall have said storage screened. All such outdoor storage shall be located to the rear of the property and screened from the view of neighboring properties and roadways by a view-obscuring device. Said view-obscuring device shall be constructed of materials normally designed for fencing purposes not to include plastic sheeting, shade cloth, used garage doors, or recycled sheet metal that has not been re-manufactured as fencing material. Stored materials shall not be visible above the required screening, excluding large vehicles and stored mobile homes and manufactured homes.
 - b. **All** storage on a vacant lot, regardless of square footage, shall be screened in compliance with 5a above.
 - c. Fencing is required for over 5,000 square feet of storage on lots of thirty-six (36) acres or greater in size. Storage on such lot shall be concentrated into one area and the storage that is visible from the nearest public right-of-way, easements and private Ingress and Egress easements shall be screened.

Section 27.I MANUFACTURED HOME PARKS - GENERAL PROVISIONS

I. Manufactured Home Parks.

1. General:

- a. Manufactured home parks shall be permitted in a C-RE (Commercial Recreation) and R-MH (Single-Family Residential Manufactured Home) zone, a recreational vehicle park may be permitted as an accessory use after obtaining a Zoning Use Permit.
- b. Manufactured home parks may be permitted in an A (General), A-R (Agricultural- Residential), C-2H (Highway Commercial), and R-M (Multiple Family Residential) zone if approved by a Zoning Use Permit.
- c. In R-M and R-MH zones where manufactured home parks are permitted, a recreational vehicle park may be permitted as an accessory use after obtaining a Zoning Use Permit.
- d. All manufactured homes sited/placed within manufactured home parks shall have been manufactured after June 15, 1976 and have an affixed "HUD" label, as per 24 CFR 3280.11, or a verifiable data plate as per 24 CFR 3280.5, certifying that the unit was manufactured in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture. The one (1) exception to this requirement would be the closing of an existing mobile home park or the expulsion from a mobile home park in the state of Arizona where the owner of a mobile home manufactured prior to June 15, 1976 would be forced to relocate the mobile into another mobile home park if the park owner accepted the mobile.

2. Manufactured Home Park Requirements:

a. Procedures:

- 1) The proposal submitted to the Planning and Zoning Commission shall be in a form required by and acceptable for approval by the state and local health departments and any other jurisdictional agency to which it will be submitted.
- 2) County Permits: A county building or zoning permit shall be required for the utility connections and all the park support facilities in a manufactured home park.
- 3) Any changes in design after approval by the Commission shall invalidate that approval and the plan shall be reprocessed as a new proposal.
- 4) Open storage of materials or belongings is prohibited.

Section 27.I MANUFACTURED HOME PARKS - GENERAL PROVISIONS (continued)

- b. All applications for manufactured home parks shall contain the following, on or with the map submitted:
 - 1) Names and addresses of applicant, property owner, designer and engineer, if applicable.
 - 2) Location and legal description of the proposed park.
 - 3) Plans and specifications showing, but not necessarily limited to, the following:
 - a) Area and dimensions of the tract of land.
 - b) Number, location, and size of all lots; each lot shall be numbered, and the dimensions of all measurements shown.
 - c) Location and width of all roadways and walkways.
 - d) Proposed method for collection and disposal of solid waste.
 - e) Location of all water and sewer lines, and riser pipes.
 - f) Plans and specifications for the water supply, sanitary sewer lines, and sewage disposal facilities (as required by the State Health Department).
 - g) Dimensions and locations of all buildings to be constructed within the park.
 - h) General location of lighting and electrical systems.
 - i) Topographic map and drainage plan shall be submitted.
 - j) The plan shall be drawn at a scale of either 1"=50', 1"=100', or 1"=200'.
 - k) Fees: See fee schedule under Section 8.
 - 4) The applicant shall receive approval from appropriate state agencies prior to submitting his application to the Commission.
 - 5) Five (5) copies of the plan map shall be submitted to be distributed to the appropriate county departments for their evaluation prior to approval or hearing by the Planning and Zoning Commission. Within ten (10) working days of the receipt of the Plan, each department will submit written recommendations to the Planning and Zoning staff.

Section 27.I MANUFACTURED HOME PARKS - GENERAL PROVISIONS (continued)

- 6) If a Zoning Use Permit is required, complete information, including evaluations by the various departments responsible for reports, shall be received by the Planning staff at least ten (10) working days prior to the next Commission meeting date.
- c. Environmental Requirements:
- 1) General: Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The sites shall not be exposed, in the opinion of the Commission, to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards.
 - 2) Site drainage: The ground surface in all parts of every mobile home park shall be graded and equipped to drain all surface water in a safe, efficient manner.
 - 3) Uses: No part of any manufactured home park shall be used for any purpose other than non-transient residential use, except such uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.
 - 4) Recreational area requirements:
 - a) In all parks accommodating or designed to accommodate five (5) or more manufactured homes, there shall be one (1) or more recreation or improved open space area which shall be easily accessible to all park residents.
 - b) The size of such recreation area shall be based upon a minimum of 250 square feet, for each lot or space. No recreational area shall contain less than 2,500 square feet.
 - c) Recreation areas shall be so located as to be free of traffic hazards, and should, where topography permits, be centrally located or adjacent to existing waterways.
 - d) Each lot shall be provided with water, electricity, sewage disposal connection, and two (2) paved or graveled off-street parking spaces.

Section 27.I MANUFACTURED HOME PARKS - GENERAL PROVISIONS (continued)

- 5) Screening
 - a) All manufactured home parks shall be provided with screening of at least five (5) feet in height, such as solid fences or shrubbery along the property lines, except where a modification is approved by the Commission.
 - b) In cases where manufactured home-recreational vehicle joint use parks are established, screening shall be required to separate the two (2) uses.
- d. Setbacks and Separations:
 - 1) Separations
 - a) Manufactured homes shall have a total combined side yard setback distance of twenty (20) feet. The minimum side yard setback shall be five (5) feet.
 - b) The minimum rear yard setback for manufactured homes and their accessories shall be five (5) feet.
 - c) Accessory structures and additions shall be permitted by Zoning (Building) Permit only.
 - d) Construction shall not be started until after a Zoning (Building) Permit is obtained.
 - 2) Setbacks
 - a) All manufactured homes shall be located at least ten (10) feet from park property boundary lines and park streets.
- e. Lots:
 - 1) Lot area minimum
 - a) In manufactured home parks where no community sewage system is provided, the minimum allowable lot size shall be 6,000 square feet. The effective width of lots shall not be less than fifty (50) feet.
 - b) In manufactured home parks where a community sewage system is provided, the minimum allowable lot size shall be 3,200 square feet. The effective width of lots shall not be less than forty (40) feet.

Section 27.I MANUFACTURED HOME PARKS - GENERAL PROVISIONS (continued)

- 2) Manufactured home pad: Each lot shall have a manufactured home pad. The area of the manufactured home pad shall be improved to provide adequate support for the placement and tie down of the manufactured home.
 - a) The manufactured home stand shall not heave, shift, erode, or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration, or other forces acting on the structure.
- f. Parking:
 - 1) No on-street parking shall be allowed within any manufactured home park.
 - 2) Two off-street parking spaces shall be provided for each manufactured home space.
 - 3) Parking may be provided in a central location, convenient to all homes, for use by visitors and residents. Such parking area must be paved or graveled and adequately illuminated at night. One of the two required parking spaces for each lot may be located in such a parking area.
- g. Street and Access:
 - 1) Park street system
 - a) Access to manufactured home lots shall be by internal private drive only. No lot shall have direct access to a public street or way.
 - b) Entrances to manufactured home parks shall be designed to minimize congestion and traffic hazards through designated driveways, and to allow free traffic movement on adjacent streets.
 - c) Park streets shall be at least thirty (30) feet in width.
 - d) All internal streets must be improved to minimum County standards.
- h. Park Accessory Buildings:
 - 1) All accessory buildings and uses such as laundromat, maintenance buildings, and refuse collection areas shall be convenient to the units they service, and shall be maintained in a clean and sanitary condition.

Section 27.I MANUFACTURED HOME PARKS - GENERAL PROVISIONS (continued)

- a) The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards.
 - b) All refuse storage and collection areas shall be located no more than one hundred fifty (150) feet from any manufactured home lot that they are intended to serve.
 - c) Covered containers shall be provided in sufficient number and capacity to properly store all refuse.
- 2) All accessory buildings shall be of permanent construction.
 - 3) Such accessory buildings shall require a County Zoning (Building) Permit.

Section 27.J RV PARKS - GENERAL PROVISIONS

J. Recreational Vehicle (RV) Parks.

1. Permitted Zones and Uses:

- a. RV parks shall be permitted in C-2H (Highway Commercial), C-RE (Commercial Recreation), N-P (Neighborhood Parks), and R-P (Regional Parks) zones.
- b. RV parks may be permitted in A (General), A-R (Agricultural-Residential), C-2 (General Commercial), or R-E (Residential Recreation) zones, if approved by a Zoning Use Permit.
- c. When operated in conjunction with a manufactured home park, RV parks may be allowed in R-M (Multiple Family Residential) and R-MH (Single-Family Residential/Manufactured Homes) zones if approved by a Zoning Use Permit.
- d. Concessionary or incidental commercial operations are allowed in recreational vehicle parks in noncommercial zones if such services are operated for the sole convenience of park guests only. Such uses as recreational facilities, dumping stations, showers, coin-operated laundries, camp stores or other uses incidental to guest convenience are allowed as secondary uses as long as such uses are restricted to park occupants and are designed so as not to attract outsiders. No part of any park shall be used for any purpose other than temporary residential use in conjunction with travel, vacation, or emergency habitation, except such uses that are required for the direct servicing and well-being of park patrons for the management and maintenance of the park.
- e. A Zoning (Building) Permit shall be required for buildings or other permanent structures within the park area.
- f. Open storage of materials or belongings other than boats, automobiles or operational vehicles is prohibited.
- g. No accessory structures shall be permitted on individual RV spaces in a RV park.

2. Park Area: RV parks shall contain a minimum of two (2) acres. Parks less than two (2) acres in size may be allowed with an approved Zoning Use Permit when proposed in conjunction with a manufactured home park, truck stop, campground or similar uses as determined by the Planning and Zoning Commission.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

3. RV Park Plan Regulations and Procedures:

a. Procedures:

- 1) The plan proposal submitted to the Planning and Zoning Commission shall include facilities or any other provision required by and acceptable for approval by the State and local Health Departments and any other jurisdictional agency to whom it will be submitted for review.
- 2) Ten (10) copies of the plans and all necessary fees shall be deposited with the Planning and Zoning Department for distribution to the County Health Department, County Engineer, and other jurisdictional agencies for their evaluation prior to approval or hearing by the Planning and Zoning Commission. Two (2) copies of the drainage report and percolation and soils tests (if applicable) shall accompany the submittal. Within ten (10) working days of receipt of the plan, each department will send written comments and recommendations to the Planning Director.
- 3) RV park plans shall be prepared, stamped, and signed by an Arizona registered engineer in accordance with Arizona State Statutes and Rules.
- 4) If a zone change or Zoning Use Permit is required, the necessary applications, fees, and other materials may be submitted for processing simultaneously with the RV park plans. If desired or appropriate, the developer/applicant may elect to have any zoning action processed and heard by the Planning and Zoning Commission and Board of Supervisors prior to submittal of the RV park plans.

In addition to any zoning action, park plans must be approved by the Board of Supervisors after receiving a recommendation from the Planning and Zoning Commission.

Within fifteen (15) working days from deposit of the park plan, the Planning Director or his designate shall review the park plan, preferably with the subdivider, as it relates to the following:

- a) Any Mohave County comprehensive plan.
- b) Suitability of the site for development proposed.
- c) The improvements, design and dedications required by these regulations and those of other jurisdictions.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- d) Zoning requirements.
- 5) All information, documents, maps and fees, including evaluations by the various agencies/departments, shall be submitted to the Planning Director at least ten (10) working days prior to the next Planning and Zoning Commission meeting date.
- 6) As per Section 8 of these regulations.
- 7) Any changes in design after approval by the Commission shall invalidate that approval and the plan shall be reprocessed as a new proposal.
- 8) Approval by the Commission and Board of Supervisors shall be conditional to approval by the other jurisdictional reviewing agencies.
- b. Plan Design and Format: All applications for RV parks shall contain the following:
 - 1) Complete park plans and specifications of the RV park depicting, but not limited to:
 - a) Names and addresses of the applicant(s), owner(s), and project engineer.
 - b) Title and vicinity map showing the location and legal description of the park including the location of existing roads, existing or proposed access to the park, and the nature and status of the access road.
 - c) North arrow, date of preparation, scale, source and date of topography information as established by field or aerial survey methods.
 - d) The complete boundary of the park, area and dimensions of the tract of land and the density of the park.
 - e) Existing (and proposed) zoning and location of any existing development or structures within the park boundary.
 - f) Proposed method and source of water supply, sewage disposal, fire protection, electricity, phone, etc. (general statement).

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- g) Number, location, and dimensions and sizes of all spaces; each space shall be numbered.
 - h) Location and width dimensions of all roadways, walkways, and the entrance/exit ways including the access road.
 - i) Location and amount of parking and/or storage area.
 - j) Location, size, and description of the recreation area(s) or other amenities.
 - k) Drainage arrows depicting direction of drainage flows.
 - l) Location of water, sewer lines, riser pipes, fire hydrants (if applicable) and the electrical layout and proposed lighting, if provided.
 - m) Dimensions, location, and nature of all buildings or facilities to be constructed in the park.
 - n) Plans and specifications of the water supply, refuse and sewage disposal, and sanitary facilities (as required by Arizona Department of Health Services).
 - o) Engineer's stamp and date of preparation.
- 2) Additional accompanying materials: The following materials shall accompany the submittal of all RV park plans. If this data is not on the park plan, ten (10) copies are required:
- a) A statement regarding the nature of proposed improvements within the park, including but not limited to roadways, parking areas, access road, method of sewage disposal, water supply and distribution, screening, landscaping, and extent and nature of recreational facilities.
 - b) A description of how streets and spaces will be numbered or identified for emergency vehicle response.
 - c) A descriptive statement of the design concept and traffic circulation system of the park.
 - d) Rezone or Zoning Use Permit application and fees, if applicable.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- e) Drainage Report: A general drainage report prepared and stamped by an Arizona registered engineer shall accompany the RV park plan submittal. Such report shall cover flood and drainage conditions and the method of handling drainage and/or flooding conditions. This report shall include but should not be limited to the following items:
 - 1) A map with the drainage area delineated (not less than one (1) inch + 2,000 feet).
 - 2) Calculations for 100-year storm runoff entering or passing through the proposed park.
 - 3) The general description of the existing and/or proposed methods of handling storm runoff.
 - 4) Arrows shall be shown on the park plan indicating in a general manner the direction of flow in major watercourses and streets. Evaluation of the report shall be made by the County Engineer, using Arizona Highway Department Hydrologic Design Procedures.
 - f) When individual sewage disposal systems are proposed, percolation soils tests as per guidelines outlined in the State Health Department Bulletin No. 19 shall also be submitted with the park plan.
4. Park Design and Improvement Standards:
- a. Environmental Requirements:
 - 1) General: Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed, in the opinion of the Commission, to objectionable smoke, noise, odors, or other adverse influences, and no portion subject to flooding, subsidence or erosion shall be used for any purpose that would expose persons or property to hazards.
 - 2) Site Drainage: The ground surface in all parts of every RV park shall be graded and equipped to drain all surface water in a safe, efficient manner.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- b. RV Space Dimensions: The following dimensions and standards shall apply to RV spaces:

	Minimum Width	Minimum Depth	Minimum Area
Back-In	25	45	1400 sq. ft.
Drive-Through	20	50	1400 sq. ft.
Overnight Back-In	25	35	1000 sq. ft.
Overnight Drive-Through	20	40	1000 sq. ft.
Compact	25	35	1000 sq. ft.

Overnight and compact spaces may comprise no more than twenty (20) percent, one-fifth (1/5), of the total number of RV spaces within a park; overnight spaces shall be located so as to facilitate entry to and from the park without being in conflict with the primary park users and area.

Overnight spaces shall have a two (2) night maximum stay.

Compact spaces shall be limited to trailer-tents, vans, compact trailers and rigs of similar size requiring lesser area.

Lot Measurements: Measured width and depth on perpendicular distance between the side lot lines and the front and rear lot lines, respectively.

Each lot shall be accessible from an approved private street or access way.

- c. RV Separation and Setbacks:

- 1) Separations: RVs and any portion thereof shall be separated from each other and from other buildings and structures by at least ten (10) feet on all sides. Parking pads for recreational vehicles shall be so arranged as to comply with the requirement for a ten (10) foot separation between RVs as well as the required RV space setbacks.
- 2) Setbacks:
 - a) No lot or space shall be located within fifty (50) feet of the right-of-way line at any major street or within twenty-five (25) feet of the right-of-way line of any minor street unless such space is adequately screened from the street.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- b) The minimum space setbacks for RV shall be observed, as follows:
 - c) Front: Five (5) feet.
 - d) Side: Three (3) feet. If the side fronts on an interior street, then the side setback shall be five (5) feet.
 - e) Rear: Three (3) feet. If the space is designed as a drive-through space, then five (5) feet shall be the minimum setback for the area.
- d. Lot Improvements: Each space shall be provided water from a central water system; each space shall be provided sewage disposal from central community sewage disposal system; each space shall be provided electricity.
- Each space shall have a graveled or paved parking pad to be a minimum of ten (10) feet in width by a minimum of forty (40) feet in length (10x40) and shall extend to the street. Where drive-through spaces are provided said paved or graveled pads shall extend across the space from street to street.
- "Compact" and "overnight" spaces shall be a paved or graveled parking pad with a minimum width of ten (10) feet and a minimum length of thirty (30) feet.
- If provided, barbecue pits or fire rings and related setbacks thereof shall be subject to approval by the governing fire district.
- e. RV Park Density: The overall maximum allowed density permitted for RV parks shall be twenty (20) RV spaces per acre (less area proposed for manager's residence, dedicated rights-of-way).
 - f. Recreational Area Requirements: Recreational and/or usable common, open area(s) shall be provided and conveniently accessible to all park guests and shall be no less than seven percent (7%) of the total park area. Floor space in enclosed or open recreation halls and/or recreational amenities may be included in the requirement. The recreation open area requirement may not include parking, streets, or incidental landscaped or open parcels not suitable or intended for recreational use.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

g. Screening:

- 1) Where needed to enhance or preserve the character of the area or insure public safety, the perimeter of RV parks shall be adequately screened to the extent necessary, with vegetation, fencing, masonry walls, earthen berms or by other methods as determined and approved by the Planning and Zoning Commission.
- 2) In cases where "overnight" and/or tent spaces are provided, acceptable screening shall be provided to the extent necessary to screen and separate these types of spaces from the primary portion of the RV park.

h. Parking:

- 1) No on-street parking shall be allowed within any RV park.
- 2) Adequate off-street parking shall be provided for automobiles, boats, etc. One (1) space for every four (4) lots shall be the minimum provided. Additional parking spaces or added storage area may be required by the Planning and Zoning Commission when warranted by special conditions or circumstances such as, but not necessarily limited to, the size, nature, and location of the park.
- 3) Each RV space shall have adequate room for at least one (1) parking space in addition to the RV pad.

i. Streets and Access-Park Street System:

- 1) Access to RV park lots shall be by internal private drive only. No lot shall have direct access to a public street or way.
- 2) Entrances to RV parks shall be designed to minimize congestion and traffic hazards through designated driveways and allow free movement of traffic on adjacent streets.
- 3) Park street width shall be at least twenty (20) feet if one-way and twenty-four (24) feet if two-way.
- 4) All internal streets must be improved to minimum applicable County standards for paved or unpaved streets (except width). Specific required standards as determined by the Planning and Zoning Commission shall relate to and depend on (but not limited to) such factors as park size, site character, density, drainage, site (soils) type, character and use of surrounding lands, amount of park traffic, proximity to urban or developed area, input from the County Engineer, etc.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- 5) Dead-end streets shall be limited to serve no more than twelve (12) lots, and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least sixty (60) feet.
- j. For parks with roads serving more than twelve (12) sites, these roads shall be continuous and return to a public road or way.
- k. Service buildings (where applicable):
 - 1) All service buildings shall be convenient to the units that they serve, and shall be maintained in a clean and sanitary condition.
 - 2) All service buildings shall be of permanent construction and in accordance with local requirements.
 - 3) Facilities in service buildings such as lavatories, toilets, showers, etc., shall be provided and constructed in accordance with State and local Health Department requirements.
- l. Sanitary stations (where provided):
 - 1) Sufficient facilities shall be provided at sanitary stations for the sole purpose of removing and disposing of waste from all holding tanks in a clean, efficient and convenient manner.
 - 2) Sanitary stations shall be approved by the Mohave County Health Department.
- 5. Exceptions: Any plans submitted with deviations from these manufactured home or RV park regulations shall be accompanied by a Petition of Exception.
 - a. Any person seeking any exception(s) to the requirements of this Ordinance shall file two (2) copies of a signed petition with the Planning staff at the same time they submit the plan needing the exception.
 - b. The petition must be a request for an exception to a circumstance actually contained on the plan. Petitions shall not be in the abstract, but shall include the specific reason for each and every exception requested. The staff shall accept the petitions of each and any exception, as herein described, and initiate or continue the processing of the plan as long as it complies with all other requirements.
 - c. The petition(s) may be heard at the same meeting as that of the plan to which they refer, or may be heard separately at the discretion of the Commission.

Section 27.J RV PARKS - GENERAL PROVISIONS (continued)

- d. The Commission may recommend that the Board authorize exceptions to any of the requirements in Section 27 (I and J). In order to do so, it shall be necessary for the Commission to find the following facts with respect thereto:
 - 1) That there are special circumstances or conditions affecting said property; and
 - 2) That the granting of the exception(s) will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated; and
 - 3) That it will not have the effect of nullifying the intent and purpose of the Master Plan of the County, or of these Regulations.

"SAMPLE"

**A SUGGESTED FORM
PETITION OF EXCEPTION TO SECTION 27 (I or J)
MOHAVE COUNTY ZONING ORDINANCE**

Gentlemen:

I have (submitted) (plan to submit) a (manufactured home park plan) (recreational vehicle park plan) to the Planning and Zoning Commission for approval which includes (a certain deficiency) (deficiencies) from the stated requirements of Section 27 (I or J), Zoning Ordinance. The (deficiency is) (deficiencies are) as follows:

(List and specify each one as required by the Zoning Ordinance, Section 27 "I" or "J".)

This petition is submitted as a request that the Planning and Zoning Commission recommend to the Board of Supervisors the granting of an exception from the Mohave County Zoning Ordinance, as outlined in Section 27.J, for the following reasons:

(Clearly delineate each item separately or related groups of items as stated above. Do not group your requests or exception under one reason.)

1. The granting of this petition will not be detrimental to the public welfare or injurious to other adjacent properties because....(describe why here)
2. This request will not nullify the intent or purpose of the Master Plan of the County, or other regulations because....(describe why here)
3. The special circumstances or conditions affecting said property are as follows....(list all circumstances that you believe apply).

Signature of Applicant

Address of Applicant

Signed this day _____ of _____

Tract Name _____

Tract Number _____

NOTE: AN INCOMPLETE PETITION WILL BE RETURNED TO THE APPLICANT.

Section 27.K MANUFACTURED HOME REQUIREMENTS - GENERAL PROVISIONS

K. Manufactured Home Requirements.

1. Zoning (Building) Permit applications for manufactured homes shall include the insignia number issued by the applicable state of Arizona agency and the license number of the manufactured home installer and shall not be issued unless the applicant furnishes the insignia number and the installer's license number.
2. All manufactured homes sited/placed within the Board of Supervisors approved Urban/Building Overlay Zones shall have been manufactured after June 15, 1976, and have an affixed "HUD" label, as per 24 CFR 3280.11, or a verifiable data plate as per 24 CFR 3280.5, certifying that the unit was manufactured in conformance with the Federal Manufactured Home Construction and Safety Standards in effect on the date of manufacture. This is effective January 3, 1991; prior to that date shall be nonconforming. All mobile homes placed within the Rural Overlay zones prior to April 1, 2005, are considered to be non-conforming.
3. After the approved effective date of April 1, 2005, by the Board of Supervisions, all Mobile Homes, those units manufactured prior to June 15, 1976, are not to be placed in Mohave County. All mobile homes approved prior to April 1, 2005, are considered to be non-conforming.

Section 27.L ESTABLISHMENT OF RETAIL PLANT NURSERIES - GENERAL PROVISIONS

L. Establishment of Retail Plant Nurseries.

In addition to the existing zones that permit open lot storage, Retail Plan Nurseries may be established in an A-R (Agricultural-Residential), C-1 (Neighborhood Commercial), or C-2 (General Commercial) zone, providing that the following conditions are met:

1. The property must have a minimum of 10,000 square feet.
2. The display area must be surrounded by a solid screen fencing.

The use must, in the opinion of the Planning and Zoning Commission and the Board of Supervisors, be compatible with surrounding land uses, and shall be established by an approved Zoning Use Permit.

Section 27.M ESTABLISHMENT OF A KENNEL OR VETERINARY CLINIC - GENERAL PROVISIONS

M. Establishment of a Kennel or Veterinary Clinic.

Such facilities may be established with outside runs or facilities in A-R (Agricultural-Residential), C-RE (Commercial Recreation), or C-2 (General Commercial) zones, providing that the following conditions are met:

1. A Zoning Use Permit is obtained.
2. The property shall have a minimum lot size of 2.5 acres.
3. The exercise or stable area shall be surrounded by a solid fence or wall.
4. The use shall, in the opinion of the Planning and Zoning Commission and Board of Supervisors, be compatible with surrounding land uses.

Section 27.N ESTABLISHMENT OF TRAVEL TRAILERS - GENERAL PROVISIONS

N. Establishment of Travel Trailers.

1. General:

- a. Travel trailers shall be permitted as a single family dwelling (permanent residence) in a R-TT (Single Family Residential/Manufactured Homes and Travel Trailers Permitted) zone in RV parks and in portions of manufactured home parks approved for recreational vehicles. Travel trailers are not permitted as permanent residences in any other zone or under any other circumstances.
- b. Travel trailers are permitted as temporary residences for one (1) year in conjunction with the construction of a permanent residence or commercial structure (as evidenced by obtaining a Zoning Permit) in any zone. Six (6) month extensions of time may be granted by the Planning and Zoning Commission by showing good cause.
- c. Travel trailers are permitted as temporary residences for one (1) year (renewable annually) in A-R (Agricultural- Residential) or R-E (Residential Recreation) zones.
- d. Travel trailers may be located or stored on a lot or parcel where the principle residence (not to include a garage or storage shed) is established, with all utilities disconnected. A travel trailer stored on a lot shall not be used for living, sleeping or housekeeping purposes.
- e. Notwithstanding any other provision in this ordinance, travel trailers allowed as secondary residences shall be approved by the Board of Supervisors in one-year increments following a recommendation from the Planning and Zoning Commission.
- f. Travel trailers shall not be used as storage sheds.
- g. It shall be the responsibility of the property owner to renew a temporary permit.

2. All permitted travel trailers shall meet the following requirements:

- a. A temporary Zoning (Building) Permit shall be obtained prior to locating the travel trailer on the lot or parcel.
- b. Travel trailers permitted as temporary or permanent residences shall be equipped with kitchen and bathroom facilities.
- c. Travel trailers permitted as temporary or permanent residences shall be hooked up to a sewage disposal system approved by the County Health Department or Arizona Health Services.

Section 27.N ESTABLISHMENT OF TRAVEL TRAILERS (continued)

- d. No attached structural additions are allowed or permitted.
- e. Travel trailers permitted as temporary residences shall remain roadworthy.
If a travel trailer does not meet the above uses or requirements, the travel trailer shall be considered in violation of the Mohave County Zoning Regulations and is subject to removal.

Section 27.O HOME OCCUPATION-GENERAL PROVISIONS

O. Regulations for Home Occupations.

DEFINITION: Home occupation is defined as an occupation, profession, or business activity that performs a service or creates a product. It is conducted in its entirety within the dwelling unit and is clearly incidental and subordinate to the residential use of the dwelling unit. A home occupation is permitted in the following zones: A-R (Agricultural- Residential), R-E (Residential Recreation), R-1 (Single Family Residential), R-O (Single Family/Manufactured Homes Prohibited), R-OA (Single Family Residential/Manufactured Homes Prohibited/Limited Animal Use), and R-MH (Residential Manufactured Homes).

1. Purpose and Intent: The purpose of these regulations is to permit home occupations that will not change the character of the residential areas in the County. The intent of these regulations is to promote aesthetic considerations, conserve property values, as well as protect the residential neighborhoods from excessive noise, excessive traffic generation, nuisances, health and safety hazards as a result of home occupation conducted in the residential zones.
2. Home Occupation Permit and Fees: A home occupation shall only be permitted after obtaining an approved home occupation permit issued by the Planning and Zoning Department. A home occupation permit shall be issued to the applicant and is nontransferable. The permits must be renewed annually with a payment of \$20.00 home occupation fee.
3. Performance Standards: All home occupations must comply with the following performance standards:
 - a. The use of the dwelling unit as home occupation shall be clearly incidental and subordinate to its use for residential purposes. Any activity related to the home occupation shall be conducted within the enclosed portion of the principal building. The home occupation must be conducted in an area not to exceed twenty-five (25%) percent of the principal residence.
 - b. A home occupation shall not be conducted in any accessory building or structure except for storage. A garage or accessory structure may be used for storage purposes but the storage area shall not exceed a total of two hundred (200) square feet.
 - c. No person(s) other than members of the immediate family residing on the premises shall be engaged in the activities of the home occupation.
 - d. There shall be no exterior displays, no exterior storage of equipment, including unlicensed equipment and materials, and no exterior indication of the home occupation which may change the outside appearance of the principal residence or change the residential character of the building.

Section 27.O HOME OCCUPATION-GENERAL PROVISIONS (continued)

- e. No advertising for the home occupation on premise is allowed. Window areas must not purposely or intentionally be used as display areas or offer merchandise for sale.
 - f. Retail sales or rentals conducted on the premises in connection with a home occupation are prohibited.
 - g. Home occupations shall not require internal or external structural alterations of the principal residence or install equipment or machinery not customary in a residential area.
 - h. No open lot storage as defined by the Zoning Ordinance shall be permitted in connection with a home occupation beyond the storage requirement permitted for a residential use.
 - i. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential area. Any need for parking as a result of the home occupation shall be located on-site and comply with Section 26 (Parking Requirements) of this Ordinance.
 - j. No home occupation requiring any equipment or processing which creates noise, vibration, glare, fumes, smoke and dust which disturb neighbors and alters the residential character of the premises shall be permitted.
 - k. No electric devices may be used in any home occupation that may cause electrical interference or create visual and audible interference in any radio or TV receivers causing fluctuations in the line voltage off the premises.
 - l. Delivery trucks shall not operate out of a residential area as a function of a commercial use, which requires a permit.
4. Prohibited Home Occupations: The following occupations, professions, and business activities of similar nature are prohibited as home occupations as defined in this Ordinance, but not limited thereto:

Clinics, Hospitals, Animal/Veterinary Clinics, Restaurant, Auto/Truck/RV Repair Service, Licensed Day Care Facility, Building Contractor/Construction Activities, Ambulance Service, Taxi Service, Beauty Salon, Barber Shop, Auto/Car Sales, Part Sales, Appliance Repairs.

Offices for certain home occupations, professions, and business activities may be permitted as home occupations provided, however, they adhere to the general provisions of this ordinance and they do not violate any performance standard prescribed herein. Further, the office must not generate clients and customers to the permitted home occupation to transact business.

Section 27.O HOME OCCUPATION-GENERAL PROVISIONS (continued)

5. Enforcement and Revocation:

- a. A home occupation permit is subject to revocation upon thirty (30) days written notification by the Planning and Zoning staff if, in their opinion, the continued use of the home occupation is contrary to public health, safety, and welfare and violates the provisions of the performance standards. The notice shall be sent via certified mail to the owner's address written on the application for home occupation permit. The owner may appeal the staff's decision to revoke the permit to the appropriate Board of Adjustment in accordance to the provisions of Section 30 of the Mohave County Zoning Ordinance.
- b. A petition signed by fifty-one (51%) percent of the property owners residing within 300 feet of the home occupation may be submitted stating the alleged violation of one (1) or more specific performance standards and initiate a public hearing to consider revoking the home occupation permit. The hearing will be conducted by the appropriate Board of Adjustment and the appeal process will be conducted in accordance with the provisions of Section 30 of the Mohave County Zoning Ordinance.

Section 27.P SITE PLAN REQUIREMENTS-GENERAL PROVISIONS

P. Site Plan Requirements.

1. Site Plan Conditions: Prior to issuance of any building permit for a non-residential use, multiple-family use, use proposed in a PUD or SD district or use authorized by a Zoning Use Permit, a site plan SHALL BE APPROVED that demonstrates that the use (1) will be served by adequate public facilities; and (2) is compatible with adjoining uses. Approval of the site plan may be conditioned on the following:
 - a. The development may be phased to assure that the density or intensity of the development is coordinated with the provision of adequate public facilities.
 - b. Dedication of necessary rights-of-way or easements may be required.
 - c. Setbacks or buffers may be required in addition to those required in the district to separate the use from incompatible adjacent uses.
2. Site Plan Procedure: The site plan required by this section shall be submitted in conformance with the concept plan for rezoning applications prior to application for a building permit and may be reviewed pursuant to the procedures governing that application. A site plan may be prepared and submitted for the entire development at one time or for individual development phases. The site plan application will be reviewed by the County Planning and Zoning Department, the Public Works Department and the Health Department, and shall be circulated for review by utility and public safety providers.
3. Certificate of Occupancy: Prior to actual use, a certificate to occupy will be issued by the County upon satisfactory compliance to the conditions of approval for the site plan.
4. Submittal Requirements: The following information shall be provided with the application for site plan approval. The county may reduce the requirements after a pre-submittal meeting with the applicant if it determines that the information is not necessary to meet the requirements of this section.
5. Site Plan Requirements: A pre-submittal meeting with the applicant and the Planning and Zoning staff may reduce the level of requirements based on the following criteria:
 - a. Level of development in the area;
 - b. Major street or route location;
 - c. Grading requirements;
 - d. Drainage considerations;
 - e. Adjacent conditions;

Section 27.P SITE PLAN REQUIREMENTS-GENERAL PROVISIONS (continued)

- f. Submittals will be made to the Planning and Zoning Office and will be reviewed by the Health Department, Public Works, utility companies and fire department.
- g. Ten (10) copies of site plan folded 9" x 12" to fit within file folder;
- h. Maximum sheet size - 36" x 36";
- i. Ownership verification - title report or deed;
- j. Drainage report (if required);
- k. Legal description, size of parcel;
- l. Proposed zoning;
- m. Conformance to area plan;
- n. Existing zoning;
- o. Reference to:
 - 1) Use and zoning conformance;
 - 2) Area plan amendments
 - 3) Rezoning requirements
 - 4) Zoning use permits;
 - 5) Fee;
 - 6) Owner(s) name, address and telephone shall be on the plan;
 - 7) Surveyor/Engineer's name, address and telephone shall be on the plan;
- p. Provisions for:
 - 1) Sewage disposal;
 - 2) Water, domestic - well, haul or water company;
 - 3) Buffers
 - 4) Access to site;
 - 5) Access to utilities;
 - 6) Drainage information;

Section 27.P SITE PLAN REQUIREMENTS-GENERAL PROVISIONS (continued)

- q. The following shall be addressed on the plan:
- 1) Location map;
 - 2) Setbacks;
 - 3) Adjacent conditions;
 - 4) North arrow and scale;
 - 5) Label all streets and drives;
 - 6) Topographical - 2-foot contours;
 - 7) Boundary and distances;
 - 8) Signed and sealed by a surveyor/engineer (if required);
 - 9) Easements shall be recorded by separate instrument (legals to be provided by the owner);
 - 10) Parking layout (ingress and egress);
 - 11) Proposed paving;
 - 12) Show all proposed improvements and structures.

Section 27.Q OPEN LOT STORAGE STANDARDS-GENERAL PROVISIONS

Q. Open Lot Storage Standards.

- 1. Lots five (5) acres or less in size, outside storage of materials must comply with the setback requirements for ancillary structures.

- 2. Lots greater than five (5) acres in size, outside storage of materials must comply with the following setbacks from all property boundaries:

Amount of Storage	Setbacks
Less than 3000 sq. ft.	Setbacks for ancillary structures
3000 - 3999 sq. ft.	300 ft.
4000 - 4999 sq. ft.	400 ft.
5000 sq. ft. or more	500 ft.

Section 27.R ACCESSORY OR SECONDARY RESIDENCE REQUIREMENTS - GENERAL PROVISIONS

R. Accessory or Secondary Residence Requirements.

1. **Site Plan Conditions:** Prior to issuance of any zoning or building permit for an accessory or secondary residential structure authorized by a zoning use permit, a site plan **SHALL BE APPROVED** that demonstrates (1) the use will be served by adequate public facilities; or (2) the lot is capable of supporting an independent water and accessory septic system approved by the Mohave County Environmental Health Department. Approval of the site plan shall be conditioned on the following:
 - a. All setbacks will be required as shown for the appropriate zone in which the secondary residence will be built. Buffers may be required to separate this use from incompatible adjacent uses.
 - b. A secondary residence shall conform to the following requirements:
 - 1) The secondary residence shall have a living room of not less than 220 square feet of superficial floor area. An additional 100 square feet of superficial floor area shall be provided for each occupant of such residence in excess of two.
 - 2) The secondary residence shall be provided with a separate closet.
 - 3) Secondary residences that are not attached to or within the primary residence shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to the Uniform Building Code shall be provided.
 - 4) The secondary residence shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
 - c. Minimum lot size for lots which will require a second septic, leach system, and water supply will be 26,500 square feet. Additional lot area may be required by the Mohave County Environmental Health Department and/or the Arizona Department of Environmental Quality.
 - d. The accessory residence shall be proportionate to the lot size. Except as provided for in these Regulations, the size of the secondary residence located on lots less than five (5) acres in size shall not exceed the lesser of 50% of the primary residence or as stated in (e) and (f) of this section.

Section 27.R ACCESSORY OR SECONDARY RESIDENCE REQUIREMENTS - GENERAL PROVISIONS (continued)

- e. For lots less than one-half acre (.5), the secondary residence shall be attached to or within the primary structure and have the same roofline. Mohave County Environmental Health may require additional lot area or additional septic tank. The secondary residence shall be a maximum of 750 square feet.
 - f. For lots greater than one-half acre (.5) but less than five (5) acres in size, the secondary residence shall be a maximum of 1,000 square feet. Mohave County Environmental Health may require additional lot area or additional septic tank.
 - g. The Board of Supervisors, after receiving a recommendation from the Planning and Zoning Commission, may allow the secondary residence to be 75% of the primary residence when the Board of Supervisors finds all of the following:
 - 1) The applicant made a concerted effort to comply with the size requirements in Sections 27.R.1.d through f.
 - 2) Due to the number of persons occupying the unit, Section 27.R.1.b cannot be met if the size requirements are strictly enforced, or that the increase in size is needed to ensure the health, safety, and welfare of the intended occupants.
 - 3) The secondary unit remains subordinate to the primary unit.
 - 4) If an on-site septic or alternative system is to be used, it is of adequate size to support the unit or there is adequate room on the lot to install a second system.
 - 5) The primary residence, the secondary residence, and all accessory structures do not exceed the lot coverage requirements in Section 25.C of these Regulations.
 - h. For lots of five (5) acres or more, there shall be no maximum size for the secondary residence.
 - i. When the newer residence has a larger square footage of living area than the existing residence, the newer residence shall be considered the primary residence.
2. Site Plan Procedures. The site plan required by this section shall be submitted in conformance with the zoning use permit application. The site plan will be reviewed by the County Planning and Zoning Department, the Public Works Department and the Environmental Health Department.
3. Certificate of Occupancy. Prior to actual use, a certificate to occupy will be issued by the County upon satisfactory compliance to the conditions of approval for the site plan. (This applies to the Urban/Building Overlay Zones only. A Certificate of Occupancy will ALSO be required for structures requiring a building permit.)

Section 27.R ACCESSORY OR SECONDARY RESIDENCE REQUIREMENTS - GENERAL PROVISIONS (continued)

4. Submittal Requirements. The following information shall be provided with the application for site plan approval. The County may reduce the level of submission requirements after a pre-submittal meeting with the applicant if it is determined that the information is not necessary to meet the requirements of this section.
5. Site Plan Requirements. Site plans submitted shall contain the following information. A pre-submittal meeting with the applicant and the Planning and Zoning Department, Public Works Department, Environmental Health Department, and Building Department, if in the Urban/Building Overlay Zone, is recommended. Based on a pre-submittal meeting, the Planning Director, or their designee may reduce the level of submission requirements.
 - a. Legal description of property;
 - b. Name, address and telephone number of applicant and preparer of the site plan, if different from the applicant;
 - c. North arrow and scale of plan;
 - d. Location and names of all streets adjacent to the lot;
 - e. Property boundaries, dimensions, and area of the lot;
 - f. Location and dimensions of primary residence and secondary residence;
 - g. If primary residence and secondary residence are separate structures, the distance between the structures must be shown on the plan;
 - h. Location of all existing and proposed accessory structures, including but not limited to garages, sheds, and workshops;
 - i. Location of all existing and proposed septic systems including the leach fields;
 - j. Setbacks from the property boundaries from all existing and proposed structures;

Section 27.R ACCESSORY OR SECONDARY RESIDENCE REQUIREMENTS - GENERAL PROVISIONS (continued)

- k. Setbacks for all existing and proposed septic systems from the property boundaries and the distance between all septic systems, and existing and proposed buildings;
- l. Location of any domestic wells;
- m. Location of required off-street parking;
- n. Written note on the plan giving the following information:
 - 1) water provider--well, haul, or name of water company;
 - 2) sewage disposal -- type of on-site system or name of utility;
 - 3) fire district;
 - 4) electric utility;
 - 5) amount of cubic yards soil or material to be graded, if any (should the cubic yards to be graded exceed 100, the applicant must obtain a grading permit from the Planning and Zoning Department).

Ten copies of the site plan must be submitted. The maximum size of the sheets shall be 36" x 36". Any site plan larger than 8 ½" x 11" shall be folded to no larger than 9" x 12" to fit into a file folder.

Section 27.S INDUSTRIAL PERFORMANCE STANDARDS - GENERAL PROVISIONS

A. Purpose.

The purpose of these standards is to ensure that industrial development benefits Mohave County without subjecting its conditions that adversely affect the public health, safety and general welfare. Residential zones and uses should experience minimal affects from industrial uses. These standards apply to C-M (Commercial Manufacturing), C-MO (Commercial Manufacturing-Open Lot Storage), M (General Manufacturing) and M-X (Heavy Manufacturing).

B. Standards.

1. Air emissions shall comply with all Federal and state laws, regulations and rules.
2. No use may generate any ground-transmitted vibrations in excess of .10 inches per second at the nonresidential property line or in excess of .02 inches per second measured at any residential property line. These values may be multiplied by two for impact vibrations, i.e., discrete vibration pulsations not exceeding one second in duration and having a pause of at least one second between pulses.
3. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or from high-temperature processes such as welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on a public street shall not exceed one foot-candle (meter reading) as measured from the centerline of the street. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed 0.5 foot-candles (meter reading) as measured from said property line.
4. No heat from furnace processing equipment or other device shall be sensed at the lot line or property line to the extent of raising the temperature of air or materials more than 5 degrees Fahrenheit.
5. All odors shall comply with Federal and state laws, regulations and rules.
6. No activity shall create any electrical disturbance, or which otherwise causes, creates or contributes to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.
7. No loading dock shall be permitted to face any street in a residential zone unless a screening plan is approved as part of site plan approval.

Section 27.S INDUSTRIAL PERFORMANCE STANDARDS (continued)

8. All loading areas shall have sufficient maneuvering room to accommodate all loading and maneuvering procedures. Public roadways shall not be used in loading or maneuvering.
9. The following activities conducted adjacent to residentially zoned property shall be inside a building, set back 300 feet from the property line, other mitigating measures employed to reduce effects, or combination thereof:
 - a. Any activity which produces noise in excess of the table in Section 27.S.C.2, vibration, odor, or glare.
 - b. Power plants, correctional institutions, sanitary landfills, refineries, fertilizer plants, metal processing mills, tire retreading or rebuilding, commercial feed lots, meat packing plants, and tallow works.
 - c. Any activity conducted in a building in excess of 60 feet in height.

C. Locations Where Determinations Are to be Made for Enforcement Standards.

1. Noise, vibration, radiation, light and glare: at the location of the use creating the same at a point on the source property line which has the highest readings, and at other points off site where the existence of such elements may be more apparent.
2. Noise: at the boundary between the manufacturing district and residential districts, the maximum sound level radiated by any use or facility, other than transportation facilities, temporary construction work or safety relief systems shall not exceed the limits set forth in the following table:

Octave band (cps)	37 75	75 150	150 300	300 600	600 1200	1200 2400	2400 4800	4800 9600	A Scale
Daylight decibel band limit (dB re 0.0002 microbar)	90	80	74	69	65	62	60	58	70
Nighttime decibel band limit (dB re 0.0002 microbar)	83	73	67	62	58	55	53	51	63

Section 27.S INDUSTRIAL PERFORMANCE STANDARDS (continued)

3. Vibration: at the boundary between a manufacturing district and a residential district, earth born vibration from any operation or plant shall not exceed the limits set forth in the following table in the frequency ranges specified:

Frequency Cycles per Second	Displacement in Inches
0 to 10	.0020
10 to 20	.0016
20 to 30	.0010
30 to 40	.0006
40 and over	.0005

4. Light or glare: any operation or activity producing intense light or glare shall be performed in such a manner as not to create a nuisance or hazard across lot lines. Direct illumination from any source of light or direct welding flash shall be screened from adjoining properties and reflected light from these sources shall not exceed .04 foot candles across the source property line.
5. Toxic and noxious matter stored and utilized: at a minimum, all applicable Environmental Protection Agency, Arizona Department of Environmental Quality, and Uniform Fire Code standards and permit requirements shall be fully met.
6. Fire and explosive hazards: activities involving the storage and utilization of materials or products which decompose by detonation are permitted only when specifically approved by the governing Fire District or State Fire Marshal. Explosives shall be stored, utilized, and manufactured in accordance with applicable local, state and federal codes.
7. Liquid or solid wastes: No discharge shall be made into a public storm or sanitary sewer, waterway or stream unless in accordance with Arizona Department of Environmental Quality standards.

Section 27.T CHILDCARE FACILITIES IN RESIDENTIAL ZONES REQUIREMENTS - GENERAL PROVISIONS

1. Site Plan Conditions: Prior to issuance of any zoning or building permit for a Child Care Facility authorized as permitted use in a zone or by a zoning use permit, a plot plan that demonstrates that the facility is adequate for use as a Child Care Home as defined by Arizona Department of Economic Security (DES) pursuant to ARS 36-895 (C) or the Arizona Department of Health Services (DHS) pursuant to ARS 36-897 (01-10 children) as a location where childcare services may be provided.
2. Certification of Licensure: Prior to issuance of any zoning or building permit for a Child Care Facility authorized as permitted use in a zone or by a zoning use permit, the applicant will submit proof that the Arizona Department of Economic Security (DES) has certified pursuant to ARS 36-895 (C) or the Arizona Department of Health Services (DHS) has certified/licensed pursuant to ARS 36-897 (01-10 children) as a location where childcare services may be provided.
3. Childcare Requirements:
 - a. Childcare of four or less children for compensation is permitted in all residential zones.
 - b. Childcare of five but no greater than 10 children for compensation is permitted with a Zoning Use Permit in all residential zones.
 - c. Childcare in group homes of greater than 10 children for compensation are permitted only as a commercial operation in all commercial zones. (Licensed day care only.)

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES - GENERAL PROVISIONS

A. Purpose: The standards of this section are to provide regulations governing wireless communications facilities, so as to provide for such facilities in a safe, efficient and orderly manner. To maximize the use of existing facilities, to encourage the co-location of facilities to reduce the number of new communication towers that are needed and to minimize the adverse visual effect of such towers through careful design and siting.

B. Definitions: The following definitions apply to Wireless Communication Towers and Facilities.

Amateur Radio Antennas: Antennas being used for the non-commercial transmission and/or reception of Amateur (HAM) Radio, or Citizens Band Radio signals by federally licensed amateur radio or Citizens Band Radio operators.

Alternative Tower Structure: Vertical components not generally designed for use as antenna support structures including, but not limited to, structures such as church steeples, ballpark light poles and water towers.

Antenna: The arrangement of wires, poles, rods or similar devices used in the transmitting and/or receiving of electromagnetic signals.

Antenna Height: The overall vertical height of the antenna support structure of the communication tower as measured from the established average finished grade within five feet of the structure.

Antenna Support Structure: Any structure, mast, pole, tripod or tower utilized for the purpose of supporting an antenna or antennas for the purpose of transmission and/or reception of electromagnetic signals.

Camouflage: The integration of a communication facility with an existing building or structure such that the communication facility is concealed.

Conceal: To place out of sight or to prevent recognition or disclosure of the true character of an object.

Co-location: A condition that exists when more than one wireless communication provider mounts equipment (antennas, dishes or similar devices) on a single communication tower or antenna support structure.

Communication Tower: A mast, pole, monopole, guyed tower, lattice tower, free-standing tower or other similar structure designed and primarily used as an antenna support structure for wireless communication purposes, such as cellular, PCS or other telephone service, paging, microwave, short wave, video and/or television signals.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

FAA: The Federal Aviation Administration.

FCC: The Federal Communications Commission.

PCS: Personal Communications Services.

Wireless Communication: A commercial systems designed and operated by a provider(s) for the transmission and reception of electromagnetic signals to and from multiple transmitter locations to multiple reception locations.

Wireless Communication Facility: A facility that transmits and/or receives electromagnetic signals used for commercial wireless communications. The communication equipment may include, but is not limited to, antenna support structures, communication towers with attached appurtenances, equipment buildings and ground-mounted satellite dishes and antenna used by a wireless communication provider.

- C. Exemptions: The provisions of the Wireless Communications Facilities section shall not apply to Amateur Radio or Citizens Band Radio signals by federally licensed amateur radio or Citizens Band Radio Antennas being used for the non-commercial transmission and/or reception of Amateur (HAM) Radio operators.
- D. General Provision:
1. Principal or Accessory Use: Antennas and towers may be considered either principal or accessory uses to the principal use of the property.
 - a. Singular monopoles are encouraged. Lattice-type structures or structures which require the use of guy wires is discouraged. Development of the tower would be done in such a manner so as to permit one or multiple other carriers to co-locate on the structure.
 - b. Commercial communications towers should be located away from residential properties.
 - c. Commercial communications towers should avoid locations that are immediately adjacent to a public right-of-way.
 2. Lot Size: For the purposes of determining whether the installation of a tower or antenna complies with district development regulations including, but not limited to, setback requirements, lot-coverage requirements and other such requirements, the dimensions of the entire lot shall control, even through the antennas or towers may be located on a separately leased portion of the lot.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

3. Appearance:

- a. Towers and antennae shall either maintain a galvanized steel finish or subject to any applicable standards of the FAA, be painted so as to reduce visual obtrusiveness and blend with the surroundings. Other colors proposed should be designed to minimize the contrast of the tower against the horizon. Structures designed in an architectural fashion should utilize colors and materials that are compatible with adjacent development.
- b. Antenna and related electrical and mechanical equipment attached to alternative tower structures must be of a color compatible with the color of the supporting structure so as to make the antenna and related equipment visually unobtrusive.
- c. Improvements comprising a wireless communication facility shall, to the maximum extent possible, use materials, colors, textures, screening and landscaping to blend them into the natural and surrounding setting. Mechanical equipment should not be visible from beyond the boundaries of the site.
- d. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the application shall contain a list of optional light devices and a statement of the reason for selection of the light device specified over each option. Economy and serviceability are among acceptable criteria for selection.
- e. All towers, antennae and wireless communication facilities must meet or exceed the standards and regulation of the FAA, the FCC and any other agency of the state or federal government with authority to regulate them or their components. If such standards and regulations are changed then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations unless a different compliance schedule is mandated by controlling law.
- f. Towers, antennae and wireless communications facilities shall be maintained in compliance with standards contained in applicable state or local building codes and the applicable health and safety standards established by the FCC or other bodies having jurisdiction, as amended from time to time. Towers, antennae and wireless communication facilities which are not in compliance shall be removed at the owner's expense if not brought into compliance within 30 days after written demand by Mohave County.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

- g. Setbacks and separation distances shall be calculated and applied irrespective of municipal and county jurisdictional boundaries.
- h. Towers, antennae and wireless communications facilities shall be regulated and permitted pursuant to this section and shall not be regulated or permitted as essential services, public utilities or private utilities.
- i. No advertising signs or banners shall be allowed on towers, antennae and wireless communications facilities.
- j. Except as provided in this section all buildings, use processes and requirements, including height restrictions, applicable in the applicable zone shall apply to towers, antennae and wireless communications facilities.
- k. Building mounted or roof top mounted equipment shall be placed in such a manner as to be compatible with the existing structure. There should be as little contrast as possible between the architecture of the structure and the communications equipment. Integration of the communications equipment into the architecture of the structure is encouraged.
- l. Trees, landscaping and other screening devices should be used to help screen the tower from adjacent residences. Placement of landscaping or screening devices should be done so as to minimize the view of the tower from residential sites.

E. Zoning Use Permits:

- 1. General: The following provisions shall govern the issuance of Zoning Use Permits for towers, antennae and wireless communications facilities:
 - a. If the tower or antenna is not a permitted use, then a Zoning Use Permit shall be required for the construction of a tower, antennae and wireless communications facilities in all zoning districts.
 - b. Applications for Zoning Use Permits for a wireless communication facility shall be subject to the procedures and requirements for Zoning Use Permits generally, except as modified in this section.
 - c. Fees for application for a Zoning Use Permit under this section shall be as listed in the Mohave County Zoning Regulations, Section 8, Fees.
 - d. In granting a Zoning Use Permit, Mohave County may impose conditions to the extent that such conditions carry out the purposes of this section.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

- e. Any information of an engineering nature that the applicant submits, whether civil, mechanical, structural or electrical, shall be certified by a Professional Engineer licensed in the State of Arizona.
 - f. Any modification to an existing facility shall require the existing facility to comply with all terms of this section and all other Federal, State, and Mohave County Codes and ordinances.
 - g. No new facilities within 300 feet of any residences, including single and multiple family residences and residential facilities such as group homes and nursing homes shall be permitted unless otherwise allowed in paragraph D of this section.
 - h. No new facilities shall be allowed within one mile of the scenic routes and vistas as identified in the Mohave County General Plan, Exhibit V.7.
 - i. No new facilities shall be allowed in any area that would block mountain views or scenic vistas.
2. Performance Criteria: The following characteristics are deemed to be consistent with the purposes of this section and will afford favorable weight in considering the Zoning Use Permit application:
- a. Existing structures will be preferred over new structures.
 - b. New structures that appear to be structures commonly found within that zone are preferred over apparent wireless structures.
 - c. Towers, antennae and wireless communications facilities that cannot be readily observed from adjacent street are preferred.
 - d. Structure heights shall not exceed the height limitation for that zone. Excessive heights WILL NOT be granted a variance.
 - e. Co-location of multiple uses on a wireless communications facility will have significant favorable weight in evaluation of the Zoning Use Permit application.
 - f. Network development plans that achieve the fewest number of wireless communication facilities of all providers for necessary commercial coverage.
 - g. Location in the least restrictive zone.
 - h. Suitability of the location for co-location of governmental public service wireless communication facilities.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

3. Application: Each application shall be on the Zoning Use Permit form provided by Mohave County and shall be accompanied by:
 - a. The completed Mohave County Zoning Use Permit Application.
 - b. Elevation drawings of the exterior of each element of the proposed wireless communication facility.
 - c. A complete landscape plan, along with the method of fencing, coloration, illumination, materials and method of camouflage.
 - d. The setback distance between the proposed wireless communication facility and (1) the nearest residential unit and (2) the residential zoned properties within 300 feet of the wireless communication facility.
 - e. The separation distance from other towers described in the inventory of existing sites, their type of construction and the owner's name and address.
 - f. Certification that the wireless communication facility, as represented in the application, will comply with all FAA, FCC and other applicable regulations.
 - g. A map of all locations owned, leased or operated by the applicant and their coverages which are located within 10 miles of the proposed site or which are capable of communication with the proposed site by wireless means.
 - h. A map of all designated multiple site locations within two (2) miles of the proposed site.
 - i. An inventory of towers, wireless communication facilities and alternative tower structures used by the applicant which are existing facilities or for which application for approval or permit has been submitted for zoning or construction. In addition, the applicant will provide all additional sites the applicant intends to construct or utilize within 365 days following the date of the application, which are within the jurisdiction of this section or within one mile of the border thereof. The inventory shall include the location, height and type of each facility.
 - j. Certification, as of the date of the application, that all wireless communication facilities within 25 miles of the proposed site which are owned, leased or operated by any provider who will use the proposed site, comply with all applicable regulations.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

- k. Copies of all wireless telecommunications licenses for providers who will use the wireless communication facility.
 - l. Certification that there is no other site available that reasonably meets the needs of the applicant, listing all such sites within five miles of the proposed site and the reason each site is not adequate for reasonable commercial coverage.
 - m. A list of each wireless telecommunication facility with which the proposed site has the potential to interfere, including the name, address and phone number of the owner. Within ten (10) days following the filing of the application, the applicant shall file a certificate that each of the listed persons has been given written notice of the application.
- 4. Standards: In addition to any standards for consideration of Zoning Use Permit applications, the following shall be considered in determining whether to issue a Zoning Use Permit: Height proposed, proximity to other uses, historic sites, landmarks, vehicle traffic routes, medical facilities, air routes, topographical features, utilities, access and suitability of alternative sites.
- F. Co-Location: The policy of this section is to encourage co-location to the maximum extent possible so as to keep the number of towers in Mohave County to a minimum.
- G. Setbacks: The following setback requirements shall apply to all wireless communication facilities:
 - 1. Towers must meet the building setbacks for the zoning district as outlined in the Mohave County Zoning Regulations, Section 25.B, Setbacks and Area Requirements. In residential areas towers must be set back from the property line a distance equal to twice the height of the tower.
 - 2. Guy wires and accessory structures must satisfy the minimum zoning district setback requirement.
- H. Removal:
 - 1. Towers and antennae shall be removed, at the owner's expense, within 180 days if not used for a permanent use within that time, unless this period is extended pursuant to this section.
 - 2. An owner wishing to extend the time for removal or reactivation shall submit an application stating the reason for such extension. The Planning and Zoning Director may extend the time for removal or reactivation up to 60 additional days upon showing a good cause. Any extension of greater than 60 days must be granted by the Mohave County Board of Supervisors. If the tower or antennae is not removed in a timely manner, Mohave County may give notice that it will contract for removal within 30 days following written notice to the owner. Thereafter, Mohave County may cause removal at the cost to the owner.

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

3. Upon removal of the wireless telecommunications facility, the site shall be returned to its natural state and topography, and vegetated consistent with the natural surroundings.
- I. Modification: No existing facility or wireless telecommunications facility may be changed or modified except as follows:
1. The change or modification is required by a change in user or technology.
 2. The change does not increase the height of the tallest component above the height approved in the Zoning Use Permit or, in the case of an existing facility, its current height.
 3. At the conclusion of the change or modification the facility complies with all requirements of the Mohave County Planning and Zoning Department.
 4. Each of the documents and certifications required for a Zoning Use Permit is given.
 5. The change or modification is required by the Federal Aviation Administration (FAA) or the Federal Communications Commission (FCC).

Section 27.U WIRELESS COMMUNICATION TOWERS AND FACILITIES (continued)

ZONING, HEIGHT LIMITATION, LOCATION AND SETBACK REQUIREMENTS

APPLICABLE ZONE	HEIGHT PERMITTED WITHOUT ZONING USE PERMIT	HEIGHT REQUIRING A ZONING USE PERMIT	SETBACKS (FEET FROM PROPERTY LINE TO TOWER HEIGHT)
General (A) established primary use is residential	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
General (A) established primary use is commercial	50 Feet	51 to 195 Feet	SECTION 25.B
Airport Development (A-D)	60 Feet and must meet FAA Requirements	61 to 250 Feet and must meet FAA Requirements	SECTION 25.B
Agricultural/Residential (A-R) Urban Area-Less than 5 Acres	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Agricultural/Residential (A-R) Rural Area-More than 5 Acres	40 Feet	41 to 195 Feet	2 FT. FOR 1 FT.
Residential-Recreational (R-E)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Commercial-Recreational (C-RE)	60 Feet	61 to 150 Feet	1 FT. FOR 1 FT.
Single-Family Residential (R-1)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Single-Family Residential/Manufactured Homes Prohibited (R-O)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Single-Family Residential/Manufactured Homes and Travel Trailers (R-TT)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Single-Family Residential/Manufactured Homes Prohibited/Limited Animal Privileges (R-O/A)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Single-Family Residential/Manufactured Home (R-MH)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Multiple-Residential (R-M)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
Neighborhood Commercial (C-1)	40 Feet	41 to 100 Feet	2 FT. FOR 1 FT.
General Commercial (C-2)	50 Feet	51 to 195 Feet	SECTION 25.B
General Commercial Highway Frontage (C-2H)	50 Feet	51 to 195 Feet	SECTION 25.B
Commercial-Manufacturing (C-M)	50 Feet	51 to 195 Feet	SECTION 25.B
Commercial-Manufacturing/Open Lot Storage (C-MO)	50 Feet	51 to 195 Feet	SECTION 25.B
General Manufacturing (M)	120 Feet	121 to 250 Feet	SECTION 25.B
Heavy Manufacturing (M-X)	120 Feet	121 to 250 Feet	SECTION 25.B

**Section 27.V ASSISTED LIVING FACILITIES IN RESIDENTIAL ZONES REQUIREMENTS
- GENERAL PROVISIONS**

- A. Site plan conditions: Prior to issuance of any zoning or building permit for an Assisted Living Facility authorized as a permitted use in a zone or by a Zoning Use Permit, a plot plan is required that demonstrates that the facility is adequate for use as an Assisted Living Facility as defined by the Arizona Department of Health Services (DHS) pursuant to ARS § 36-401 or the Arizona Department of Health Services (DHS) pursuant to ARS § 36-421 and 422 (01-10 residents) as a location where adult care services may be provided.
- B. Certification or licensure: Prior to issuance of any zoning or building permit for an Assisted Living Facility authorized as a permitted use in a zone or by a Zoning Use Permit, the applicant will submit proof that the Arizona Department of Health Services has certified/licensed the facility pursuant to Title 9, Chapter 10, Article 10 of the Arizona Administrative Code.
- C. Assisted Living Facilities Requirements:
1. Adult Foster Care facilities have fewer than four residents for compensation and is permitted in all residential zones with a Home Occupation Permit. An Adult Foster Care facility is prohibited on any lot or parcel that has a Secondary Residence or a Guest House.
 2. Assisted Living Homes are for fewer than 10 residents for compensation and are permitted with a Zoning Use Permit in all residential zones. An Assisted Living Home is prohibited on any lot or parcel that has a Secondary Residence or a Guest House.
 3. Assisted Living Centers are greater than 10 residents for compensation and are permitted only as a commercial operation in all commercial zones.

Section 27.W GARAGE/YARD SALES - GENERAL PROVISIONS

Garage/yard sales shall be permitted in any residential zone subject to the following provisions:

1. No more than four (4) garage/yard sales shall be conducted on the same premises in any calendar year.
2. Each garage/yard sale shall not be conducted for longer than three consecutive days, either Thursday, Friday and Saturday or Friday, Saturday and Sunday.
3. Garage/yard sales must be conducted on the resident's property. Multiple-family sales are permitted if they are held on the property of one of the participants.
4. No goods purchased for resale may be offered for sale.
5. No consignment goods may be offered for sale.
6. Garage/yard sales shall be conducted only during daylight hours.
7. At times other than during the garage/yard sale, all items offered at the sale and other items incidental to occupancy of the dwelling shall be contained within an enclosed garage or accessory storage building.
8. All signs used to advertise the garage/yard sale and direct traffic to a garage/yard sale may be displayed only for the duration of the garage/yard sale being advertised and shall be removed immediately thereafter by the persons conducting the garage/yard sale.
9. Signs used to advertise the garage/yard sale may be located on the premises on which the garage/yard sale takes place or on other property with written consent of the property owner or resident thereof.
10. Signs used to advertise the garage/yard sale shall not be placed in the public right-of-way or be attached to any street light and signal poles, street or regulatory signs, or utility poles.
11. No directional or advertising sign may be larger than two by three feet.

Section 28 ZONING USE PERMITS

- A. Application. Application for a Zoning Use Permit shall be made to the Mohave County Planning and Zoning Commission for its evaluation and decision. All applications shall comply with provisions of these regulations.
- B. Commission Action. When all information requested for an application for a Zoning Use Permit is submitted to the Planning and Zoning Commission staff, the staff shall advertise the application for public hearing. The advertisement shall be published at least 15 days before the Commission meeting.

The Commission shall recommend approval, disapproval or conditional approval of the application by means of resolution. Conditions attached by the Commission shall be enumerated in the resolution. The Commission decision shall be transmitted to the Clerk of the Board of Supervisors in writing within ten (10) working days after a decision is made by the Commission.

- C. Board Action. After the Commission decision is received by the Clerk of the Board of Supervisors, the Clerk shall set the matter for action by the Board of Supervisors at its next regularly scheduled meeting. The Board may affirm or reverse the action of the Commission decision or alter or add conditions. If the action of the Board is for approval or conditional approval, the Zoning Use Permit shall be in effect at once.
- D. Re-Application. No person shall apply for a Zoning Use Permit for the same use on the same plot or lots within a period of six (6) months from the date of final decision or denial of such previous application.

Section 29 ZONING INSPECTION AND ENFORCEMENT

- A. Administration and Enforcement. Administration of Mohave County zoning regulations shall be through a County Zoning Inspector and Deputy Zoning Inspectors. Enforcement shall be administered by withholding of issuance of building (zoning) permits.
- B. Permit Required. It shall be unlawful to erect, construct, reconstruct, alter or use any building or other structure within a zoning district covered by the Ordinance without first obtaining a building permit from the inspector, and for the purpose applicant shall provide the zoning inspector with a sketch of the proposed construction containing sufficient information to show compliance with the zoning ordinance. The inspector shall recognize the limitations placed on his/her authority by State laws, and shall issue the permit when it appears that the proposed erection, construction, reconstruction, alteration or use fully conforms to the zoning ordinance. In any other case, the inspector shall withhold issuance of the permit. A permit shall be good for six (6) months from the date of issuance. A renewal permit or continuance shall be granted for an additional six (6) months only when proof is provided that financing for said structure has been delayed by a financial institution beyond the first permitted six (6) month permit duration. In such case a modification fee shall be required.

Those industries which process, handle or store hazardous materials requiring permits from the Arizona Department of Environmental Quality in accordance with the Arizona Hazardous Waste Management Act and those industries which must comply with Air Quality Regulations as set by the Arizona Department of Environmental Quality must obtain an installation permit prior to Mohave County issuing a Building/Zoning Permit. Once construction of the permitted structure or facility has been completed, an operational permit must be obtained prior to the issuance of a permanent Certificate of Occupancy for that industry. Those industries which must comply with groundwater quality regulations set by the Arizona Department of Environmental Quality must obtain the required groundwater permit(s) prior to the issuance of the Certificate of Occupancy for that industry.

- C. Penalty Permit. Property owners shall be notified that they have not obtained proper permits or that they are in violation of a specific section of the Zoning Ordinance. The owner will be given thirty (30) days to contact the Planning and Zoning Department to take or to initiate action to correct the violation. If corrective action has not been taken within the allotted time, a \$100.00 penalty fee shall be required in addition to the regular permit fee.
- D. Enforcement.
1. It shall be unlawful, and considered a public nuisance per se, to make use of any lot, parcel, or piece of property in such a way as to conflict with the provisions of this Ordinance. Likewise, it shall be a violation of this Zoning Ordinance to erect, construct, reconstruct, alter or use any building or other structure that does not conform to the criteria set forth in the Ordinance. The Board of Supervisors,

Section 29 ZONING INSPECTION AND ENFORCEMENT (continued)

County Attorney, County Sheriff, County Clerk, County Manager, Director of Planning and Zoning, and all Planning and Zoning employees charged with the issuance of licenses or permits shall enforce the provisions of this Ordinance. Any permit, certificate, or license issued in conflict with the provisions of this Ordinance shall be void. To provide for the enforcement of this Ordinance, the County shall withhold all building permits and zoning permits for properties on which a use of the property, building or any other structure exists which does not meet the standards of this Ordinance.

2. The County Zoning Inspector, or their designee, shall investigate and report on all notices of planning and zoning violations. The Board of Supervisors shall appoint a hearing officer to hear and determine all alleged violations of planning and zoning regulations. Any individual, company, corporation, or other entity determined by the hearing officer to be in violation of any provision of this Ordinance shall be guilty of a planning and zoning violation which shall be punishable by a civil sanction not to exceed the equivalent of a maximum fine of a Class 2 misdemeanor for each violation pursuant to ARS 11-808.
3. Notwithstanding any other provision of this Ordinance, the County Attorney, Director of Planning and Zoning, or his designee, may in his discretion, pursue any violation of the Mohave County Zoning Ordinance as a Class 2 misdemeanor in the criminal justice system, as authorized in ARS 11-808.C.

E. Hearing Officer.

1. A hearing officer shall be appointed by the Mohave County Board of Supervisors for a period of one year. The hearing officer shall not be an employee of Mohave County. The hearing officer may delegate clerical matters to their staff, if any.
2. The Board of Supervisors shall determine the compensation allowed the hearing officer for their services. The Board of Supervisors shall provide the hearing officer with adequate office space, hearing room, equipment and materials, and such personnel as the hearing officer requires for the proper performance and execution of his/her duties and responsibilities in the enforcement of this Ordinance. The hearing officer's staff, if any, shall be employees of the County.

F. Violation Inspection Procedure.

1. The County Zoning Inspector, or their designee, shall review all alleged violations of this Ordinance. Upon receiving a report of a violation of any planning and zoning regulation, the inspector shall inspect the site of the alleged violation. During the inspection the inspector shall take careful and comprehensive notes as to the condition and existing uses of the subject property, location, name of the property owner and/or the alleged violator, the address of the property where the alleged violation occurred, and specific section(s) of the County Zoning Ordinance corresponding to the alleged violation.

Section 29 ZONING INSPECTION AND ENFORCEMENT (continued)

2. Should the inspector determine that a violation is occurring on the subject property, he/she shall personally serve, or cause to be served, notice to the property owner and the alleged violator of the violation. The notice of the violation shall set forth the specific nature of the violation, the section of the County Ordinance being violated, a specific statement of the facts constituting the alleged violation, notice of possible penalties for the violation, procedures necessary to bring the subject property into compliance with the planning and zoning regulations, and a specific date by which all necessary actions shall be taken to correct the alleged violation(s) set forth in the notice.
3. Re-inspection shall occur within 30 days after the date set forth in the notice of violation for correction of the alleged violations. If the alleged violation has not been corrected at the time of the re-inspection the inspector may, in writing, at their discretion, if they are convinced that a reasonable attempt is being made to correct the alleged violation(s), grant an extension of time, not to exceed 30 calendar days, for completion of the correction(s) of the alleged violation(s) as set forth in the notice. Such 30-day period shall commence at the time of the re-inspection.
4. If the alleged violator fails to correct the alleged violation(s) within the time set forth in the notice, or the extension of time granted by the inspector, then the inspector shall file with the hearing officer the notice of alleged violation(s). The hearing officer shall set a hearing date and time, not less than 30 days nor more than 60 days after such filing, for the hearing and presentation of all evidence and testimony pertaining to the alleged violations(s).
5. Notice of the hearing date and time shall be personally served on the alleged violator not less than five working days prior to the hearing date.
6. If the inspector is unable to personally serve the citation, because of the unavailability of the alleged violator by reason of intentional avoidance of service or failure by the inspector to effectuate service after a reasonable attempt to locate the alleged violator, the citation shall be served in the same manner prescribed for methods of service by the Arizona Rules of Civil Procedure.

G. Hearing Officer Procedure.

1. Commencement: Every action or proceeding brought before the hearing officer for an alleged violation of the Mohave County Planning and Zoning Ordinance shall be commenced by the filing of a notarized copy of the notice of the alleged violation(s), a notarized copy of any written extension of time for the required correction(s), and all such other documents as pertain to the matter in question.
2. Hearing:
 - a. The alleged violator and the inspector must appear before the hearing officer on the date, time, and at the place designated for such hearing for adjudication of the alleged violation.

Section 29 ZONING INSPECTION AND ENFORCEMENT (continued)

- b. The alleged violator may admit responsibility for the alleged violation, in writing, on a form to be provided by the hearing officer, in lieu of a personal appearance before the hearing officer, prior to the date set for the hearing of the alleged violation. The execution of such form, by the alleged violator, shall constitute a complete admission of all facts set forth in the citation. The hearing officer shall assess the violator such penalty as the hearing officer deems appropriate, not to exceed the equivalent of a maximum fine of a Class 2 misdemeanor for each violation pursuant to ARS 11-808.
- 3. Counsel: If any party desires to be represented by counsel at Hearing, that party shall be required to notify the Hearing Officer and the opposing party not less than ten (10) days prior to the date set for the Hearing. Notwithstanding the ten-day requirement, upon notice that any party intends to be represented by counsel at Hearing, any other party shall have not less than three (3) days to notify the Hearing Officer and opposing party of an intention to be represented by counsel at Hearing.
- 4. Rules for Hearing Procedure:
 - a. The Arizona Rules of Evidence shall not apply. All relevant evidence may be admitted, subject to the discretion of the hearing officer.
 - b. Transcripts of all hearings, either by a reporter or audio tape, at the discretion of the hearing officer, shall be made and kept on file at the hearing office for a period of three years. A copy of the transcript of any hearing held by the hearing officer shall be available to the public for a nominal fee.
 - c. If the alleged violator does not appear at the date and time specified in the notice of hearing, the hearing officer may continue the case in the interest of justice, or may find the alleged violator in default, thereby admitting all relevant facts set forth in the notice of violation, find for the County and impose a civil sanction not to exceed the equivalent of a maximum fine of a Class 2 misdemeanor for each violation pursuant to ARS 11-808.
 - d. If the inspector does not appear at the date and time specified in the notice of hearing, the hearing officer may continue the case in the interest of justice, or may find the County in default, thereby admitting that no violation exists, and impose a sanction against the County in an amount sufficient to reimburse the alleged violator for expenses incurred in the preparation for and appearance at the hearing.
 - e. The hearing officer shall call the case and briefly describe the procedures to be followed. The hearing officer may question any or all witnesses or parties to the action.
 - f. The parties shall stipulate all facts not in dispute.

Section 29 ZONING INSPECTION AND ENFORCEMENT (continued)

- g. County inspector's statement.
- h. Respondent's statement.
- i. Testimony of the inspector's witnesses.
- j. Respondent's cross-examination of inspector's witnesses.
- k. Testimony of the respondent's witnesses.
- l. Inspector's cross-examination of respondent's witnesses.
- m. Testimony, at the hearing officer's discretion, of other witnesses relevant to the matter(s) at issue.
- n. Respondent's closing statement.
- o. Inspector's closing statement.
- p. At the discretion of the hearing officer, cross-examination shall be limited to matters relevant to witnesses' testimony.
- q. The hearing officer may render his/her decision immediately after the presentation of all evidence and testimony by the parties thereto, or not more than seven (7) days thereafter by certified mail addressed to the last known address of the parties thereto. A decision of the hearing officer shall include all findings of fact and conclusions of law.

5. Judgment:

- a. Any determination by the hearing officer may include: judgment for the County and a penalty not to exceed the equivalent of a maximum fine of a Class 2 misdemeanor for each violation pursuant to ARS 11-808 (a fine up to \$750 per violation); or judgment for the alleged violator in an amount sufficient to reimburse the alleged violator for the expenses incurred in preparation for and appearance at the hearing.
- b. At the discretion of the hearing officer, he/she may continue any hearing for a period of not more than 60 days if it appears the interests of justice shall be served.
- c. The hearing officer may, at any time, up to 180 days beginning at the date of the decision, where it becomes clear that an injustice has been done, set aside any decision rendered by him/her and either set a date and time for a new hearing or dismiss the case with prejudice.

Section 29 ZONING INSPECTION AND ENFORCEMENT (continued)

- d. The alleged violator, if found responsible for the zoning violation and penalized with a civil sanction, shall not be relieved of the responsibility of correcting the prohibited condition. Unless appealed to the Board of Supervisors within ten (10) working days from the date of the hearing, the violator shall correct the zoning violation(s) within 30 calendar days from the date of the hearing officer's decision.
 - e. If the violator shall be found in violation of any of the zoning regulations ordered to be corrected within 30 calendar days, the hearing officer, upon affidavit by the inspector that the corrections ordered have not been completed, shall order a civil sanction of a fine of not more than the maximum fine for a Class 2 misdemeanor for each day the violation shall continue thereafter.
6. Appeal:
- a. Any party to the hearing may appeal the decision of the hearing officer.
 - b. All such appeals shall be to the Mohave County Board of Supervisors.
 - c. Notice of appeal shall be given to the hearing officer not more than ten (10) working days after the hearing officer has rendered his/her judgment. The notice shall set forth all relevant facts, conclusions of law, the judgment being appealed and the reasons therefore.
 - d. All appeals shall be on a form provided by the hearing officer accompanied by a refundable \$100 cash bond. All alleged violators who shall substantially prevail on appeal to the Board of Supervisors shall receive a refund of the bond.
 - e. Upon receipt of the notice of appeal the hearing officer shall, within 30 calendar days, prepare and transmit the complete record to the Clerk of the Board of Supervisors and schedule the appeal before the Board of Supervisors.
 - f. The Clerk of the Board of Supervisors shall notify all parties of the date, time and place of the appeal hearing, by certified mail to the last known address of the parties, at least 10 days prior to the date of the hearing.
 - g. All appeals to the Board of Supervisors shall be upon the record. The Chairperson of the Board of Supervisors shall preside at all appeal hearings and shall decide on all questions pertaining to procedure. Each party shall be allowed five (5) minutes to present oral arguments. Time limits may be extended at the discretion of the chairperson. All members of the Board of Supervisors shall be allowed to question all parties appearing before them. Decisions to uphold or deny the hearing officer's judgment shall be decided upon motion and majority vote of the members of the Board of Supervisors.

Section 29 ZONING INSPECTION AND ENFORCEMENT (continued)

- h. The Board of Supervisors may uphold the hearing officer's decision, reverse the hearing officer's decision, modify the hearing officer's civil sanction to a lesser amount, or remand for further proceedings.
- i. Any appeal arising from a decision of the Board of Supervisors shall be to the Superior Court of the State of Arizona.

Section 30 BOARD OF ADJUSTMENT AND VARIANCES

- A. Boards of Adjustment Established. There is hereby created, as provided by ARS 11-807, a Board of Adjustment in each of the supervisorial districts of Mohave County. Each Board of Adjustment shall be composed of three (3) members, each of whom shall be resident and taxpayer of the unincorporated area of the supervisorial district from which he/she is appointed. The members of each such Board shall be appointed for staggered terms of four (4) years each, except the first members shall be appointed for terms of 2, 3, and 4 years.

Each Board of Adjustment shall meet regularly at least twice per year and more often, if necessary, for the transaction of business, it shall elect its own officer, establish its own rules, keep a record of its actions and render a report to the Supervisors and the Planning and Zoning Commission after each meeting. Any finding, ruling, or decision of said Board relating to the administration of the Zoning Ordinance and Regulations shall be an order of business as either a regular or special meeting of said Board, and shall be fully reported in the minutes of the Board.

- B. Powers and Duties. The jurisdiction of each Board of Adjustment shall be limited to unincorporated areas of the supervisorial district from which the members thereof are appointed. The authority of said Board, in each instance, shall extend only to the interpretation of the Zoning Ordinance and Regulations, to the granting of variances and to the adjustment of the application of these Regulations to overcome practical difficulties and prevent unnecessary hardship in the application of regulations so contained herein.

Each Board of Adjustment shall have power to:

1. Interpret the Zoning Ordinance and Regulations when the meaning of any word or phrase or section is in doubt, when there is dispute as to such meaning between the appellant and the enforcing officer, or when the location of a zone boundary is in doubt; such interpretation may be made after consultation with other Boards in said County for purposes of uniformity.
2. Allow a variance from the terms of the Ordinance and Regulations when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purpose of the zoning ordinance will be preserved.
3. Hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, decision, grant or refusal made by the Zoning Inspector in the enforcement of the provisions of this Ordinance and Regulations.
4. Allow a variance in the form of a reduction of building site area and yard requirements where, in its judgment, the shape of the building site, topography, the location of existing buildings or other conditions make a strict compliance with said regulations impossible without practical difficulty or hardship; but, in no case, except as herein after provided, shall these Regulations be reduced in such manner as to violate the intent and purpose of this Ordinance and Regulations.

Section 30 BOARD OF ADJUSTMENT AND VARIANCES (continued)

C. Variance - Definition.

1. As used in these Regulations, a variance may be authorized for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by a variance, nor shall a variance be granted because of the presence of nonconforming uses in the zoning district or adjoining zoning districts.
2. A variance may also be authorized for no more than a ten (10) per cent decrease in parking spaces required by Section 26 and no more than a ten (10) per cent increase in the size of signage allowed by Section 31.D.12.c and 31.D.13.c (1).

D. Application for Variance.

1. Who submits: An application for a variance may be submitted by the property owner or an agent authorized in writing to act on the owner's behalf, in the supervisorial district in which said variance is desired, to the Planning Director.
2. Application: Application for any permissible variance of regulations, as provided herein, shall be made by the owner or his representative to the Board of Adjustment in the supervisorial district in which said variance is desired, in the form of a written application, four (4) copies of which are to be sent to the Planning and Zoning Director, and be accompanied by:
 - a. Four (4) copies of accurate plot plans and descriptions of the property involved and the proposed use with preliminary outline plans of all proposed buildings.
 - b. Evidence of the ability and intention of the applicant to proceed with actual construction work in accordance with said plans after issuance of permit.
 - c. A list showing the names and addresses of all persons, firms, or corporations appearing on public record as owning property within the area proposed to be affected and within 300 feet of any part of the property for which a variance is requested. The list must include the names of all persons purchasing land under recorded contracts of sale, and must be certified as to completeness by the applicant or some person otherwise qualified by knowledge of the public records. The Planning and Zoning Director shall determine the completeness of the list before accepting it for filing.
 - d. Processing fee(see Section 8, these Regulations).

Section 30 BOARD OF ADJUSTMENT AND VARIANCES (continued)

E. Procedures for Variance.

1. The Planning and Zoning Director shall submit his/her report containing the County staff's findings and recommendations on each application for a major variance to the Board of Adjustment.
2. The Board of Adjustment shall hold a public hearing not later than thirty (30) days after the application and report and recommendation of the Director is filed with the secretary of the board. Published and personal notice of the public hearing shall be given in the manner provided in Section 40.C.1-2.

F. Approval Standards for Variances.

1. The Board of Adjustment shall not approve a variance unless it finds:
 - a. That there are special circumstances or conditions applicable to the property referred to in the application that do not prevail on other property in that zone.
 - b. That the strict application of the regulations would result in an unnecessary hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.
 - c. That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
 - d. That substantial conformity to standards previously established in the zone may be secured.
 - e. That detriment of injury to the neighborhood will not result from the granting of a variance as applied for.
 - f. That substantial conformity to standards previously established in the zone may be secured and that detriment of injury to the neighborhood will not result from the granting of a variance as applied for.

G. Decision on Variance. The Board of Adjustment shall approve, approve with conditions or deny the application for variance.

1. Action on applications: The Board may approve, conditionally approve, or deny the issuance of said permit and transmit notice of its action to the Zoning Inspector. A report of its findings, decision, and any conditions imposed or required, shall also be submitted promptly to the Planning and Zoning Commission and to the Board of Supervisors.

Section 30 BOARD OF ADJUSTMENT AND VARIANCES (continued)

2. Conditional approval: In approving any variance, the Board of Adjustment may attach such conditions as will, in its opinion, substantially secure the objectives of the regulation or provisions to which such variance is granted, and to provide adequately for the maintenance of the integrity and character of the zone in which such permit is granted. The Board shall provide the Planning and Zoning Director with a copy of the same.
3. Guarantees: Where necessary, the Board of Adjustment may require guarantees, in the form of Performance Bond, Trust Agreement, or Unconditional Guarantee, from a local bank or Federally Insured Savings and Loan Association, to insure that the conditions designated in connection therewith are being, or will be, complied with. Where any condition under which a variance has been granted is violated, the variance shall cease to exist, and the permit shall become null and void. If the Planning and Zoning Director, after inspection by County staff, will determine if there are reasonable grounds to find that a permit has become null and void, he/she shall set a hearing before the Board of Adjustment for a final decision.
4. Disapproved applications: In the event the Board of Adjustment disapproved an application for a variance, no permit shall be issued pending further action thereon by an appeal to the Superior Court within thirty (30) days from the date said disapproval is officially entered on the minutes of the Board, if said Court shall overrule the action of the Board, then the Zoning Inspector shall issue the requested permit without further action by the Board, unless the Court orders the Board to hold a further hearing to permit the Board to fix conditions or require guarantees.

H. Limitations on Variance.

1. No variance shall be granted that allows a land use prohibited in the zoning district in which it is located or that changes any boundary of the district, nor shall any variance be granted that changes the density of residential use by more than five (5) per cent. Any variance so granted is null and void, and any activities undertaken pursuant to such variance shall be deemed in violation of this title.
2. The Board of Adjustment, in approving a variance, shall impose the following conditions:
 - a. Commencement of construction within six (6) months and completion within one (1) year of the granting of the variance; and
 - b. Conformance to plans approved as a part of the variance.

I. Appeals. Any person aggrieved in any manner by an action of a Board of Adjustment may, within thirty (30) days, appeal to the Superior Court, and the matter shall be heard de novo as appeals from Justice Court.

Section 30 BOARD OF ADJUSTMENT AND VARIANCES (continued)

- J. Limits on Code Enforcement: If the application for a variance is to clear or relieve a zoning violation which has pending enforcement action, that action shall be suspended upon the submission of the application and the determination that the application is complete, unless the violation is considered by the Planning Director prior to Board action or the Board of Adjustment following action to be a nuisance or a hazard to the surrounding area.

Section 31 SIGN ORDINANCE

- A. Purpose. The purpose of this section is to provide fair, comprehensive, and enforceable regulations that will ensure the public health, safety and welfare; provide a good visual environment for Mohave County while providing for the advertisement of goods and services, and other statements. Signs are regulated to:
1. protect property values in the County;
 2. preserve the beauty and unique character of the County's scenic routes;
 3. provide an improved visual environment for the residents of and visitors to Mohave County;
 4. protect the motoring and pedestrian traffic from hazards due to distractions or obstructions caused by improperly located signs;
 5. promote travel and the free flow of traffic within the county;
 6. prevent undue visual competition;
 7. facilitate signs advertising businesses, goods and services, and signs containing other statements protected by the First Amendment to the Constitution of the United States.
- B. Definitions. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned Sign: A sign which no longer correctly advertises an ongoing business, a bona fide lessor or owner, an available product, or activity conducted or product available on the premises where such sign is displayed.

Administrator: The Zoning Inspector of Mohave County or their designated representative.

Advertising Message: That copy on a sign describing products or services being offered to the public. This shall mean any writing, printing, painting, display, emblem, drawing, sign, or other device designed, used, or intended for outdoor display or any type of publicity or propaganda for the purpose of making anything known or attracting attention to a place, product, service, or idea.

Advertising Sign: see "Sign".

Alter or Alteration: The changing in structural components or decrease or increase in size, height and location. It shall also mean any change in advertising content if such change causes the sign to change in classification from an on-premise sign to an off-premise sign or vice versa, or a change in electrical loads.

Section 31 SIGN ORDINANCE (continued)

Animated Sign: Any sign that includes action or motion. This shall include the movement of any light used in connection with any sign such as blinking, traveling, flaring, or changing degree of intensity of any light movement other than burning continuously.

Balloon: An inflatable device greater than thirty-six (36) inches in diameter at its largest dimension.

Banner Sign: A temporary sign composed of lightweight material, either enclosed or not enclosed in a rigid frame, secured and/or mounted so as to allow movement of the sign caused by movement of the atmosphere.

Billboard: see "Off-Premise Sign".

Building Frontage: The linear length of a building facing the right-of-way or the linear length of the right-of-way facing the building, whichever is smaller.

Building Sign: Any sign attached to a building.

Canopy or Marquee: A permanent rooflike shelter, extending from part or all of a building face over a public right-of-way and constructed of some durable material such as metal, wood, glass, plastic, or canvas.

Canopy or Marquee Sign: Any sign attached to or constructed in or on a canopy or marquee.

Changeable Copy Sign (Manual): A sign on which copy is changed manually in the field; i.e., reader boards with changeable letters or changeable pictorial panels.

Changeable Copy Sign (Automatic): A sign such as an electronically or electrically controlled public service time, temperature, and date sign, message center or reader board, where different copy changes are shown on the same lamp blank.

Copy (Permanent and Temporary): The wording on a sign surface either in permanent or removable letter form.

Curb Line: The line at the back of the curb nearest the street or roadway. In the absence of a curb, the curb line shall be established by the County Engineer or his authorized representative.

Detached Sign: see "Freestanding Sign".

Directional Sign: Any sign that serves solely to designate the location or direction of any place or area.

Section 31 SIGN ORDINANCE (continued)

Directory Sign: A sign designed to show the logos, names and or symbols of several businesses on one sign structure; also, it may be a sign designed to show the relative locations of several commercial activities within a shopping center or other multi-tenant development.

Directly Illuminated Sign: Any sign designed to provide artificial light either through exposed lighting on the sign face or through transparent or translucent material from a light source within the sign.

Electrical Sign: Any sign containing electrical wiring which is attached or intended to be attached to an electrical energy source.

Erected: This term shall mean attached, altered, built, constructed, reconstructed, enlarged, or moved, and shall include the painting of wall signs, but does not include copy changes on any sign.

Exempt Signs: Signs exempted from normal permit requirements.

Face of Sign: The entire area of sign on which copy could be placed.

Fascia Sign: see "Wall Sign".

Flashing Sign: Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. (Automatic changing signs such as public service time, temperature and date signs or electronically controlled message centers are classed as "Changing Signs" not Flashing Signs.)

Freestanding Signs: A sign erected on a freestanding frame, supported by one or more uprights, mast, or pole, set in a fixed position in the ground and not attached to any building.

Freeway Oriented Sign (Controlled Access Highway Sign): Any sign identifying premises where food, lodging, or places of business are located that engage in supplying goods and services essential to normal operation of motor vehicles, and where such businesses are directly dependent upon the adjacent freeway for business.

Frontage: The length of the property line of any premises parallel to and along each public right-of-way it borders.

Ground Level: Street grade.

Height of Sign: The vertical distance measured from the adjacent street grade or upper surface of the nearest street curb other than an elevated roadway, which permits the greatest height to the highest point of said sign.

Section 31 SIGN ORDINANCE (continued)

Illegal Sign: Any sign not in accordance with or authorized by these Regulations.

Identification Sign: A sign which is limited to the name, address, and number of a building, institution or person, and to the activity carried on in the building or institution, or the occupancy of the person.

Incidental Sign: A sign pertaining to goods, products, services, or facilities that are available on the premises where the sign is located.

Indirectly Illuminated Sign: Any sign that reflects light from a source intentionally directed upon it; i.e., by means of floodlights or fluorescent light fixtures.

Individual Letter Sign: Any sign made of self-contained letters that are mounted on the face of a building, top of parapet, roof edge of a building, or on top of or below a marquee.

Interior Property Line: Property lines other than those fronting on street, road, or highway.

Lintel: In this context, the line above the display windows and below transom windows (if any) on a store (usually approximately 9'0" from grade).

Lot: A legally defined and delineated parcel of land exclusive of easements for road purposes having direct access to a dedicated public road, or way.

Maintenance (Maintain): The replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear, or damage beyond the control of the owner. The word maintenance shall not include, however, any act that requires that a permit be obtained.

Message: The wording or copy on a sign.

Monument Sign: Freestanding signs with a maximum height of six (6) feet. The base of the sign is either placed entirely upon the ground or no more than twelve (12) inches above the ground.

Mural: Any picture, scene, or diagram painted on any exterior walls or fence. The area of a mural that does not contain copy mentioning or depicting a specific business is not a sign and shall not be considered in the calculation of sign area.

Nameplate: A non-electric sign identifying only the name and address of the occupant of the premises on which the sign is located.

NonCommercial Messages: Any noncommercial messages, for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public; but not including any flag, badge or insignia of any government or governmental agency, or any civic, charitable, religious, patriotic, fraternal, or similar organization, and further, not including any lawful display of merchandise.

Section 31 SIGN ORDINANCE (continued)

Nonconforming Sign (Legal): Any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the preview of these Regulations and any amendments thereto, and which fails to conform to all applicable regulations and restrictions of these Regulations, or a nonconforming sign for which a special permit has been issued

On-Premise (On-Site) Sign: Any sign identifying or advertising a business, person, activity, goods, products, or services, located on the premises where the sign is installed and maintained.

Off-Premise (Off-Site) Sign: Any sign that advertises goods, products, entertainment, services, or facilities, and directs persons to a different location from where the sign is installed.

Owner: Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having a vested or contingent interest in the property in question.

Parapet or Parapet Wall: That portion of a building wall that rises above the roof level.

Person: Any individual, corporation, association, firm, partnership, and the like, singular or plural.

Pole Sign: see "Freestanding Sign".

Portable Sign: Any sign not permanently attached to the ground or a building.

Premises: An area of land with its appurtenances and building which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

Projecting Signs: A sign, other than a wall sign, which is attached to and projects from a structure or building face. The area of double-faced projecting signs is calculated on one (1) face of the sign only, provided the same message appears on both sides.

Public Right-of-Way Width: The perpendicular distance across a public street, measured from property line to property line. When property lines on opposite sides of the public street are not parallel, the public right-of-way width shall be determined by the County Engineer

Public Service Information Sign: Any sign intended primarily to promote items of general interest to the community such as time, temperature and date, atmospheric conditions, news or traffic control, etc.

Real Estate or Property for Sale, Rent, or Lease Sign: Any sign pertaining to the sale, lease or rental of land or buildings.

Repair: see "Maintenance".

Roof Sign: Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building. All support members shall be free of any external bracing, guy wires, cables, etc. Roof signs shall not include signs defined as wall signs.

Section 31 SIGN ORDINANCE (continued)

Rotating Signs: Any sign or portion of a sign that moves in a revolving or similar manner.

Sign: Any identification, description, illustration or device illuminated or non-illuminated which is visible from any public place or is located on private property and exposed to the public and which directs attention to a product, services, place, activity, person, institution, business or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information, with the exception of window displays and national flags. For the purpose of removal, signs shall also include all sign structures.

Sign Area: The area of the largest single face of the sign within a perimeter which forms the outside shape, including any frame that forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled.

Sign Structure: Any structure that supports, has supported, or is capable of supporting a sign, including decorative cover.

Swinging Sign: A sign installed on an arm or spar that is not, in addition, permanently fastened to an adjacent wall or upright pole.

Temporary Sign: Any sign, banner, pennant, valance, or advertising display intended to be viewed for a period of time not exceeding ninety (90) days, or other time limit as specified by these Regulations.

Transom Windows: A window above a door or other window built on and often hinged to a horizontal crossbar.

Under Canopy or Marquee Sign: A sign suspended below the ceiling or roof of a canopy or marquee.

Unlawful Sign: A sign which contravenes these Regulations or which the Chief Zoning Inspector may declare as unlawful if it becomes dangerous to public safety by reason of dilapidation or abandonment, or a nonconforming sign for which a permit required under a previous ordinance/regulation was not obtained.

Wall Sign (or Fascia Sign): A sign attached to or erected against the wall of a building with the face in a parallel plane to the plane of the building wall, and extending no further than six (6) inches from the wall.

Window Sign: A sign installed inside a window for the purposes of viewing from outside the premises. This term does not include merchandise located in a window.

Section 31 SIGN ORDINANCE (continued)

C. Permits

1. Requirements: Except as otherwise provided in these Regulations, it shall be unlawful for any person to erect, construct, enlarge, move, alter or convert any sign in the County, or cause the same to be done, without first obtaining a sign permit for each such sign from the County Planning and Zoning Department as required by these Regulations.
2. Routine Maintenance Exempt: A permit shall not be required for the change in copy or wording including the business and/or product advertised, provided that the change does not change the sign from an on-premise sign to an off-premise sign; the reprinting, cleaning and other normal requirements of maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign or sign structure is not modified in any way.
3. Expiration of Permits: Every sign permit issued by the Mohave County Planning and Zoning Department shall become null and void if construction is not commenced within one hundred eighty (180) days from the date approved, and if construction is not completed within two hundred forty (240) days.
4. Fees: At the time of application for a sign permit, the applicant shall pay the permit fee based on the then applicable fee schedule. In addition, when any sign is hereafter erected, placed, installed or otherwise established on any property prior to obtaining permits as required by these Regulations, the fees specified hereunder shall be doubled but the payment of such double fee shall not relieve any person from complying with other provisions of these Regulations or from penalties prescribed herein.

Fee Schedule: The fees for signs shall be according to Section 8.A.5 of these Regulations.

5. Application Forms:
 - a. Application forms may be obtained from any office of the Mohave County Planning and Zoning Department.
 - b. When the sign permit application is submitted to the Mohave County Planning and Zoning office, it must include the following information:
 - 1) complete legal description of the lot or parcel of land on which the sign will be erected;
 - 2) the size, the location; i.e., if it is to be placed on a building or to be freestanding;

Section 31 SIGN ORDINANCE (continued)

- 3) identification of the type of sign structure;
 - 4) a plot plan, drawn to scale, showing the location of the sign on the lot and, if appropriate, building; and
 - 5) all other information defined on the application form.
- c. The submittal of an application does not authorize commencement of the erection of any proposed sign; erection shall not commence until proper review and approval has been made.
6. Issuance or Denial of Permit: The Zoning Inspector shall issue a permit for the erection, alteration, or relocation of a sign within the County when an application therefore has been properly made and the sign complies with all appropriate laws and regulations of the County. The Zoning Inspector may, in writing, suspend or revoke a permit issued under provisions of this section whenever the permit is issued on the basis of a misstatement of fact or fraud. When a sign permit is denied by the Zoning Inspector, he shall give written notice of the denial to the applicant, together with a brief written statement of the reason(s) for the denial. No permit for a sign issued hereunder shall be deemed to constitute a defense in an action to abate an unlawful sign.

D. Exempt, Prohibited and Nonconforming Signs.

1. Exempt Signs: The following signs shall be exempt from the provisions of these Regulations:
 - a. Construction sign: One (1) construction sign per construction project not exceeding sixty-four (64) square feet in commercial or industrial districts, provided that such signs shall be erected no more than ninety (90) days prior to the beginning of construction, shall be confined to the site of construction, and shall be removed five (5) days after completion of construction and prior to occupancy. Construction signs are prohibited in front of individual houses.
 - b. Contractors' signs: One (1) sign for each contractor and subcontractor working on a construction site, or such number as required by the State Registrar of Contractors.
 - c. Directional or instructional signs: Signs which provide direction or instruction and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed four (4) square feet in area, signs identifying restrooms, public telephones, walkways, or signs providing direction such as parking lot entrance and exit signs and those of similar nature.

Section 31 SIGN ORDINANCE (continued)

- d. Flags: The flags, emblems, or insignia of any nation or political subdivision or corporate flag.
- e. Governmental signs: Governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by, or on the order of, a public officer in the performance of his public duty.
- f. Grand opening/open house signs: Banners, pennants, searchlights, twirling signs, sandwich board (A-frame) signs, sidewalk or curb signs, balloons or other gas-filled figures shall be allowed on a temporary basis to advertise a grand opening and/or open house. These signs will be allowed at the opening of a new business in a commercial or industrial zone for a total period not to exceed sixty (60) days and will be allowed in residential districts in conjunction with an opening for a subdivision, development or housing development, an open house or model home demonstration conducted by a realtor for two (2) days before and two (2) days after the opening and not to exceed a total of thirty (30) days.
- g. Street numbers and name plates: Street numbers and name plates, not exceeding two (2) square feet in area for each residential building and four (4) square feet in area for each commercial building.
- h. Interior signs: Signs located within the interior of any building or theater that are not visible from the public right-of-way. This does not, however, exempt such signs from the structural, electrical, or material specifications as set forth in any applicable codes of Mohave County or the State of Arizona.
- i. Memorial signs: Memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surfaces or inlaid so as to be part of the building or when constructed of bronze or other noncombustible material.
- j. Notice bulletin boards: Notice bulletin boards not over twenty-four (24) square feet in area for medical, public, charitable or religious institutions where the same are located on the premise of said institution.
- k. Warning and trespassing signs, including no hunting and no dumping signs, not exceeding three (3) square feet in size and spaced at least one hundred (100) feet from each other on the same street frontage, with minimum of one per lot for single-family residences.
- l. Occupant signs: One (1) sign for each dwelling unit not to exceed two (2) square feet in area, indicating the name of the occupant, location and/or identification of occupant's profession.

Section 31 SIGN ORDINANCE (continued)

- m. Permanent window signs: Except in residential zones, for each ground floor occupancy of a building, not more than two (2) permanent signs, which are visible from a public right-of-way, may be painted on or otherwise displayed from the inside surface of any window, showcase or other similar facility. Said signs shall be in addition to those signs permitted under the other provisions of these Regulations. The total copy area of such signs, however, shall not exceed a maximum of twenty-five (25) percent of the total window area, or one (1) square foot per lineal front foot of the premises occupied, whichever is the lesser.
- n. Plaques: Plaques or name plate signs, not more than two and one-half (2.5) square feet in area, which are fastened directly to the building.
- o. Public notices: Official notices posted by public officers or employees in the performance of their duties.
- p. Public signs: Signs required specifically authorized for a public purpose by law, above grade, location, illumination, or animation, required by the law, statute or ordinance under which the signs are erected.
- q. Real estate signs: One (1) real estate sign on any lot or parcel, provided such sign is located entirely within the property to which the sign applies, is not directly illuminated, does not exceed six (6) square feet in area, and is removed within seven (7) days after the sale, rental, or lease has been accomplished.
- r. Signs in the display window: Signs in the display window of a business use which are incorporated with a display of merchandise or a display relating to services offered which comply with subparagraph **m**.
- s. Symbols or insignia: Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque or identification emblem shall exceed four (4) square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against the building.
- t. Temporary signs: Temporary signs not exceeding four (4) square feet in area in residential zones, and forty-eight (48) square feet in area in commercial and industrial zones pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said signs are posted only during said drive of no more than twenty (20) days before said event, and are removed no more than five (5) days after an event. Temporary signs facing streets with posted speed limits of forty-five-(45) mph or greater may be a maximum forty-eight (48) square feet in any zone. Signs along state highways (93, 68, 66, 95, 389, Interstate 40 and Interstate 15) require a permit from the Arizona Department of Transportation.
- u. Warning signs: Signs warning the public of the existence of danger, to be removed upon subsidence of danger.

Section 31 SIGN ORDINANCE (continued)

- v. Neighborhood signs in any zone: A sign, masonry wall, landscaping and other similar materials or features, may be combined to form a display for neighborhood development or subdivision identification, provided that the legend of such sign or display shall consist only of the neighborhood development or subdivision name.

2. Prohibited Signs:

- a. Animated and intensely lighted signs: Except as otherwise provided in these Regulations, no sign shall be permitted which is animated by means of flashing, blinking or traveling lights, or any other means not providing constant illumination. Public service information signs and other electronic message centers classified as "Changing Signs" are permitted. Changing Signs used as off- premise signs are prohibited.
- b. Miscellaneous signs and posters: Except as otherwise provided in these Regulations, the tacking, pasting or otherwise affixing of miscellaneous signs, visible from a public way, located on the walls of buildings, barns, sheds, on trees, posts, fences, or other structure, is prohibited.
- c. Moving signs: Except as otherwise provided in these Regulations, no sign or any portion thereof shall be permitted which moves or assumes any motion constituting a non-stationary or fixed condition except for the rotation of barber poles, or permissible changing signs.
- d. Abandoned signs: Such business signs that advertise an activity, business, product or service no longer conducted or available.
- e. Vehicles and trailers used as signs: No vehicle or trailer bearing an advertising message or business identification shall be parked or located on public or private property so as to be visible from a public right-of-way for the basic purpose of advertising a business, project or activity or directing people to a business, project or activity. This section is intended to prohibit the location or parking of vehicles or trailers as signs or in lieu of conventional signs and is not intended to regulate vehicles or trailers which are regularly used for the transportation of persons or goods and which only incidentally bear an advertising message or business identification.
- f. Public areas: Except as otherwise provided in these Regulations, no sign shall be permitted which is placed on any curb, sidewalk, post, pole, hydrant, bridge, tree or other surface located on public property or over or across any street or public thoroughfare.
- g. Banners: Except as otherwise provided in these Regulations, banners, pennants, searchlights, twirling signs, sidewalk or curb signs, balloons or other gas-filled figures shall not be used on a permanent basis.

Section 31 SIGN ORDINANCE (continued)

- h. Flags: Flags other than those of any nation, state or political subdivision or corporate flag are prohibited except as set forth in Section 31.D.1.f.
- i. Swinging signs: Swinging signs are prohibited, except in the case of real estate signs not exceeding six (6) square feet.
- j. A-Frame signs: A- frame or sandwich board, sidewalk or curb signs are prohibited in all residential zones, except as provided in Section 31.D.1.f.
- k. Portable signs: Portable or wheeled signs are prohibited. This shall not be interpreted to prohibit lettering on motor vehicles.
- l. Unclassified signs: The following signs are also prohibited, which:
 - 1) bear or contain statements, words or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful;
 - 2) are painted on or attached to any fence or any wall which is not structurally a part of a building, except to identify a residence or residence structure by means of posting the name of the occupant or structure, and the street address;
 - 3) operate or employ any stereopticon or motion picture projection or media in conjunction with any advertisements, or have visible moving parts or give the illusion of motion except as permitted in these Regulations;
 - 4) emit audible sound, odor, or visible matter;
 - 5) signs which purport to be, or are, an imitation of, or resemble an official traffic sign or signal, or which bear the words "Stop", "Go Slow", "Caution", "Warning", or similar words;
 - 6) signs which, by reason of their size, location, movement, content or manner of illumination, may be confused with or construed as a traffic control sign, signal, or device, or the light of an emergency or road equipment vehicle, or which hide from view any traffic or street sign or signal device.

Section 31 SIGN ORDINANCE (continued)

3. Legal Nonconforming Signs:

- a. Any legally sited sign located within the County on the date of adoption of these Regulations, is as a "legal nonconforming" sign, and is allowed, provided it also meets the following requirements:
 - 1) the sign was covered by a Zoning (Building) Permit on the date of adoption of these Regulations, if one was required under applicable law; or
 - 2) if no Zoning (Building) Permit was required, under applicable law for the sign in question, the sign was in all respects in compliance with applicable law on the date of adoption of these Regulations.
- b. Loss of legal nonconforming status: A legal nonconforming sign shall immediately lose its legal nonconforming designation if:
 - 1) the sign is altered in any way in structure;
 - 2) except as provided by these Regulations, the sign is relocated; or
 - 3) the sign is an abandoned sign.

Any sign that loses its legal nonconforming designation shall be immediately brought into compliance with these Regulations and a new permit secured, or shall be removed.

- c. Nonconforming on-premise and off-premise signs that must be relocated due to a governmental action such as, but not limited to, roadway or highway widening, can be relocated without losing the nonconforming status provided that each sign complied with the regulations when originally constructed. To relocate a nonconforming off-premise sign to another parcel, a zoning use permit must be obtained and the replacement sign must comply with the regulations in effect when the original sign was constructed.
- d. Legal nonconforming sign maintenance and repair: Nothing in this section shall relieve the owner or user of a legal nonconforming sign, or owner of the property on which the legal nonconforming sign is located, from the provisions of these Regulations regarding safety, maintenance and repair of signs, contained in these Regulations, provided, however, that any repainting, cleaning, and other normal maintenance or repair of the sign or copy in any way which makes it more nonconforming, or the sign may lose its legal nonconforming status.

Section 31 SIGN ORDINANCE (continued)

E. Temporary Signs.

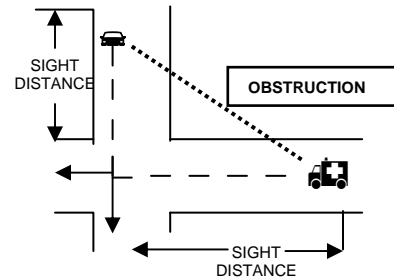
1. The following temporary signs require a sign permit and may be located in any zone including designated sign-free areas:
 - a. Real estate signs: Non-illuminated real estate signs that exceed six (6) square feet are allowed along roads with posted speed limits forty-five (45) miles per hour or greater provided that no sign shall exceed forty-eight (48) square feet. Signs must be removed no later than five (5) days after final sale of the property.
 - b. Tract/development signs: Non-illuminated signs advertising a new subdivision or new multi-family complex, provided:
 - 1) In single-family residential zones, signs shall not exceed forty-eight (48) square feet.
 - 2) In multiple-family and commercial zones, signs for developments of ten (10) acres or less not to exceed forty-eight (48) square feet in area. For developments more than ten (10) acres, each sign shall not exceed sixty-four (64) square feet in area, except that tract signs in designated sign free areas shall not exceed forty-eight (48) square feet.
 - 3) Signs for new subdivision tracts are allowed following the recordation of the final plat, while sales of lots are actively under way, except that the signs must be removed within two years or when 80% of lots in the subdivision have been sold, whichever is greater.
 - 4) Signs for new multi-family complexes are allowed no sooner than ninety (90) days prior to the construction, and during the initial renting or selling period. Signs must be removed within two (2) years or when 70% of the units have been rented or sold, whichever is greater.
 - 5) Off-premise tract/development signs must comply with the spacing requirements for off-premise signs in Section 31.H.4.c (4) of these Regulations. Off-premise/development tract signs along state highways (93, 68, 66, 95, 389, Interstate 40 and Interstate 15) require a permit from the Arizona Department of Transportation.

Section 31 SIGN ORDINANCE (continued)

2. A-frame signs: A-frame signs (sandwich board signs) are allowed in C-1, C-2, C-2H, C-M, C-MO, M, and M-X zones without a permit, provided:
 - a. One A-frame sign shall be allowed for each business.
 - b. The sign shall be located on the premises to which it pertains.
 - c. The area of the sign shall not exceed eighteen (18) square feet.
 - d. The sign shall not be placed in the public right-of-way, driveway, pedestrian way, or attached to street or regulatory sign, signal pole or utility pole.
 - e. Signs within site distance triangles for driveways and intersections as stated in Table 1 shall not exceed three (3) feet in height.

Table 1

Design Speed Of Road (MPH)	Minimum Site Distance (ft)
30	200
40	274
50	400



3. Political and campaign signs: Political and campaign signs on behalf of candidates for public office or measures on primary, general or special election ballots are permitted in all zoning districts, subject to the following regulations:
 - a. Said signs shall not be erected earlier than sixty (60) days prior to the said election and shall be removed within fifteen (15) days after the primary or special election, except the successful candidate may leave them in their present location until fifteen (15) days after the general election, at which time they shall be removed.
 - b. The person, political party or parties responsible for the erection or distribution of any such signs shall be jointly and individually liable for their removal.
 - c. Political signs shall not exceed thirty-two (32) square feet in size and may be painted on both sides.
 - d. Political signs placed in any zone shall not constitute a traffic hazard, and shall not be placed on any public property or right-of-way, and shall not be posted on any utility pole or similar device.

Section 31 SIGN ORDINANCE (continued)

- e. Each political party, parties, or individuals shall pay a deposit or bond of one hundred (\$100.00) dollars, and all non-partisan candidates shall pay a deposit or bond of fifty (\$50.00) dollars to place any signs within the County. Deposit will be refunded after satisfaction that signs have been removed.
- F. Enforcement. This section shall be enforced according to Section 29 of these Regulations.
- G. General Provisions. Regulations and limitations of permitted signs.
 - 1. Freestanding (Ground Signs):
 - a. One ground sign is permitted for each premises having frontage on a public right-of-way.
 - b. Where a parcel has in excess of three hundred (300) feet of frontage, one (1) additional freestanding sign may be erected for each additional three hundred (300) feet of street frontage in excess of the first three hundred (300) feet of street frontage abutting the developed portion of said parcel
 - c. The occupant may elect to combine the allowable area of two (2) or more ground signs, where permitted, into one (1) ground sign with a maximum allowable area not to exceed one (1) square foot for every one (1) linear foot of frontage along the same right-of-way, up to a maximum established in Table 2 of this section. If a sign has more than one (1) face, the total permitted area may not exceed twice the area permitted for one (1) face.
 - d. Where a premises fronts on more than one (1) public right-of-way or street, excluding alleys and service ways, the provisions of Paragraph 1 of this section and Table 2 shall apply to each frontage.
 - e. No freestanding sign may exceed in height the distance measured from any portion of the sign to the center of the adjoining public right-of-way, provided, however, that the maximum height of any portion of any freestanding sign, or sign structure shall be in accordance with Table 2.
 - f. The maximum permitted area of a ground sign, except when the area of two (2) or more signs is combined into one (1) sign, when the area of two (2) or more ground signs is combined, shall not exceed the figures shown on Table 2 for each face of a double-faced sign or for the sole face of a single-faced freestanding sign.

Section 31 SIGN ORDINANCE (continued)

TABLE 2

PUBLIC RIGHT- OF-WAY WIDTH	TRAFFIC SPEED	AREA EACH FACET	MAXIMUM HEIGHT
60 ft or less	15-20	40 sq. ft.	20 ft.
	25-35	75 sq. ft.	25 ft.
	35-45	150 sq. ft.	30 ft.
	50-	200 sq. ft.	40 ft.
More than 60 ft	15-20	50 sq. ft.	25 ft.
	25-30	150 sq. ft.	30 ft.
	35-45	200 sq. ft.	40 ft.
	50-	250 sq. ft.	45 ft.

- g. Rotating freestanding signs are only permissible when a rotating sign replaces or substitutes for two (2) other freestanding signs. Rotating signs may not rotate at a rate of more than six (6) revolutions per minute. The maximum permitted area of a rotating freestanding sign shall be equal to the area of one (1) of the two (2) stationary freestanding signs which it replaces or substitutes for two (2) other signs.
- h. Minimum clearance: Where a freestanding sign projects over a vehicular traffic area, such as a driveway or parking lot aisle, the minimum clearance between the bottom of the sign and the ground shall be sixteen (16) feet.

2. Wall fascia signs:

- a. Area limits, wall signs in all cases, all sign areas refer to the area of copy rather than the area of the background.

Note: This has been done to encourage advertisers to install comprehensive wall or fascia signs which often cover unsightly transom windows, etc., and substantially aid in the renovation of older buildings. Permitted background area, therefore, is the total area between the lintel bar and the parapet on a one-story building, or between the lintel bar and the floor level of the floor above on a multi-storied building. Commercialism is controlled by limiting the advertising or copy area; however, copy area is bonused for advertisers who forego any other signage on the same premises

- 1) Where an advertiser has no ground, roof or projecting sign on the same premise, forty-five (45) percent of the wall sign background area may be used for copy.
- 2) Where an advertiser has a ground sign but no roof or projecting sign on the same premise, thirty (30) percent of the wall sign background area may be used for copy.

Section 31 SIGN ORDINANCE (continued)

- 3) Where an advertiser has a projecting or roof sign but no ground sign on the same premise, fifteen (15) percent of the wall sign background area may be used for copy.
 - b. Where individual mounted letters are used without a sign background, the foregoing percentages in Section 31.G.2.a will apply, but will be computed on the area of the parapet on a one-story building, or between the lintel bar and the floor level of the floor above on a multi-storied building.
 - c. The frontage factor is relative to each tenant's building frontage facing on each public right-of-way, excluding alley and service ways.
 - d. Premises fronting on more than one (1) public right-of-way may not combine permissible signs for one (1) frontage with another frontage for the purpose of placing the combined area of signs on one (1) frontage.
 - e. Any identification wall signs with non-illuminated letters up to but not exceeding three (3) inches in height nor four (4) square feet in area are not restricted and may be permitted in addition to regulated signage.
3. Roof signs: Roof signs are divided into the following two (2) main categories:

Category 1: Roof signs on buildings which do not exceed forty (40) feet in height and which are designed for viewing by traffic passing by the sign installation. These signs shall comply with Table 3 and Table 4.

Table 3

Traffic Speed	Area Per On-Premise Floor Signs
15-20	100 square feet
25-35	150 square feet
35-40	200 square feet
50-	250 square feet

Table 4

Building Height	Maximum Height from Top of Parapet
0-15 feet	10 feet
16-20 feet	12 feet
21-30 feet	15 feet
31-40 feet	18 feet

Section 31 SIGN ORDINANCE (continued)

Category 2: Roof signs on multi-storied building designed to be viewed from distant points. These signs shall not exceed the maximum building height allowed by the zone in which they are located.

4. Projection signs:

- a. Any one (1) tenant with frontage on a public right-of-way is permitted to have one (1) projecting sign along that public right-of-way. The projecting sign may exist instead of, but not in addition to, a freestanding sign or roof sign. Where a premise is allowed two (2) freestanding signs, the occupant may elect to substitute a projecting sign for one (1) of the freestanding signs. If a premise has at least three hundred (300) feet of frontage along any one (1) right-of-way, the occupant may have two (2) projecting signs.
- b. Projection signs shall not project into the public right-of-way.
- c. No projecting sign may rise more than six (6) feet above the top of a parapet.
- d. Minimum clearance: Projecting signs shall have a minimum clearance of ten (10) feet between the bottom of the sign and the ground.
- e. A cantilever support may rise twelve (12) inches above the parapet; however, where there is a space between the edge of the sign and the building face, such cantilever must be enclosed.

5. Canopy (or Marquee) Signs: Where canopy signs are allowed, such signs shall be subject to the following conditions:

- a. Area of copy may be three (3) square feet per linear foot of canopy front and sides. Copy area or any part of copy area allowed for one (1) face area cannot be added to that allowed for other face areas. Subject to minimum height limit of nine (9) feet from the sidewalk, copy may be installed above, on the face of or below the canopy proper.
- b. No portion of a canopy sign can be closer than two (2) feet to a vertical line from the back of curb.
- c. In neighborhood commercial zones, the maximum copy area of canopy signs shall be two (2) square feet subject to the same conditions as in a. above.
- d. A freestanding sign supported by a sign structure, which is imbedded in the ground and independent of a canopy for structural support, may project above and over a canopy but may not project over, in whole or in part, on the roof of the building.

Section 31 SIGN ORDINANCE (continued)

Signs on awnings: Signs consisting of one (1) line of letters not exceeding nine (9) inches in height may be painted, placed, or installed upon the hanging border only of any awning erected and maintained in accordance with these Regulations.

6. An identification emblem, insignia, initial or other similar feature not exceeding an area of eight (8) square feet may be painted, placed or installed elsewhere on any other such similar item, and shall comply with all other provisions of these Regulations.
7. Sloping roof signs: A sign may be attached to the fascia of a structure, or located on the sloping roof of a structure, but may not be located so as to extend more than four (4) feet above the fascia of said sloping roof, but the top of the sign must be a minimum of one (1) foot below the top of the roof line.
8. Other signs:
 - a. Incidental signs: Up to two (2) incidental signs may be attached perpendicular to the wall. Such signs are restricted to trading stamps, credit cards accepted, official notices of services required by law, or trade affiliations. Area of each sign may not exceed five (5) square feet; the total area of all such signs may not exceed ten (10) square feet.
 - b. Directional signs: One (1) such sign is permitted near each driveway. Area of each sign may not exceed twelve (12) square feet. Maximum permitted height shall be twelve (12) feet.
 - c. Manual or automatic changeable copy signs: Any of the types of signs permitted in these Regulations may be permitted as manual or automatic changeable copy signs.
9. Freestanding Signs: Decorative embellishments on on-premise freestanding sign structures may extend above the maximum allowable height of the sign for embellishment purposes. Under no circumstances, however, may such extension exceed twenty (20) percent of the maximum allowable height for the sign. Decorative embellishments for off-premise freestanding signs are included in the maximum allowable sign height of the sign structure. Further, such embellishments shall not include thereon any symbol, representation, logogram, insignias, illustrations or other forms of advertising message.
10. Every sign shall have the name of the maker, the date of the erection, and the permit number. Such information shall be clearly legible and in a conspicuous place on each sign installed.

Section 31 SIGN ORDINANCE (continued)

H. Signs Permitted by Zoning.

1. Signs permitted in residential zones: The following on-premise signs are permitted in residential zones:
 - a. One (1) name plate containing the name, title, and occupation of home occupant, not exceeding two (2) square feet in size.
 - b. Warning or trespassing signs not exceeding three (3) square feet in size and spaced at least one hundred (100) feet from each other on the same street frontage, with a minimum of one per lot for single-family residences.
 - c. In addition to the preceding, the following signs shall be permitted in the multi-family zone; for residential uses, one (1) indirectly lighted or unlighted identification sign of a maximum of twenty (20) square feet in area, placed on a wall of the building containing only the name and address of the building.
 - d. Temporary signs as allowed in Section 31.E of these Regulations.
 - e. Two (2) signs pertaining to a garage or yard sale, limited in area to four (4) square feet, and shall be allowed only during the sale, not to exceed five (5) days.
2. Signs permitted in a manufactured home park: A manufactured home park shall be allowed one (1) sign:
 - a. Shadow lighted or unlighted identification signs, not exceeding thirty (30) square feet when erected parallel to the right-of-way.
3. Permitted on-premise signs in commercial zones:
 - a. One (1) freestanding sign indicating the name, nature and/or products available on the developed parcel not to exceed one (1) square foot of sign area for each linear foot of street frontage abutting the developed portion of said parcel, provided that:
 - 1) Where a developed parcel has in excess of three hundred (300) feet of street frontage, one (1) additional freestanding sign may be erected for each additional three hundred (300) feet of street frontage in excess of the first three hundred (300) feet of street frontage abutting the developed portion of said parcel.
 - 2) Where a developed parcel is permitted to have more than one (1) freestanding sign under these Regulations, the distance between said freestanding signs on each parcel shall not be less than three hundred (300) feet.

Section 31 SIGN ORDINANCE (continued)

- 3) Subject to provisions of Section 31.G of these Regulations, the total area of all freestanding signs on each parcel shall not exceed one (1) square foot of sign area for each linear foot of street frontage of the developed portion of said parcel.
- b. Freestanding signs may be allowed to set back from the interior property lines a distance of one (1) foot. In no instance shall a sign be erected less than one (1) foot from any interior property line, nor shall any sign be erected in such a manner as to allow any portion of any sign to encroach upon or overhang above any adjacent property.
- c. No freestanding sign shall exceed the height or area established by Table 2, Section 31.D.1.f. No height limit is specified for signs placed flat against the wall of a building for other attached signs, provided all other provisions of these Regulations are complied with.
- d. With the exception of a freestanding sign, a sign may be located within or project into a required front or street side yard setback area, if the setback area extends five (5) feet. However, no sign may project into or over an abutting public right-of-way except as otherwise provided for in these Regulations.
- e. Freestanding signs shall be located so as to provide a clear view of vehicular and pedestrian traffic. However, no sign may project into or over an abutting public right-of-way except as otherwise provided for in these Regulations.
- f. Animated and intensely lighted signs and moving signs may be permitted as one of the allowed on-premise signs in a commercial zone upon the approval of a zoning use permit. However, these signs shall comply with the following:
 - 1) Animated and intensely lighted signs and moving signs are prohibited along interstate, primary and secondary highway, including but not limited to State Highways 95, 93, 68, 66, 389, Interstate 40 and Interstate 15.
 - 2) All animated signs, intensely lighted signs and moving signs shall be located to comply with the front and side street yard setbacks required of a building on the same parcel or lot.
 - 3) Signs shall not interfere with traffic, or distract drivers or pedestrians. Moving or flashing lights shall be white or clear.
 - 4) Signs shall be a minimum of one hundred (100) feet from residentially zoned property or property used for residential purposes.
 - 5) Signs shall comply with Mohave County Ordinance 87-1, Outdoor Light Control Ordinance (Dark Sky Ordinance).

Section 31 SIGN ORDINANCE (continued)

- 6) The zoning use permit application shall include a site plan showing the location of all signage on the lot or parcel; a rendering of the sign showing colors of sign and lights, areas of sign that will blink, move or flash shall be submitted.
- g. Landscape signs:
 - 1) Landscape signs consisting of landscape rock and/or bedding plants and/or small shrubs are allowed as on-premise signs in C-2H, C-M, C-MO, M, and M-X zones with a Zoning Use Permit.
 - 2) Size of sign copy will be determined by the Board of Supervisors, after receiving a recommendation from the Planning and Zoning Commission.
 - 3) Zoning Use Permit applications for landscape signs shall include a plan of the signage associated landscaping. The plan shall show the following:
 - a) location of signage on site, location of buildings, driveways, and adjacent roadways,
 - b) location and height of any landscape berms; height of landscape berms shall not exceed five (5) feet above average grade of surrounding ground,
 - c) areas of landscape rock; color and type of rock,
 - d) bedding plant areas,
 - e) location of shrubs; shrub height when mature,
 - f) location of trees; tree height when mature,
 - g) location of traffic site distances; these areas must remain clear of plants, rocks and signs which obstruct view of oncoming traffic,
 - h) location of any monument signs.
 - 4) Freestanding signs and other on-site signage, except monument signs, are not allowed along with landscaped signs.
4. Off-premise signs: Except as provided in these Regulations, it is the policy of the Board of Supervisors and Planning and Zoning Commission of Mohave County to permit off-premise signs to be located in viable commercial areas and to discourage the rezoning of lots and parcel for the sole purpose of installing off-premise signs. It is also understood that signs displaying noncommercial messages as defined herein shall not require placement in commercial areas as the intent of their installation shall be for the purpose of increased opportunities for public communication. The intent of this regulation is to permit off-premise signs within established commercial and industrial

Section 31 SIGN ORDINANCE (continued)

areas. The purpose of this regulation is to establish basic standards and criteria pertaining to manner, place, and maintenance of off-premise signs in Mohave County. Off-premise signs shall be permitted in accordance with the specific standards set forth in this section as well as to include the general provisions for freestanding signs which are intended to regulate on-premise signs.

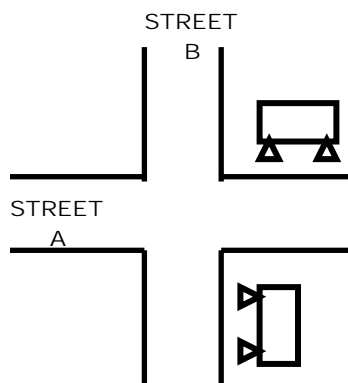
- a. Required zoning use permit and state approval: Sign locations for off-premise signs shall be allowed only with an approved Zoning Use Permit. For off-premise signs fronting State Highways (93, 68, 66, 95, Interstate 15 and Interstate 40), approval of sign locations by the Arizona Department of Transportation is required after the issuance of the Zoning Use Permit and prior to sign permit approval by the County.
- b. Required zoning classifications: Off-premise signs shall be permitted only on lots and parcels properly zoned C-2H (Highway Commercial), C-M (Commercial Manufacturing), C-MO (Commercial Manufacturing/Open Lot Storage), M (General Manufacturing), and M-X (Heavy Manufacturing). In addition, off-premise signs shall be permitted on lots or parcels properly zoned C-2 (General Commercial) along State Highways (93, 66, 95, 68, Interstate 40 and Interstate 15) unless the area has been designated as a sign free area as per Section 31.G.4.c (6)(b) of these Regulations. All off-premise signs must be oriented or facing toward the street frontage of the zone. In the event that a lot or parcel fronts on more than one (1) public right-of-way, only one (1) off-premise sign shall be allowed on either street frontage.
- c. Standards and criteria for off-premise signs: Off-premise signs proposed for installation shall conform with the standards and criteria set forth in the following:
 - 1) Sign area: In all cases, off-premise signs shall have a maximum sign area of two hundred fifty (250) square feet except on Highway 93, Interstate 15 and Interstate 40 and certain arterials where the Board of Supervisors designates a more restrictive maximum sign area. Off-premise signs with a total area not to exceed six hundred seventy-two (672) square feet or 14' x 48' may be allowed on Interstate 40, Interstate 15 and Highway 93, unless the Board of Supervisors has designated the area as a sign-free area as per Section 31.G.4.c(6)(b). If a sign has two (2) sign faces, the total permitted sign area may not exceed twice the sign area permitted for one (1) sign face. If one (1) or more signs are combined into one (1) sign face, the maximum permitted sign area shall not exceed what is permitted for one (1) sign face in the specific location.
 - 2) Sign height: The maximum height for signs with a sign face measuring up to two hundred fifty (250) square feet is thirty-five (35) feet above the grade of the highway. The maximum height for signs with a sign face measuring up to six hundred seventy-two (672) square feet is forty-five (45) feet above the grade of the highway. The maximum sign height includes any portion

Section 31 SIGN ORDINANCE (continued)

of the sign structure, sign face, and any decorative embellishments attached to the sign structure.

- 3) Setback and vertical clearance: The minimum setback of any portion of the sign area measuring up to two hundred fifty (250) square feet is ten (10) feet from the edge of the public right-of-way. These signs shall have a minimum eight (8) feet vertical clearance measured from the street grade of the nearest driving lane to the lowest line of the sign area. Except when a freestanding off-premise sign projects over a vehicular traffic area, such as driveway and parking lot aisles, the minimum vertical clearance shall be eighteen (18) feet. A minimum setback of any portion of the sign area or structure for 14' x 48' signs shall be twenty (20) feet from the edge of the public right-of-way. These signs shall have a minimum vertical clearance of eighteen (18) feet.
- 4) Spacing: A minimum of two thousand (2,000) feet between off-premise signs facing the same traffic flow in the same street or freeway shall be required in all cases. In addition, no more than two (2) off-premise sign installations shall be located within a linear mile measured along the same street, with a section line. Where a lot or parcel has in excess of two thousand (2,000) feet of street frontage abutting the developed portion of the parcel or lot, but not to exceed two (2) off-premise signs in one (1) linear mile. At the intersection of two (2) streets, double-faced signs at right angles to and facing traffic at Street "A" may be situated closer than two thousand (2,000) feet to a similarly positioned sign across the street at right angle to and facing traffic on Street "B" (see Figure 1).

FIGURE 1



In the event that an off-premise sign is located at the corner of a lot or parcel with two (2) street frontages, the sign is counted twice for the purpose of establishing the spacing for off-premise signs in each street frontage and establishing the maximum number of off-premise signs within one (1) linear mile. All off-premise signs shall have a minimum spacing of

Section 31 SIGN ORDINANCE (continued)

fifty (50) feet from any on-premise sign structure located along the same linear street frontage.

- 5) Prohibited signs: All prohibited signs outlined in Section 31.D.2 of these Regulations will be applied accordingly. In addition, changing signs as defined in this ordinance are prohibited for use as off-premise signs. Off-premise signs are also prohibited within public rights-of-way and in other zones, except as provided by these Regulations.
- d. Prohibited areas: Except as provided in these Regulations, all off-premise signs shall be prohibited at any of the following locations:
- 1) Less than one hundred (100) feet measured from the nearest residential property line located in any residential zoning district.
 - 2) Designated "Sign Free" areas where gradual and eventual elimination rather than expansion of nonconforming off-premise signs and structures will be undertaken and no new signs will be installed as follows: designated areas on Highway 68 (through Golden valley), and designated areas on Highway 95 approaching Lake Havasu City, along Interstate 40 in the Yucca area (Sections 12 and 13, Township 17 North, Range 18 West), and in any area designated in the Mohave County General Plan as a Scenic Route or Vista. These designated areas would not preclude the establishment of noncommercial signage or temporary signs if established by zoning use permit and approved by resolution of the Board of Supervisors.
 - 3) Within five hundred (500) feet at the beginning or end of the pavement of the exit or entrance of a traffic interchange.
 - 4) Less than one thousand (1,000) feet from the exterior boundary of any Federal, State, County, or City historic district, park or monument.
 - 5) Additional areas may be designated by the Board of Supervisors in a similar manner as an amendment to these Regulations.
- e. Method of installation: Each off-premise sign shall be erected as a freestanding sign as defined in these Regulations. No off-premise sign shall be erected on the wall or roof. The name of the maker, the date of erection, and the permit number shall be permanently affixed to each sign installation. Such information shall be clearly legible and located in a conspicuous place on each sign.
- f. Maintenance: Every sign shall be maintained in a safe, presentable and good structural condition at all times, including the replacement of defective parts, repainting, cleaning and other acts necessary for the maintenance of the sign. Any sign or sign structure which is damaged or deteriorated to an extent that the replacement cost of repair equals fifty (50) percent or more of the replacement

Section 31 SIGN ORDINANCE (continued)

value of the sign if sound, shall either be rebuilt or replaced in conformance with the standards and requirements of these Regulations, or be removed all together. Any sign which is not maintained or replaced if damaged more than fifty (50) percent or more of the replacement value shall forfeit its zoning use permit after thirty (30) days of written notice.

- g. Sign removal: The Zoning Inspector shall cause the repair or removal of any sign that endangers the public safety, such as materially dangerous, electrically or structurally defective sign, or an abandoned sign. Should the Zoning Inspector determine that the sign or sign structure causes eminent danger to the public safety, contact shall be made with the owner to require immediate removal or correction.
4. Off-premise community signs: Off-premise signs announcing and giving direction to a community are allowed in any zone provided that the following provisions apply (these signs may contain the name and logo of businesses in the community):
- a. Off-premise community signs in residential and agricultural zones are allowed with a zoning use permit.
 - b. Off-premise community signs along State Highways (93, 68, 66, 95, 389, Interstate 40 and Interstate 15) require a permit from the Arizona Department of Transportation.
 - c. Standards and criteria for off-premise community signs: Off-premise community signs shall comply with the following standards:
 - 1) Sign area: Off-premise community signs shall have a maximum area of sixty-four (64) square feet except in sign-free areas. Signs in sign-free areas shall have a maximum area of forty-eight (48) square feet.
 - 2) Sign height: The maximum height for off-premise community signs is twenty (20) feet, except in sign-free areas, which shall have a maximum height of ten (10) feet.
 - 3) Setback: The minimum setback of any portion of the sign area is ten (10) feet from the edge of the public right-of-way. These signs shall not project over any vehicular traffic area.
 - 4) Spacing: A minimum of two thousand (2000) feet between off-premise community signs facing the same traffic flow in the same street or freeway shall be required in all cases. In addition, no more than two (2) sign installations shall be located within a linear mile measured along the same street, within a section.

Section 31 SIGN ORDINANCE (continued)

- d. Prohibited signs: All prohibited signs outlined in Section 31.D.2 of these Regulations shall apply to this section. In addition, changing signs as defined in these Regulations are prohibited for use as off-premise signs. Off-premise community signs are also prohibited within public rights-of-way.
 - e. Maintenance: Every sign shall be maintained in a safe, presentable and good structural condition at all times.
5. Bus/transit signs: Signs on bus/transit benches or shelters shall be allowed in public rights-of-way and easements that are in C-2, C-2H, C-M, C-MO, M and M-X zoning districts, and any sign-free areas. Signs on bus/transit benches or shelters in C-1 and residential zones must obtain a zoning use permit from the Board of Supervisors after receiving a recommendation from the Planning and Zoning Commission. All signs on bus/transit benches or shelters are subject to the following regulations:
- a. Bus/transit signs shall be placed on benches and shelters for which a permit has been issued by the Director of Public Works. Should the permit for a bench or shelter be revoked or declared void, the sign must be removed.
 - b. Any signage on a bus/transit bench or shelter shall be limited to the name, address, phone number, business logo and/or services offered by the business advertised.
 - c. The horizontal dimension of bench signs shall not extend beyond the actual seating dimensions of the bench, but in no event to exceed eight (8) feet. The vertical dimension of the sign shall commence at the seat of the bench, and shall extend no further than forty-four (44) inches above the ground.
 - d. Shelter signs shall not exceed one-half ($\frac{1}{2}$) coverage of any face or side on which they are placed, shall not extend beyond or above the shelter, and shall not interfere or impede sight distances or the smooth, safe traffic flow.
 - e. The following types of signs shall be prohibited: illuminated signs, directional signs with arrows, animated signs, and any sign prohibited by these Regulations.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS

32.1 Purpose and Establishment

It is the purpose of this Section to provide for uniformity in road naming and numerical addressing; elimination of inconsistencies and duplication of road names; provide a unique address for each lot and parcel in the county; facilitate emergency vehicle response; establish a uniform road name and address numbering system; development standards; display standards; official addressing maps; elimination of non-conforming road names and addresses; and establishing the authority for the creation of naming roads, addressing and other items related to county roads, properties, and improvements within the jurisdictional boundaries of the county and outside the boundaries of incorporated cities.

32.2 Definitions

For the purposes of this section, the following terms are defined:

Address: A number, directional prefix, primary street name, and suffix, and an occupant identifier when required. The structure address is also called the situs (or main) address.

Address Number: The numerical part of an individual address that designates a specific number located at a certain point along an addressing gridline from a baseline that starts at zero.

Addressing Coordinator Technician: An authorized county employee charged with the duties to implement road naming, addressing, renumbering, and other tasks of the Addressing Standards, as assigned by the Addressing Official.

Addressing Grid: An x-y coordinate grid, or north-south/east-west grid, which designates the location of sequentially ascending address numbers at a specific interval from a zero baseline, such as 101, 103, 105/102, 104, 106, increasing the numbers, even and odd, to the grid limit.

Addressing Official: The Mohave County Planning and Zoning Director.

Addressing Range: For Mohave County, the application of one unique number approximately every 21 feet from a zero baseline, adding up to 250 odd and 250 even numbers per linear mile. Addressing ranges may vary in length depending on location, terrain, direction of the road, length of the road, combinations of the above and other factors.

Administrative Address: An address (usually temporary) assigned by the county for management of records, permits, addressing anomalies, construction, and other purposes, such as coordinate addresses, until a permanent situs address can be assigned. Administrative addresses are not intended to be permanent.

Baseline: A north-south or east-west axis used as the zero starting point for assigning address numbers.

Building: A structure designed for human occupancy or use.

Calibrated Number(ing) Line (or Calibration Line, or Number Line): An imaginary line referencing a particular addressing range and separated into equal increments to which odd and even address number pairs are assigned (e.g., the line can be the length of a grid block, or shorter, as in a tenant space line in a shopping center.)

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

Commercial: A development intended for commerce and not for residential single-family dwellings.

Directional Prefix: A prefix letter or word used before a road name that describes the compass direction of the road from the baseline, as in: N. or North, S. or South, E. or East, W. or West.

Directional Signs: Address information signs.

Documented Access: For 911 emergency addressing purposes, any traversable vehicle access or ingress and egress shown on the Mohave County Assessor Maps which is a minimum width as prescribed by the county Public Works Department and approved by that Department as an access to residential or commercial lots and parcels.

Entrance Signs: Address information located at access points.

Emergency Service Numbering Area (ESN): Emergency response districts within Grid Numbering Areas relating to police, fire and ambulance district coverage.

Grid Numbering Area: An area within the county that has its own point of origin, or x-y zero line coordinate system for addressing. Currently, there are five Grid Numbering Areas within the county: Kingman area, Mohave Valley area/Bullhead City area, Lake Havasu City area, Virgin River Communities area, and Town of Colorado City area, and when extended cover the entire county.

Grid Numbering Block: Ascending from the point of origin, from one section corner perpendicularly or horizontally to the next section corner and including 250 odd and even addressing number pairs within that prescribed distance.

Occupant Identifier: A specific address number that delineates individual unit locations within a single situs address. This number shall be used following the situs address (e.g., 5000 N. Stockton Hill Road, Apartment 143, or 3675 N. Highway 66, Suite 101).

Point-of-Origin: The intersection of the north-south and east-west axes (addressing baselines) establishing the number zero at the intersection.

Primary Access: Principal point of ingress-egress. It may be different than the recorded documented access to the parcel.

Primary Street Name: Principal component of a road name, not including the suffix or directional prefix, e.g., Stockton Hill, Boundary Cone, Jagerson.

Residence or Residential: A structure or location used for human dwelling purposes.

Situs Address: An assigned address for a lot, parcel, or structure; also called 'property address'. The number on the Grid Numbering Block that corresponds to the structure location on a lot or the number that corresponds to the approximate mid-point of an empty lot or parcel that adjoins a recognized public or private right-of-way.

Street Name: The primary name given to a private or public thoroughfare, including its suffix. It does not include the directional prefix (N., S., E., W., etc., e.g., Boundary Cone Road, Aztec Road).

Street Sign: Displays any combination of the following: directional prefix, primary name, suffix, any compass direction indicators and/or addressing range.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

Suffix: A word following the prime street name used to indicate the type of road, e.g., Boulevard, Road, Drive, Avenue, Circle, etc.

Tenant, Commercial: Space within a building, under separate control, which has primary access to exterior or interior public spaces and is used for business activity.

Tenant, Residential: Space within a commercial residential development used for dwelling purposes, and which is rented or leased.

32.3 General Provisions

A. Authority

The Planning Director is hereby designated as the Mohave County Addressing Official, and shall be responsible for the administration of these regulations.

1. The Addressing Official shall prepare, for the approval of the Board of Supervisors, the official road naming and property addressing requirements through amendment to the Zoning regulations. The Addressing Official shall also prepare Policies, known as the Addressing Standards, which are the standardized technical addressing procedures for the county-wide 911 emergency system, and which shall be approved by the Planning and Zoning Commission.
2. The Addressing Official shall prepare or have prepared Official Addressing Maps, the Official Numbering Grid Base Maps, Indexes, and other pertinent records, and shall maintain those records and make them available to the public.
3. The provisions of this authority are extended to include the addressing and road naming of all public and private roads, easements and other means of ingress and egress associated with the necessity to assign an official address for 911 purposes.
4. The Addressing Official is authorized to approve, modify, or reject road names submitted according to these regulations for elimination of duplicity or confusion, and shall assign road names and addresses in accordance with approved requirements and policies. The Addressing Official is authorized to permit a variance for new addresses only in cases of unresolvable address conflicts or extreme hardship.
5. The Addressing Official may delegate the authority to perform the functions described herein and in the Addressing Policies to the Addressing Coordinator Technician within the department, but shall be responsible for the administration of these regulations.
6. Address numbers and road name assignment are a function of Mohave County and are assigned to properties according to the requirements of the 911 emergency response system and for the convenience of property owners and residents. A property owner or resident has no vested right in a road name or address number.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

7. Addresses may not be transferred from one location to another.
8. Addressing information contained in the county 911 addressing and road naming system that is considered classified by the Bureau of the Census, U.S. Department of the Interior, shall not be available for public access except by authorization of the Census Bureau, 13 US Code.
9. Technically, only structures may be addressed, and the address is not assigned until permits to construct a structure are issued or the structure already exists. This procedure locates the exact position of the structure along the Calibration Line within the Grid Numbering Area in order to apply the appropriate number that is assigned along the Line.
10. Addresses will not be assigned until all the conditions of a rezone have been satisfied. Addresses will not be assigned to property except under unique circumstances, or the lot or parcel is the smallest indivisible division of a subdivision.

32.4 Procurement of an Address

It shall be the responsibility of the owner of each structure within the county for which an application for a zoning, septic, or building permit has been made to procure the correct physical address(es) assigned by the Addressing Official and to immediately display said number(s) as detailed by the Addressing Requirements and Policies. Documents with proper legal information may be required from any person, firm, or corporation in order to properly assign an address. No permit required by Mohave County shall be issued for any structure, construction project, final plat recording, use of land, or occupancy until the owner (or authorized designate) has obtained an address assigned by the Addressing Official to the property involved.

- A. These standards shall regulate all lots, parcels, structures, occupant identifiers, and roads within the unincorporated areas of Mohave County.
- B. Only the Board of Supervisors, or the Addressing Official (or authorized representative), may assign, approve, or change an address.

32.5 Address Maps and Indexes

- A. The Addressing Official shall establish and maintain the following maps and indexes:
 1. Grid maps describing addressing ranges for all portions of unincorporated Mohave County, less pairs for short sections, more pairs for longer sections, for each Addressing Grid Numbering Area in the county, and delineating points of origin.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

2. Map sets delineating each assigned address for subdivided land and unsubdivided parcels.
3. An index of approved, current street and road names.
4. An index of approved, reserved street and road names.
5. All maps and indexes shall be kept on file with the Addressing Technician in the Planning and Zoning Department, and shall be available for inspection during normal working hours.
6. Maps and indexes may be created, updated, stored and viewed in electronic media.

32.6 Development Information

The Public Works Department shall provide the Planning and Zoning Department maps and legal descriptions of the following proposed right-of-way developments and modifications:

- A. Amendments to the major roads and scenic routes plan, if any.
- B. Rights-of-way dedications.
- C. Realignments of existing rights-of-way.
- D. Abandonments of existing rights-of-way.
- E. Changes in access to property, caused by road changes or improvements.

32.7 Application Information

Any person or entity requesting a new address, or to correct an address on the official addressing list, or requesting to name a public or private road, easement or right-of-way, shall file an application through the Planning and Zoning Department.

- A. Fees

Fees shall be adopted by the Board of Supervisors in a fee schedule to cover the administration and enforcement of these standards. A fee will not be charged for address changes that are a result of an error or omission by the county. When approved by the Board of Supervisors, addressing fees may be found in Chapter 8 of these regulations.

32.8 Addressing, Road Names, and Grid Development

- A. Address Numbering Concept - The address numbering concept used herein is point-of-origin on an axis. North-south and east-west baseline/axis lines shall be established for each address system. The intersection of the north-south and east-west baseline/axis line shall be the point-of-origin. Numbering shall increase in the north, south, east, and west directions from the point of origin.
- B. Grid Numbering Areas - Discrete areas of the county shall be given their own baseline axes, points of origin, numbering grids radiating from the points of origin, and street numbers.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

1. Grid Numbering Areas shall be established only in areas which will not overlap other address systems. Portions of Grid Numbering Areas may be split off to create new Grid Numbering Areas if no addressing assignments exist in the new portion and the new Grid Numbering Area would be a logical division for 911 purposes.
 2. If one existing Grid Numbering Area expands to overlap another address system where no addresses have been assigned, a dominant system shall be selected, or a new Grid shall be created. Otherwise:
 - a. The non-dominant system shall be abandoned and re-addressed to conform to the dominant system, or
 - b. The dominant system shall have limits established to restrict further expansion.
 3. A Grid shall be based upon the standard land-surveying construct of section, township, and range.
 4. The section (one square mile) shall be the primary Grid division, with:
 - a. Each section line divided into increments of one even and one odd number every 21 feet, for a total of 250 pairs of odd and even numbers.
 - b. Existing sections with nonconforming hundred blocks shall remain unchanged.
 - c. Existing, unimproved sections with hundred block designations shall comply with these standards, upon any residential or commercial development.
- C. The following Address Systems (Grid Numbering Areas) are established in the unincorporated areas of the county, and not including any area within a municipality:
1. Kingman area
 2. Mohave Valley-Bullhead City area
 3. Lake Havasu City area
 4. Virgin River Communities area
 5. Colorado City area
 6. Special Addressing Grids (SAG)
 - a. Eligibility

Notwithstanding the other provisions in this ordinance, Special Addressing Grids may be established by the Board of Supervisors. If the Board approves the establishment of a Special Addressing Grid, it shall be in conjunction, and concurrently with planned development of at least one section of land (approximately one square mile) or more, that also meet all of the following:

 1. All of the interior roadways of the development are private.
 2. No private roadway alignment or name included as a part of the development extends into adjacent grids.
 3. All internal roadways shall have a name unique (unused elsewhere) within the county, as determined by the Addressing Coordinator.
 4. The proposal for a Special Addressing Grid is made by the applicant as a part of the planned development, with the inception of the development processing.
 5. All units and phases of development subject to a Special Addressing

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

- Grid shall be compact and contiguous.
 6. The applicant shall obtain and provide to the county, at the time of the initial submittal of the development plan, written statements from all E-911 service providers, postal and delivery services, and other related jurisdictions, acknowledging the proposed Special Addressing Grid, as proposed in the application to the county, and expressing support for, or no objection to the proposal.
 7. Address numbering and road naming within Special Addressing Grids shall otherwise adhere to the requirements of this ordinance, and in any instance be compatible with E-911 and other emergency service standards, without jeopardizing the health, safety and welfare of the public.
 8. Subdivision proposals not processed (in the determination of the Planning Director) as a planned development, but which have had a Preliminary Plan approved or conditionally approved prior to March 1, 2006, may use Special Addressing Grids if those proposals are otherwise compliant with the eligibility requirements outlined herein.
 9. The application and enforcement of these provisions shall be through the Mohave County Planning Director, or Addressing Coordinator.
- b. Dissolution of Special Addressing Grids
1. A Special Addressing Grid, having been established by approval of the Board of Supervisors as a part of a planned development proposal, may be dissolved by action of the Board, if no subdivision Final Plats have been recorded for the planned development project within five (5) years of the date of original Board approval of the planned development plan.

D. Road and Street Names.

1. Any governmental agency, utility, or property owner whose permanent documented access may be affected may request establishment of a road or street name for any unnamed existing or proposed road, or the renaming of any road. The requesting person or agency shall submit proposed names and follow the standards for road naming, detailed in the Addressing Policies for road naming procedures.
 - a. Requests to name a new public or private roadway shall be made during the planning stages, the preliminary plat, parcel plat, development plan phases, and/or rights-of-way dedications, and may be made by any governmental agency, utility, or property owner whose permanent documented access may be affected by the new road.
 - b. Requests to name or rename an existing public or private roadway may be made by any governmental agency, utility, or property owner in Mohave County whose permanent documented access may be affected by the name change.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

- c. All requests for naming or renaming any public or private roadway shall be according to the Application Procedures for Naming or Renaming a Public or Private Roadway, which may be obtained from the Department.
 - d. Road names found in conformance with these standards by the Addressing Official shall be submitted to the Commission and Board of Supervisors for approval and then recorded at the county recorder's office
 - e. Mohave County may correct road names when necessary, without consent of the property owners along the road alignment, if it involves correcting a 911 emergency response problem. The new name or rename for the road will be taken to the Commission and Board by the Planning and Zoning Department for affirmation at a regularly-scheduled public hearing.
 - f. All records of survey containing new road names for public or private rights-of-way or easements shall be checked and approved by the Addressing Coordinator in accordance with the 911 emergency response addressing and road naming system for duplication and appropriateness.
2. Public Hearing Processing:
- a. All applications to name public or private roads, easements, or rights-of-way in the unincorporated area of Mohave County for any given Commission or Board agenda may be combined as a single agenda item for public hearing. Individual road names on the agenda public hearing list may be rejected and the remainder approved by majority vote.
3. Road names shall be composed of at least the following:
- a. A primary name: The primary name may be composed of one or two words and each primary shall be considered unique. Foreign language names are included as long as they are appropriate to the locale and community road name patterns.
 - b. A directional prefix: That which denotes the predominant direction of the road.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

- c. A suffix: An identifier that denotes the road type. The following are common suffixes, and the abbreviations shall be used on road signs when full spelling of the road name limits sign space.

<u>English</u>			<u>Spanish [usually with 'de' or 'del']</u>		
Alley	=	Al	Avenida	=	Ave
Avenue	=	Ave	Calle	=	Ca
Bay	=	Bay	Camino	=	Cam
Beltway	=	Bwy	Circulo	=	Crc
Bend	=	Bnd	Corte	=	Crt
Boulevard	=	Blvd	Paseo	=	Pa
Circle	=	Cir	Placita	=	Pta
Corral	=	Cor	Vuelta	=	Vta
Court	=	Ct			
Cove	=	Cv			
Drive	=	Dr			
Gulch	=	Gul			
Highway	=	Hwy			
Hill	=	Hl			
Hollow	=	Hlw			
Lane	=	Ln			
Loop	=	Lp			
Parkway	=	Pkwy			
Pass	=	Ps			
Path	=	Pth			
Place	=	Pl			
Plaza	=	Plz			
Point	=	Pt			
Ridge	=	Rdg			
Road	=	Rd			
Square	=	Sq			
Street	=	St			
Terrace	=	Tr			
Trail	=	Trl			
Way	=	Way			

4. Review criteria for acceptance of street and road names:

- a. Non-duplication
- b. Alignment
- c. Correct Spelling
- d. Reasonableness
- e. Phonetics
- f. Length of name
- g. Same language used
- h. Foreign language compliance

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

5. Foreign language usage:
 - a. Any person submitting a request to name a road where the name is a foreign word or the meaning of the road name is unclear shall provide a verification of the meaning, or a translation from a reputable dictionary of the language of the name, or another source fluent in the foreign language, before a road name application shall be processed.
 - b. Meanings of Indian names requested for road names shall be verified by a member of the relevant tribe or other authority.
 - c. Foreign language name review shall include:
 - 1) Proper gender and number (generally used version; avoid exceptions).
 - 2) Appropriate definite article, if any.
 - 3) Commonly used meanings.
 - 4) Proper use and placement of diacritical marks, if any.
 - 5) English translation (or as close as possible).
 - 6) Language type.
 - d. Subdivision and development plan names shall also conform to the foreign language format.
6. General restrictions on street and road names (unless otherwise permitted by these standards):
 - a. A new road falling on the alignment of an existing named road shall not assume a different name than the existing aligned road, regardless of distance or jurisdiction.
 - b. A new road falling on an alignment with multiple names shall assume the predominate or closest proximity road name.
 - c. Perpendicular directions for the same road name shall not be permitted.
 - d. Existing names shall not be assigned to any other alignment.
 - e. Each name shall not have more than one version of spelling.
7. Phonetically unsuitable or potentially confusing names shall be avoided in the same Grid Numbering Area; examples:
 - a. Homonyms or homophones (e.g.: Nixon, Nickson).
 - b. Names that tend to be slurred (e.g., French, colloquial, dialects).
 - c. Names which are likely to be run together (example: Golden Rod).
 - d. Names which are likely to be mispronounced and, therefore, hard to find by emergency services (e.g.: Spanish, German, French, Polish, Russian).

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8. The primary name, plus its suffix and abbreviations, shall be limited in length:
 - a. Public rights-of-way: Sixteen letters and spaces; seventeen, if the name has an "I" in it, for a standard length sign and standard letter height. Longer names may be allowed by permission of the Mohave County Sign Department.
 - b. Private rights-of-way: The same as public roads when the road name sign is provided by the county. Where the sign is provided by someone other than the county, the sign may contain as many letters that will fit within the length of the road sign whose maximum length has been approved by the Mohave County Public Works Department, Road Sign Division.
9. Offensive language shall not be used. Where interpretation of the road name is in question or its meaning may be suggestive or potentially offensive for any reason, it shall be rejected and another road name shall be chosen.
10. Directional prefixes in primary names:
 - a. Directional prefixes should not be used as a primary name, either in whole or in a compound form, except in special circumstances (e.g., North St., East Road).
 - b. Derivative forms of directional prefixes are permissible (e.g., Northern Ave, Southern Star Lane).
11. A primary road name may be duplicated for a cul-de-sac street which is shorter than 150 feet, or a knuckle street with five (5) lots or less, as long as it has:
 - a. The same primary name as the road it intersects perpendicularly, and includes the suffix of Place, Court, Bay, Hollow or Way, etc.
 - b. Cul-de-sacs 150 feet or longer and knuckles with six (6) or more lots shall have unique names.
12. Abbreviations and slang terms shall not be used.
13. All east-west roads on section or mid-section lines shall use the suffixes of Street or Drive. Exceptions: Through road area connectors, such as highways, boulevards, thoroughfares and major arterials, and state or federal roads.
14. All north-south roads on section or mid-section lines shall use the suffixes of Road or Avenue. Exceptions: As noted in 12, above.
15. Fractional address numbers shall not be used (e.g., 22½ Smith Street).
16. No primary road name shall be duplicated in another Address System, if possible.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

17. Suffix Identifier. The following suffixes shall be restricted, where practical, to specific road directions or configurations. Foreign equivalent prefixes and suffixes shall be approved on an individual basis by the Addressing Technician.
 - a. Avenue: Generally, a road with a north-south direction; specifically, a section or half-section road running in a north-south direction.
 - b. Beltway: An arterial or highway encircling a large area, usually a city, with limited access.
 - c. Boulevard: A major thoroughfare, usually with four or more lanes and having islands in the middle with turn lanes, and with a minimum length of one mile and limited access.
 - d. Circle: An oval-shaped road having one intersection with a primary road and not accessing or intersecting another road.
 - e. Drive: Specifically, an east-west section or mid-section line road, and generally a residential through road.
 - f. Highway or Expressway: A major thoroughfare, usually limited to federal, state, and county designated roads.
 - g. Interstate: A name limited to a federally designated highway.
 - h. Loop: A horseshoe-shaped road having two distinct intersections with the same primary road.
 - i. Parkway: A sometimes meandering road or arterial, usually a major thoroughfare collecting traffic from local and collector roads, and extending for a mile or more.
 - j. Place, Court, Hollow, Way, Bay, Lane, Trail: Usually restricted to residential cul-de-sacs, small knuckles or streets less than 800 feet long.
 - k. Road: Generally, at least a collector or higher classification road running in a north-south direction, specifically for section and half-section roads running in a north-south direction.
 - l. Route: Ordinarily, an arterial or higher classification road.
 - m. Street: Generally, a road with an east-west direction; specifically, for section and half-section roads with an east-west direction.
18. Criteria and configurations for road alignment:
 - a. Alignment: A road shall be considered aligned and will have one name if:
 - 1) The road is designated a major road, route or arterial; or,

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- 2) The road connects with or has reasonable potential of connecting with an existing road or an extension of the original line of an existing road; or,
 - 3) The road predominantly follows a section line, quarter-section line, or sixteenth-section line.
- b. Offset alignments:
- 1) Section and mid-section line roads with less than a 330-foot centerline to centerline offset shall be considered aligned for road naming and addressing purposes, except for existing configurations.
 - 2) Other roads with less than a 150-foot centerline to centerline offset shall be considered aligned for road naming and addressing purposes, except for existing configurations and problems of terrain.
 - a) Roads of any classification with unusual or questionable alignments shall be approved on a case-by-case basis by the Public Works Department.
 - 3) Multiple road offsets deviating from the original alignment without returning to the original alignment shall not be considered aligned and shall comply with other provisions of these standards.
- c. Circle streets: Shall require a different primary name than the road with which it aligns and shall require two names when required addresses exceed available numbers within the grid.
- d. A “T” cul-de-sac: One which has an initial road segment perpendicular to the intersected road, and the remaining segments parallel with the intersected road. One primary name may be used if the perpendicular road segment is less than 100 feet. A different name than that of the cul-de-sac shall be used for the perpendicular road segment exceeding 100 feet in length.
- e. Loop street: Shall have a unique name and shall not assume the name of any aligned road, and shall only occur on one side of the intersected road.
- f. Major arterial alignment and realignment:
- 1) For name continuity along the entire length of a major arterial which deviates from its original alignment and connects with another road alignment, the arterial may retain one name as approved by the Addressing Official.
 - 2) The Addressing Official may require existing road alignments and established road names to be changed to facilitate the establishment of one road name involving a newly constructed major arterial that deviates from its primary alignment among the established road alignments.

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- g. Frontage (service) roads: A frontage road parallels an interstate highway, freeway, or other major arterial, and provides access to property isolated by access controls from the freeway or arterial.
- h. A frontage road may assume the name of the freeway or through road it services, along with a suffix, or it may have a unique name.

E. Situs (Main Address) Numbering Assignment.

1. All recorded lots and parcels of land, subdivided or unsubdivided, and all proposed or built structures shall have an address assigned before a building permit is issued or occupancy occurs.
2. An address shall not be assigned to a lot or parcel until a fronting, named road or easement has been approved by the Board of Supervisors. Frontage may not be required if recorded documented access is less than 300 feet to a named road. Physical access shall be the same as recorded access.
3. Addresses shall be assigned based upon primary physical access from a named road and not documented access, if defined differently.
4. General assignment requirements:
 - a. The Addressing Official shall assign official addresses upon compliance with E.6 (to follow) and:
 - 1) Final plat recordation; or,
 - 2) Approval of a development plan and the submittal of building details (floor plans), as required; or,
 - 3) Submittal of an approved site plan and building details (floor plans), as required; or
 - 4) A request by an individual, subject to compliance with these standards or subject to the development of a structure.
 - b. In the case of conflict regarding the proper address, the Addressing Official or authorized representative shall make the final determination.
 - c. Requests to address new subdivisions or developments shall occur at the time of the submittal of preliminary plans or parcel plats. Addressing and road naming shall not become effective until final plat recordation.
5. An address shall not be issued to a lot, parcel, or structure until the following documents have been submitted:
 - a. For already-subdivided property:
 - 1) The Assessor's parcel number, or sufficient legal description.

Section 32 ADDRESSING AND ROAD NAMING REGULATIONS (continued)

- 2) Subdivision name, block number and lot number.
 - 3) If a corner lot, a building footprint (plot plan) locating structures and frontage.
 - 4) If multiple buildings or tenants, an approved site plan.
- b. Unsubdivided parcels:
- 1) Assessor's parcel number or tax statement and copy of assessor's map of the property.
 - 2) A county approved site plan showing the ingress and egress from the closest public access road and/or a building or septic permit.
- c. Projects requiring subdivision design or site plan review, including condominiums and multiple tenant buildings:
- 1) For a building address: A site plan stamped and signed by a registered engineer and approved by the county; additional copies of a site plan may be required for multiple-story projects.
 - 2) For an administrative address: The name of the development and site, or tract number assigned to a subdivision under review.
- d. Projects not requiring subdivision design or site plan review -- single building or tenant:
- 1) The Assessor's parcel number for the parcel or lot.
 - 2) An appropriate legal description or a title report issued within the last ninety (90) days.
 - 3) A copy of the lot or plot plan with a septic or building permit.
 - 4) If a structure is being added to an existing multi-building site, an approved copy of a site plan for the total site shall be required, with all buildings and addresses currently displayed at the site, appropriately labeled.
- e. Projects not requiring subdivision design -- multi-tenant or multi-buildings:
- 1) The Assessor's parcel number for the parcel or lot.
 - 2) An appropriate legal description or a title report issued within the last ninety (90) days.
 - 3) A copy of an approved site plan. Initially, only an administrative address shall be issued.

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- 4) Upon final approval of the site plan:
 - a) A copy of an approved and signed site plan; additional copies of the site plan may be required for multiple-story projects.
 - b) Copies of the maximum tenant space layout, if known, for each building, including the floor or space assigned.
 - f. Tenant improvements; new buildings or existing buildings having an approved development plan or site plan on file with the planning division:
 - 1) Address of building.
 - 2) Site plan showing tenant improvements.
 - 3) Development name and case number.
 - g. Tenant improvements; existing buildings not having an approved development plan or site plan on file with the planning division:
 - 1) Descriptive site plan showing all existing structures and addresses as displayed on the site and tenant improvements dimensionally tied to the building shell.
 - 2) Development name.
 - 3) Assessor's parcel number.
 - 4) Appropriate legal description.
 - h. Type and quality of required documents. All map documents required shall be photo Mylar or other acceptable reproducible, unless otherwise specified. Documents required shall be of sufficient image quality and density to make legible prints and to produce smaller images.
6. Criteria for address numbering.
- a. Even or odd number location along a road:

All roads will be determined to have either a north-south direction, or east-west direction for addressing purposes. **Heading north** on a road, all lots, parcels, buildings, and tenants on the right (east) side of the road shall have even numbers and the left (west) side, odd numbers. **Heading east** on a road, all lots, parcels, buildings and tenants on the right (south) side of a road, shall have even numbers and the left (north) side, odd numbers. Heading west, odd numbers will be on the right and even numbers on the left. Heading south odd numbers will be on the right and even numbers on the left.

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b. Address determination:

- 1) One odd or even number ascending from the baseline is available approximately every twenty-one (21) linear feet of distance from the baseline, depending on location either side of the access, terrain or other determinant. These numbers increase until the limit is reached at the county line; until the boundary line of any address system grid is reached; or it reaches ungridded territory.
- 2) Address numbers shall be determined by primary property entrance (access) from a named road and mean property road frontage, and may include building location or orientation.
- 3) Property entrances mean property frontages, or building locations which are directly across the street from one another, shall generally be one unit apart in the ascending numerical value of the address number (e.g., 1234 would be across from 1235).
- 4) With the exception of multi-tenant commercial buildings, one address shall be assigned to each property representing a legal entity; that is, there shall be one address for each legal description and deed. However, multiple road access points to multiple structures may require multiple addresses.

c. Corner lots:

- 1) The address shall be assigned to the primary access (entrance) road.
- 2) Corner lot access points on subdivision plats shall be indicated.
- 3) Corner lots shall have only one primary address.

d. Building orientation, ingress and egress: If buildings will occupy all or a major portion of a lot, the structure orientation and the primary ingress and egress of the building shall determine the property address. The primary entrance used by the public shall be considered the primary entrance; secondary doors, such as employee entrances, back or side doors, or delivery doors, shall not be considered a primary access point for numbering.

e. The order of address determination shall be:

- 1) Vehicular access for multiple parking; building orientation and site layout may be considered.
- 2) Vehicular street frontage parking, if there is no on-site parking or drop-off point.
- 3) Primary pedestrian site access.
- 4) Structure orientation and general public building ingress and egress.

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- f. Circle street: The address shall be assigned in a counterclockwise direction beginning at the intersection. Number availability within a Numbering Line shall determine if multiple names are required.
- g. Loop road: The address shall be assigned based on the overall direction of the road layout in relation to the intersected road.
- h. Directional prefix: At the time the address is assigned, the road shall have a directional prefix assigned to facilitate address numbering.
- i. Number restrictions: A fractional unit of a number or occupant identifier, or alphabetic letters with a number or occupant identifier, or any combination thereof, shall not be used. (Examples: 101½ E. State Street; or 101 E. State Street, Unit 100½; or 101A E. State Street.)

32.9 Duty to Produce and Display Numbers

- A. It shall be the duty of the owner of any house or other building now existing, or which shall be erected, or shall become located upon any parcel in the county, to produce the correct number(s) assigned by the Addressing Official for any structure requiring an address under these requirements, including commercial tenant spaces, and to immediately display the address number(s) assigned. No permit required by the county shall be issued for any structure requiring an address as so defined herein until the owner has procured from the Addressing Official or their designate the proper address(es) assigned to the premises.
- B. Temporary address signs may be located prior to and used during any construction, and those shall be displayed in a location clearly visible from the road. Any construction inspection may be withheld or rejected until temporary address signs are displayed, and final approval of any house or other building relocated, erected, repaired, altered, or modified within the county may be withheld until the address number(s) assigned to the premises have been permanently displayed pursuant to the provisions contained herein. On-site inspections by the Addressing staff of permanent address numbers may be performed prior to finalization on all single and multi-tenant commercial developments or fractions thereof.
- C. Mohave County will not be responsible for the physical display of addresses. Failure to display an address according to these regulations by a property owner means the property owner assumes full risk and responsibility for such failure.
- D. The physical address number dimensions, composition and correct procedure for display are to be found in Articles 11 through 16 of the Mohave County Addressing Policies.

32.10 Mohave County Addressing and Road Naming Policies

The Mohave County Addressing and Road Naming Policies (Exhibit A) and the addressing sample diagrams (Exhibit B) describe the process for the technical assignment of addresses and road names to all relevant structures, lots, or parcels in the unincorporated areas of the county. The procedures describe the method for physical addressing-numbering grid sequences for all Addressing Grids in Mohave County. These Standards are instructions to provide and maintain a county-wide standardized method for the assignment of addresses and road names for all

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roads and structures in the county 911 emergency response system, and to implement the Mohave County Addressing and Road Naming ordinance. The Mohave County Addressing and Road Naming Policies, as amended, and Exhibits A and B exist as addressing policy by reference herein, and may be amended from time to time by the Addressing Official as necessary to ensure 911 emergency response compliance, provide technical corrections, and incorporate amended and/or new 911 emergency procedures as adopted by emergency service providers and federal or state law.

EXHIBIT A
MOHAVE COUNTY POLICIES FOR ADDRESSING AND FOR ROAD
NAMING FOR 911 EMERGENCY RESPONSE
Mohave County Zoning Ordinance, Section 32

Establishment of the Address Numbering System

Article 1: Address Numbering Concept

The numbering system to be used shall be a point-of-origin/baseline concept. Official baselines are stated in Section 2, below. The intersection of the two baselines shall be called point of origin. All numbering shall be zero at the point of origin, and shall ascend in the north, south, east and west directions from the point of origin.

Article 2: Address Grid Numbering Areas

In order to establish a uniform and orderly assignment of address numbers, particularly in rural areas, address grid numbering areas shall be created for each area requiring an address system. Addresses shall ascend from the point of origin from zero to the boundaries of the system or county line, in any direction, and include 250 odd and 250 even numbers per mile, or the approximate assignment of one odd and one even number every 21 linear feet away from the baseline and point of origin. Each 250 number pairs shall be called a Grid Numbering Block.

The address Grid Numbering Areas in Mohave County are as follows:

- A. Kingman area
- B. Bullhead City area/Mohave Valley
- C. Virgin River Communities
- D. Colorado City community area
- E. Lake Havasu City area
- F. Special Addressing Grids

These areas do not include any incorporated municipal area addressing system or area.

Article 3: Street Number Assignment

- A. Situs Address (aka General Address): A situs address is intended to be used as a physical locator for a given lot, parcel or building. It is a standard address form composed of:
 - 1. An address number
 - 2. A tenant space number (commercial/residential multi-tenant apartments and condos)
 - 3. A directional prefix
 - 4. A primary street name
 - 5. (Optional) A suffix
- B. Mailing Address: An address given for the exclusive purpose of mail and parcel delivery. Such an address may take the form of a situs address, post office box number, or rural route.

The utilization of a situs address for mail or parcel delivery, or the creation and utilization of a post office box number or rural route designation, is the sole option of the United States Postal Service, and other delivery services.

Article 4: Number Assignment, General

- A. All buildings, lots or parcels on the right-hand side of each public or private street, or legal access, ascending from the point of origin in a north or east direction shall be assigned even address numbers. All buildings, lots, or parcels on the left-hand side of each public or private street, or legal access, ascending from the point of origin in a north or east direction shall be assigned odd address numbers.
- B. Each Grid Numbering Block equals 5,280 linear feet in a prescribed direction and includes 250 odd and even numbering pairs, equaling approximately one number pair for each ascending 21 linear feet from the baseline. Respective odd and even address numbers shall be assigned to a Calibrated (Number) Line according to the building location, property entrance, legal access location, or mean property frontage.
- C. Building locations, property entrances, or mean property frontages which are directly across from one another on either side of the street should generally be one unit apart in the ascending numerical value of address numbers. Where building locations, property entrances, or mean property frontages are not directly across from one another, the Addressing Technician shall assign an address number guided by that building's location, property entrance, or mean property frontage relationship to the assigned Calibrated Number Line.
- D. Multi-tenant commercial complexes, apartments, manufactured home and recreational vehicle parks, and condominiums, shall require an additional addressing element to be incorporated into the address, assigned to each apartment, suite or tenant space. This element shall be a number known as a "Tenant Space Number" and shall be suffixed to a situs address form. (see Section 6B, The Numbering of Multiple Tenant Spaces)
- E. The exception of multi-tenant commercial complexes, one address shall be assigned to each property or structure. Where only one number can be assigned to any house, building, or any group of houses or buildings (not being used as a multi-tenant commercial venture), the owner, occupant, or agent of such property, who may desire distinctive numbers for the upper and lower portion of any house or building for any part of any such house or building or for the group of houses or buildings, may use suffixes such as (A), (B), (C), etc., as may be required. Where only one situs address number can be assigned to a group of manufactured homes, travel trailers, or recreational vehicles (not a part of a multi-tenant commercial venture), the owner or agent of such property shall use a numeric space designation in crossover odd and even number sequence to address each tenant, lot, or recreational vehicle space.
- F. The Addressing Technician, when assigning a series of address numbers, shall determine where the number calibration begins. This is determined from the Official Address Maps and Address Systems. However, a given series of address numbers may be expanded or contracted if a "natural" (physical) obstruction or break occurs within two lots or a 100-foot length of the Calibrated Number Line. A natural break shall be considered to be an alleyway, an easement, a wash or arroyo, an intersecting street, an undevelopable-impassable obstruction, a common area such as a park, or some other logical break.

- G. When lots or parcels within a given Calibrated Number Line are spaced in a relatively uniform manner, the Technician shall assign address numbers in uniform multiples, according to the number pairs available in the Grid Numbering Block. (Example: multiples of 4 = 204, 208, 212, 216, etc., or 201, 211, 221, 231, etc., depending on lot or parcel sizes). The selection of the appropriate multiple depends on the number of lots or parcels contained within the Grid Numbering Block or Calibrated Numbering Line, whichever is being used (see Figure 5-B).
- H. When lots or parcels are spaced in an irregular manner resulting in varying frontage length, the Technician shall relate the assignment of address numbers directly to the grid numbering block and disregard the use of uniform multiples (see Figure 5-C).
- I. The Technician, when assigning a series of address numbers, will determine whether to lead with an odd or even number, based on the direction of the road. Whenever possible, the first address number in a given series should be even (see Figure 5-D).
- J. Address numbers will be assigned in a stepped, alternating manner except in the case of curved street alignments. Building locations, property entrances, or mean property frontages which are physically lower than those on the opposite side of the street, relative to the ascending Number Line, will be assigned an address number of lower numerical value (see Figure 6-A).
- K. Lots or parcels fronting on a curved street should be treated as if the radius of the right-of-way is actually straight. In other words, lots or parcels directly across from one another shall be assigned address numbers of similar numeric value, even though the street right-of-way is not in a perpendicular relationship with the Calibrated Numbering Line or Grid Block (see Figure 6-B).
- L. Circular Street Configurations
 - 1. For the purpose of addressing a circular shaped street, the circular configuration will be considered to be a straight line with a point of beginning at its intersection with another street.
 - 2. From the point of beginning of the circular street, address numbers shall be assigned in either ascending or descending order, in the direction of the circle's intended vehicular traffic flow (see Figure 4).
 - a. From the circle's point of beginning, address numbers shall ascend when the initial general direction of vehicular traffic into the circle and the circle's directional prefix are the same.
 - b. From the circle's point of beginning, address numbers shall descend when the initial general direction of vehicular traffic into the circle is different than that of the circle's directional prefix.
 - 3. Because circular shaped streets need twice the normal number of addresses, care should be exercised to insure a sufficient number of addresses are available within the number range for both existing and future lots and parcels.
 - 4. When there are too many lots or parcels to allow addressing with the available numbers, the circular shaped street shall be divided into two unique street names. Address numbers shall then be assigned in the conventional manner, disregarding number 1 through 3 above.

M. Loop Street Configurations

1. Loop streets may be addressed in three (3) different ways depending on length, availability of number pairs, and upon its configuration from the main road it loops from, at the discretion of the Addressing Official, or upon a request by an applicant from the public that is approved by the Addressing Official.
 - a. If sufficient number pairs are available in the Grid Numbering Block, a loop street may continue with the addresses from the road it loops from, remembering the right side-left side even-odd numbering system. However, if there is an opposing loop street on the other side of the originating road, then both loop roads will need to be given new names and their own addresses.
 - b. Loop roads, where sufficient address number pairs are not available along the numbering line in the Grid Numbering Block, shall be given their own names and addresses within the Grid Numbering Block.
 - c. Loop roads over one-half (1/2) mile in length may be divided into two (2) distinct road names that come together in the middle of the loop, either by staff or at the request of an applicant, upon the approval of the Addressing Official. The names shall be approved by the Commission and Board according to road naming procedures. The addresses will be parallel pairs to the main road the loop connects to, following the Numbering Line address sequences for that grid.

Article 5: Addressing Single Tenant Commercial Developments (Not intended for residential dwelling)

- A. All separate and distinct commercial developments, not intended for residential dwelling, having a single tenant, shall be assigned a situs address (directional, street number, street name, suffix) for each development. This development address shall be called the “General or Main Address”.
- B. All building or major physical divisions within a separate and distinct commercial development shall have a different situs address assigned to each building or major division, or a main situs address and a building identifier address (e.g., 1234 N. Smith Street, or 1234 N. Smith Street, Building A). When the development is composed of only one building, the General Address and the Building Address shall be one and the same. The addition of another building(s) to a development shall require the creation of an additional building situs address or identifier, or the creation of a new and separate General (Main) Address.

Article 6A. Addressing Multi-Tenant Commercial Development (Not intended for residential dwelling)

- A. All separate and distinct commercial developments, not intended for residential dwelling, having multiple tenant accommodations in each building (such as shopping centers, malls, medical centers, industrial parks, et al) shall be assigned a situs (main) address (street number, direction, street name, suffix) for each different development. This development address shall be called the “General (Main) Address”.

- B. All buildings or major physical divisions within a distinct multi-tenant commercial development shall have a General (main) Address assigned to each building or major division. When the development is composed of only one building, the General Address and any building address shall be one and the same. The addition of another building(s) to such a development shall require the creation of a Building identifier or the creation of a new and separate situs (main) Address.
- C. All separate, different commercial developments with more than one obvious structure or building may choose to have a singular General (main or situs) Address for the entire complex, with building and tenant identifiers, or each different distinct structure or building may have its own General Address separate from all the others. Location and circumstance on the property may dictate how addresses are assigned. The Addressing Official will have final authority to assign addresses.
- D. All subdivisions (tenant spaces) of any building or major division shall be assigned a unique number which represents the location of the entrance to each tenant space in relation to a prescribed Number Line, and the addition of a level or story designation for those tenant spaces which are part of a multi-storied structure. This unique number shall be called the "Tenant Space Number". Significant changes in an entrance location of an existing tenant space relative to an established Number Line may require a change in the previously assigned Tenant Space Number.
- E. The Tenant Space Number may have an alphabetic suffix assigned to it, at the option of the Addressing Technician, if a straight numeric arrangement proves unworkable for the specific application.

Article 6B: The Numbering of Multiple-Tenant Spaces

- A. Establishment of Calibrated Number Lines (aka Number Lines)
 - 1. Composition of Number Lines
 - a. All Calibrated Number Lines (aka Number Lines) shall be composed of a single calibrated (interval) line running parallel with the perimeter of the structures to which Tenant Space Numbers will be assigned.
 - b. Each Number Line will proceed from a point of beginning, which shall be called the "Point of Origin," to a point of ending, which shall be called the "Point of Termination."
 - c. The continuous line running from the Point of Origin to the Point of Termination on which calibration intervals are placed shall be called the "Basis Line."
 - d. On the key addressing map layout for multiple tenant buildings, the Point of Origin shall be indicated by the placement of a dashed line, which is perpendicular to and at the beginning of the Basis Line. The Point of Termination shall be indicated by the placement of a dashed line, which is perpendicular to and at the end of the Basis Line.

- e. Between the Point of Origin and the Point of Termination, the Basis Line shall be marked (calibrated) with small, equidistant intersecting lines which shall be spaced to correspond to units of footage (assigned by the Addressing Technician), with the value of each unit to be displayed in braces near each point of origin. Each of the intersecting lines, which shall be called "Calibration Lines," shall be numbered (addressed) in ascending order, proceeding away from the Point of Origin in the direction of the Point of Termination, with the first calibration line from the Point of Origin being "0" (zero) for even numbered Number Lines and "1" (one) for odd numbered Number Lines. The Addressing Technician shall determine what distance between calibration lines (unit value) is required to avoid creating excessively large Tenant Space Numbers (e.g., space #11063) and to generally allow for a minimum of two possible Tenant Space Numbers (calibration lines) for the smallest expected division of tenant spaces. This will provide some flexibility should unexpected new tenant spaces come into existence.
2. Also on the key addressing map layout, in addition to the unit value contained within the above mentioned braces, there will be a number constant (k), representing a series from which Tenant Space Numbers will be created for a particular Number Line.

The number constant (k) can represent either a level or a story designation or a sequence number, or a combination of both.

- a. Number Lines utilized for multiple story or multiple Number Line applications shall have a hundred series number constant (k) which represents the applicable story level designation or the sequence number (see 1. C, to follow).
- b. Number Lines utilized for multiple story/multiple Number Line applications shall have a thousand series number constant (k), which represents the story designation and the sequence number.

Note: An exception to the above would occur when a multi-story building exceeded nine (9) stories. In that case, the number constant (k) would be a thousand series representing only the story designation or a ten thousand series for applications requiring both the story designation and the sequence number. See Figure 1-A.

B. Number Line Continuity on the Key Addressing Map Layout

A Number Line will be continuous from the Point of Origin to the Point of Termination. Calibration Lines will be placed on the Number Line only where it corresponds to actual building and tenant frontage. The portion of the Number Line that does not correspond to actual building tenant frontage, as would be experienced when continuing the Number Line around an exterior corner, will be represented by a dashed line. A Number Line which must be continued around an interior corner shall require the Number Line to be composed of several intersecting segments with each segment being kept parallel to the appropriate building frontage. See Figure 1-B.

C. General Instructions for Utilization of Number Lines for Buildings Containing Multiple Tenant Spaces

1. One single-loaded Number Line (tenant spaces being only on one side of the Number Line) may be constructed for each building or contiguous group of buildings which contain multiple tenant spaces. Parallel single-loaded Number Lines shall be constructed on each side of a building or contiguous group of buildings having tenant spaces fronting on opposite sides. One double-loaded (common) Number Line (tenant spaces being on both sides of the Number Line) may be constructed to serve two buildings or groups of tenant spaces in a common building (hallway) with frontage opposite one another.
2. A double-loaded Number Line may be extended to serve multiple buildings if opposite frontages overlap. A single- or double-loaded Number Line may be extended to serve an additional building if new construction occurs contiguous to existing buildings in the same development where no provisions were made for an additional building Number Line. See Figure 1-C.

D. Sequential Numbering of Multiple Number Lines

1. The utilization of several parallel or consecutive Number Lines constructed on the same plane or building level in a commercial development shall require the numbering of each Number Line.
 - a. The first Number Line shall be numbered one hundred (100) with additional Number Lines being numbered consecutively (200, 300, 400, etc.). Thus, each Number Line becomes unique, and the related tenant spaces are also unique. That is, tenant space #101 relates to the first Number Line in a sequence; tenant space #201 relates to the second Number Line in a sequence, and so on.
 - b. Begin the sequential numbering of consecutive single-loaded Number Lines with the Number Line that is related to the structure with the numerically lowest building address. Proceed to the next Number Line which is related to the next lowest building address (which is not related to the previous Number Line), and so on.
 - c. Two single-loaded Number Lines constructed on opposite sides of the same structure shall receive the same sequence number with one Number Line having even numbered calibrations and the other having odd numbered calibrations, as described in 1.G below. Sequential numbering of additional sets of parallel Number Lines will be assigned in the same order, described in paragraph b above.
 - d. The combination of single-loaded and double-loaded Number Lines running parallel to each other in the same building (that is, a building having exterior and interior [hallway] tenant frontages) shall have the sequential numbering of Number Lines proceed from the side of the building which is adjacent to the street (street side) from which the building address is determined. The Number Lines shall alternate even numbered calibrations to odd numbered calibrations, or odd to even, as described in 1.H below. See Figure 1-D.

E. Procession of Calibration Line Numbering

1. The numbering of Calibration Lines (i.e., tenant spaces) shall proceed in ascending order in the same direction as the street lane (that is, parallel to the street) on which the building is addressed proceeds (with the exception of buildings with a more or less perpendicular orientation to the street). As example, if a building has a building address of 101 E. First Street and is parallel to the street, then the point of origin of the Calibration Line will be at the west end of that building, and the numbering shall proceed in an ascending order in an easterly direction; or the point of origin of the Calibration Line will be at the south end of the building and numbering shall proceed in an ascending order in a northerly direction, if the building is parallel to the street in a northerly direction..
2. For any building having tenant spaces which front along a building line that is more or less perpendicular to the street direction from which the building address is determined, it shall have calibrations numbered in an order ascending away from the street right-of-way on which the building is addressed. See Figure 1-E.

F. Calibration Line Numbering for Single-Loaded Number Lines

1. Number Lines used for a single-loaded application shall have either even or odd numbers assigned to the Calibration Lines, depending on whether the building address is even or odd. That is, the Calibration Lines will be even numbered if the building address is even numbered, or odd numbered if the building address is odd numbered.

G. Calibration Line Numbering for Parallel Single Loaded Number Lines

1. Two single-loaded Number Lines being constructed on opposite sides of the same structure, therefore making the Number Lines parallel to each other, shall require that one Number Line have even numbered calibrations and the other to have odd numbered calibrations.
2. Number Lines running relatively parallel with and immediately adjacent to the street from which the structure's building address is determined (street side) shall have even numbered calibrations if the building address is even and odd numbered calibrations if the building address is odd.
3. Number Lines running relatively parallel with the street from which the structure's building address is determined but on the opposite side of said structure (not the street side) shall have even or odd numbered calibrations opposite to that of the calibrations on the street side. That is, with the street side Number Line being even numbered, then the opposite side of the building shall be odd numbered.

Note: The street side of any building having a more or less perpendicular orientation to the street will be considered to be the side opposite the direction in which the street so proceeds; therefore, the numbering line numbers will ascend from the street either south or east, depending on the main address street direction; and when facing the building from the street, the left side number line shall be odd numbered and the right side number line shall be even numbered, whether the number lines are opposing or opposite each other. See Figure 1-G.

- H. Calibration Line Numbering for a Combination of Single-Loaded and Double-Loaded Number Lines
1. Single-loaded and double-loaded Number Lines running parallel to each other in the same building (that is, a building having exterior and interior [hallway] tenant frontages) shall require that the street side Number Line have even numbered calibrations if the building address is even, and odd numbered calibrations if the building address is odd. The Number Line, in the case of a double-loaded Number Line, which is nearest to the street side, shall have calibration numbers (even or odd) opposite to those of the Number Line which directly faces the street side. The next Number Line or Number Line side to the previous Number Line shall have calibrations numbered the same as those of the Number Line facing the street side. The alternation of even to odd or odd to even from Number Line to Number Line continues as each proceeds away from the street side. See Figure 1-H.
- I. Calibration Line Numbering for Double-Loaded Number Lines
1. Number Lines used for a double-loaded application shall require that one side of the Number Line have even numbered calibrations and that the other side has odd numbered calibrations. The even and odd numbers shall be assigned in the same manner described in Paragraph H above. This will be accomplished by considering the street side of the structure to have an understood Number Line, which will serve as a placeholder. The understood (street side) Number Line shall then be considered to have even numbered calibrations if the building address is even, and odd numbered calibrations if the building address is odd numbered. See Figure 1-I.

Article 6C General Guidelines for Determination of Tenant Space Numbers

- A. Basic Tenant Space/Number Line Interface
1. All tenant space numbering shall proceed in ascending order relative to an appropriate Number Line. The Addressing Technician should assign Tenant Space Numbers according to the number on the Calibration Number Line which most closely aligns with the tenant space entrance. See Figure 2-A.
- B. Mall Configuration - Multiple Tenant Spaces
1. Multiple Tenant Spaces which are grouped, more or less, under a common roof to form a mall configuration shall be addressed under a single General (Main or Situs) address with the Tenant Space Numbers being determined from a common continuous double-loaded Number Line.
 2. In a mall-type complex, the tenant space entrances predominantly open into the mall area. Occasionally, a few tenant spaces will have main entrances that open opposite the mall area and outside into the parking lot (anchor stores). These tenant spaces shall be treated as an exception and shall be assigned Tenant Space Numbers relative to the common Number Line that is constructed in the mall area. Each Tenant Space Number assigned to exterior facing tenant spaces shall also have an alphabetic suffix. These Tenant Space Numbers shall be even on the even side of the common Number Line, odd on the odd side of the common Number Line, and must not duplicate any Tenant

Space Number used inside the mall area. The alphabetic suffix “A” shall be assigned to the tenant spaces on the street side of the mall exterior. The alphabetic suffix “B” shall be assigned to the tenant spaces on the opposite side of the mall exterior.

3. Should an island grouping of tenant spaces occur within a mall, the common double-loaded Number Line shall be split into two double-loaded Number Lines. Relative to the previous Number Line, one branch will have even numbered calibrations and the other odd. Tenant Space numbers on each side of the odd numbered branch will be odd, and Tenant Space Numbers on each side of the even numbered branch will be even. The two branches shall merge back into a common double-loaded Number Line after leaving the area of the island grouping. See Figure 2-B.

C. Mall Configuration - Multiple Buildings

1. Multiple buildings that are grouped together under a more or less common roof to form a mall configuration shall be addressed as individual buildings, with each having a separate building address but utilizing a common double-loaded Number Line. See Figure 2-C.

D. Hallway Building Configuration

1. Any individual building having tenant spaces on each side of the building and in an interior hallway shall have single-loaded Number Lines on the exterior sides of the building and a double-loaded Number Line in the hallway.
2. If the building address is odd, the Number Line, which is on the street side of the building, shall have odd numbered calibrations and, therefore, odd numbered Tenant Space Numbers. The next Number Line, being double-loaded, would be even on the side nearest the street side Number Line and odd on the other side. The next Number Line shall be even, and so on in an alternation of odd and even Number Lines. The opposite would apply if the building address were even. See Figure 2-D.

E. Multi-Sided Building Configurations

1. If a building has tenant spaces opening on multiple sides (square, rectangle), establish the Point of Origin on the corner nearest the street from which the building address is determined, with that corner being on the side of the building which is opposite the direction that said street so proceeds. Then proceed with ascending Calibration Line numbers first along the building street side and then continue around the remaining perimeter of the building. (Example: 101 E. First Street [of the figure drawings]. Start at the corner nearest the street on the west side of the building and proceed along the street side and then around the building’s perimeter with the Number Line). Be sure to consider the possibility of needing discontinuations and continuations of the calibrations at each exterior corner (angle). See Figure 2-E.

F. Plaza Building Configurations

1. Should several tenant spaces be located within a plaza arrangement, establish an appropriate Point of Origin, extend the Number Line into the plaza area, and go around the interior perimeter of the plaza. Be sure to consider the possibility of needing intersecting Number Lines and continuations and discontinuations of the calibrations on

each corner (angle). See Figure 2-F.

G. Stepped Building Configurations

1. If a building is stepped and the stepping is sufficient to allow tenant frontage, the Number Line must be stepped also.
2. Be sure to consider the possibility of needing intersecting Number Lines and discontinuations and continuations of the Calibration Lines at each corner (angle). See Figure 2-G.

H. Circular Building Configurations

1. If a building is circular, start at a point that is the most opposite the direction from which the street proceeds (the direction from which the building street address is determined). (Example: the most west side for 101 E. First Street in Figure 2-H.) Then proceed first towards the street and then around the buildings' perimeter. See Figure 2-H.

Article 6D Tenant Space Number Formats

A. Tenant Space Number Elements

1. Tenant Space Numbers shall be composed of the two elements described below:
 - a. The 'first' element (number) represents the level or story of a particular tenant space. (e.g., room 244 of a motel. The "2" represents the second story).
 - b. The 'second' element represents the sequence number that is assigned to each Number Line. (The first and second "4" represents the sequence [the side of the second story of the motel where the 40s number series starts, or the 44th number in the room sequence]).

B. Tenant Space Numbers for Single-Story Applications for Commercial-Industrial Applications (Single or Multiple Number Lines)

1. Tenant Space Numbers for single-story applications shall be composed of a 'second' element, which is the Number Line sequence number, and a 'third' element, which is the number assigned to each tenant space.

Note: Should a portion of a single-story development be unexpectedly expanded to additional stories, the Tenant Space Numbers for the levels above the original ground level shall have a 'first' element prefixing the existing 'second' element and 'third' element for the upper stories only.

C. Tenant Space Numbers for Single Number Line/Multiple-Story Applications for Commercial-Industrial Applications

1. Tenant Space Numbers for single Number Line/multiple-story applications shall be composed of a 'first' element, which is the level or story designation, and a 'third' element, which is the number assigned to each tenant space relative to a predescribed

Number Line.

D. Use of Alphabetic Characters in Tenant Space Numbers

1. The augmentation of a Tenant Space Number by the use of an alphabetic character shall require that the alphabetic character be a prefix or suffix to the Tenant Space Number. However, alpha characters should only be used as a last resort when no other means of conventional addressing suffices.

E. Limitations of Tenant Space Number Size

1. Tenant Space Numbers should not exceed four numbers or letters, including an alpha or numerical prefix or suffix. Projects which are large enough to create the possibility of large Tenant Space Numbers will be assigned Tenant Space Numbers on a case-by-case basis while holding to as many of the established standards as possible.

Article 7: Addressing of Apartments and Condominiums

- A. All separate and distinct developments, intended for human dwelling and having multiple tenant accommodations (apartments, condominiums), shall be assigned a situs address (street number, direction, street name, and suffix) for each development. This address shall be called the "General (situs, main) Address".
- B. All buildings or major physical divisions within a multiple tenant development shall have a separate address number assigned to each different building or major division, or shall have one General Address, and all buildings or major physical divisions will be assigned a separate building identification tied to the General Address. When the development is intended to be composed of only one building, no building designation is required. The addition of other building(s) to such a development shall require the creation of a building designation along with the original General Address serving as the General Address for the entire complex. Any appurtenant structures (swimming pools, recreation building, etc.) will be assigned to the General Address.
- C. All dwelling units within any building or major division shall be assigned a unique number (which represents the level or story of each unit within its building) and a dwelling unit number. An alphabetic prefix or suffix may be assigned upon request if a straight numeric arrangement proves unworkable for the specific application. Apartment numbers or condominium unit numbers are some types of Tenant Space Numbers.
- D. Multi-structure apartment or condominium projects shall require the installation, by the developer, of a graphic building location and addressing guide at each point of ingress into each development. The Addressing Official shall also determine if directional signs may be required in order to facilitate rapid building location by emergency vehicles.
- E. The General Address and all building location guides, directional signs (as required), any building designations and apartment/unit numbers shall be permanently installed prior to issuance of a permit to occupy.

Article 8: Permanent Space Designations for Manufactured Home and Recreational Vehicle Parks

- A. Any lot or parcel having two or more spaces developed for the installation of manufactured homes or the parking of travel trailers or recreational vehicles on a daily, seasonal, or permanent rental basis shall have a General Address and permanent numeric space designations assigned according to the provisions of the Addressing Standards, Section 4, and displayed according to Section 13, B. Any of the park's ancillary structures (offices, recreation building, etc.) will be assigned to the General Address. If a resident manager's dwelling exists on the park parcel, it can be assigned a different General or Situs Address, if unconnected to the management office buildings.
- B. The owner and/or developer of any park project shall file a site plan according to county regulations to include showing space locations and permanent numeric space or lot designations for review by the Addressing Official. An approved site plan according to Mohave County Zoning Ordinance, 27.I, will satisfy this requirement, or as stated in Addressing, E.5.a.3.
- C. The General Address numbers and the space numbers shall be installed as per Section 17 prior to the issuance of a permit to occupy the premises.

Article 9: Determination of Addresses

- A. Determination of addresses: The Addressing Official or designate shall determine and affix official addressing numbers to the Official Addressing Maps upon or at:
 - 1. Recordation of a subdivision or survey.
 - 2. Approval of a development plan and the submittal of building details (floor plans) as may be required for commercial developments, including condos and apartments.
 - 3. Submittal of a commercial site plan and the submittal of building details (floor plans and space assignments) as may be required for commercial developments, including manufactured home and recreational vehicle parks.
 - 4. The request by any authorized person, firm, or corporation, when accompanied by an appropriate legal description in writing, for a site which has been recorded in the office of the County Recorder, either new or numbered previously.
 - 5. Initial construction or development of addressing formats and plans for the County.
 - 6. To clarify or correct 911 emergency service response addressing provisions.
- B. It shall be the duty of the Addressing Official to inform any applicant of assigned address(es) belonging within the limits of any lot or property, as provided herein.
- C. In the case of a conflict regarding the proper address, the Addressing Official or designate shall make the final assignment.

- D. Requests for numerical re-addressing of recorded subdivisions, surveys, or approved development plans which have sold no lots shall not be accepted until the Addressing Official or designate has determined the necessity and appropriateness for renumbering. Exceptions may be granted by the Addressing Official in cases of demonstrated hardship.

Article 10: Changing of Address

- A. Any person, firm, or corporation may request the changing of an address number through the Addressing Official, per B below.
- B. Requests for an address change shall be accepted only in cases where a corner lot “front” changes or in cases of property splitting, merging, subdividing or re-subdividing, and to correct addressing not in accordance with the official 911 emergency response addressing system, including those addresses assigned prior to implementation of the 911 addressing system.
- C. Addresses may be changed at any time by the county due to a technical or typographical error or lack of conformity with 911 emergency procedures. An address change due to these errors may be initiated by the Addressing Official or designate, or by a person, firm or corporation bringing them to the attention of the county. Such technical changes not involving the request for a new road name may be corrected administratively.
- D. The Addressing Official shall be required to provide written notice of address change(s) to the Owner(s) and/or Tenant(s) of any building or occupied area requiring an address change because of error.

Article 11: Number Materials and Proportion

- A. The numbers used for displaying addresses shall be made of durable and clearly visible material, which will provide good contrast against the background of a sign or wall (e.g., black numbers shall not be used against a dark background; silver numbers shall not be used against a white background).
- B. All numbers should have a minimum proportion ratio of height-to-width of about 2-to-1 (example: a number six (6) inches in height requires a minimum base width of three (3) inches).
- C. All residential address numbers shall be a minimum of three (3) inches in height. All commercial address number requirements shall be according to Article 13, below.
- D. Each resident or property owner shall be required to place physical addresses on structures on their properties, or on the property, where an address is required such that the number can be plainly visible from the access right-of-way to their property or structure, as described below.

Article 12: Display of Numbers, Size (Single Family Residential)

- A. The address numbers provided for herein shall be conspicuously placed at the appropriate location on each building or on the property so that the number can be plainly seen from the street. Whenever any building is situated more than fifty feet from the street right-of-way line or when the appropriate building address location is not visible from the street, the number of

such building shall be conspicuously displayed at the street line, near the walk or driveway entrance, upon a gate post, fence, tree, stand-alone post, on the curb nearest the center of the front property line as possible, or other appropriate place so as to be easily discernible from the street by emergency vehicles. The numbers used on the entrance to a building shall not be less than three inches in height for a front yard up to 25 feet. From 25 feet to 50 feet from the front yard right-of-way line, address numbers shall be a minimum of 4 inches in height. Minimum number height shall increase one inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line up to 200 feet. Setbacks greater than 200 feet shall require an increase in the number height of one inch for each additional 50 foot setback.

- B. Addressing staff shall instruct all applicants for addresses of the requirements for size and placement of the numbers as appropriate to the property being addressed.

Article 13: Display of Numbers, Size (Single-Building Commercial Developments, Apartments, Condominiums, Manufactured Home or Recreational Vehicle Parks)

- A. The General Address number shall be conspicuously placed on a freestanding sign, building, kiosk, entryway island or similar place for ease of viewing. The address shall be clearly visible to traffic from either direction on the primary street where the development is located.
- B. Sign or building frontage setbacks up to 50 feet from the right-of-way line of the primary street shall have numerals no less than 8 inches in height. The minimum number height shall increase 1 inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line up to 200 feet. Setbacks greater than 200 feet shall require an increase in number height of 1 inch for each 50 feet of additional setback.
- C. Tenant Space Numbers, including apartment numbers and condominium unit numbers and manufactured home/recreational vehicle park space numbers, shall be permanently displayed on, near or next to the appropriate entrance or access point to each space, apartment, etc., and the numbers shall be a minimum of 3 inches in height.
- D. Interior Tenant Space Numbers should be a minimum of 2 inches in height at the interior entrance to each tenant space apartment or condominium unit, as necessary.

Article 14: Display of Numbers, Size (Multi-Building/Singular Tenant, Commercial Development [no dwelling])

- A. All separate and distinct commercial developments, not intended for residential uses, being composed of multiple buildings or major divisions having singular tenancy and having limited access or access controlled by a security system (e.g., hospital, manufacturing plant, hotel or motel complex), need only display the General Address even though Building Addresses may be utilized.
- B. Address numbers provided shall be conspicuously placed on a freestanding sign or other appropriate edifice or structure (e.g., entryway island, kiosk, guardhouse). When utilized, a freestanding address sign shall be clearly visible to traffic from either direction on the primary street frontage of the development.

- C. Sign or building frontage setbacks up to 50 feet from the right-of-way line of the primary street shall have address numerals no less than 8 inches in height. The minimum number height shall increase 1 inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line, up to 200 feet. Setbacks greater than 200 feet shall require an increase in number height of 1 inch for each 50 feet of additional setback.

Note: The provision allowing for the display of only General Address numbers applies only to multi-building, single-tenant developments which have received occupancy permits. All other developments shall adhere to requirements for numbering as stated herein.

- D. All separate and distinct commercial developments being composed of multiple buildings, or major divisions having singular tenancy and having unrestricted access and view to each building, or major division from the primary street frontage for the development, shall have Building Addresses conspicuously placed in accordance with the following Article.

Article 15: Display of Numbers, Size (Multi-Building, Multi-Tenant Commercial Developments [non-dwelling applications])

- A. The address numbers provided for herein shall be conspicuously placed on a freestanding sign, kiosk, guardhouse, entryway island or similar and on each building, or simply on each building, in the following manner:

1. Sign on Building or Directory Sign

The sign must display all the individual Building Addresses contained in a given development or display the range of those addresses (e.g., 1020 through 1030).

Note: A Temporary General Address assigned for construction purposes shall not be displayed, nor should it be used, for mailing purposes once a project is finalized for multi-building, multi-tenant developments. In a multi-building context, the General Address serves only as an administrative address for construction until permanent addresses for each building are assigned.

2. The Building Addresses on the directory sign must be visible to traffic from either direction on the primary street frontage where the development is addressed (at or near the main entrance).

Sign or building frontage setbacks up to 50 feet from the right-of-way line of the primary street shall have numerals no less than 8 inches in height. The minimum number height shall increase 1 inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line, up to 200 feet. Setbacks greater than 200 feet shall require an increase in number height of 1 inch for each 50 feet of additional setback. Numerals placed on the building for the “sign/building” approach shall be clearly visible from any and all parking area(s) serving particular buildings, and shall not be less than 6 inches in height.

B. Building Numbers with No Directory

The “building number only” approach requires that all Building Addresses shall be clearly visible to traffic from either direction of the primary street frontage to which each building is addressed. Sign or building frontage setbacks up to 50 feet from the right-of-way line of the primary street shall have numerals no less than 8 inches in height. The minimum number height shall increase 1 inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line, up to 200 feet. Setbacks greater than 200 feet shall require an increase in number height of 1 inch for each 50 feet of additional setback.

Article 15: Display of Numbers, Size (Multi-Building, Multi-Tenant Commercial Developments [non-dwelling applications]) (continued)

Numerals placed on the building for the “directory sign” approach shall be clearly visible from any and all parking area(s) serving particular buildings, and shall not be less than 6 inches in height.

C. Directional Signs

1. An orientation of buildings within a given commercial development which obscures certain buildings from the primary street on which the development is addressed, and from parking and access areas, will require the placement of directional signs.
2. A directional sign shall be required at each primary entry to the obscured building(s). Each directional sign shall carry the appropriate address number(s) or range of address numbers and a directional arrow, or location instructions, as minimum directional information. Each directional sign used shall be clearly visible from any and all parking areas serving a particular building, and shall have numerals no less than 6 inches in height.

D. Additional Signs

Buildings having parking and access areas provided only at their side or rear shall have additional Building Addresses displayed and visible from any and all such parking and access areas. These additional Building Addresses shall have numerals no less than 6 inches in height.

E. Tenant Space

Tenant Space Numbers shall be permanently displayed near the appropriate entrance, having numerals no less than 3 inches in height. Interior tenant space numbers shall be signed with numerals no less than 2 inches in height on the interior entrance to each tenant space or apartment.

Article 16: Display of Numbers, Size (Multi-Buildings, Apartments and Condominium Developments)

- A. The General Address number shall be conspicuously placed on either a freestanding sign, structure, kiosk, entryway island or similar visible place. The General Address shall be clearly visible to traffic from either direction on the primary street frontage of the development, and from every point of ingress into the development.

1. Sign or building frontage setbacks up to 50 feet from the right-of-way line of the primary street shall have numerals no less than 8 inches in height. The minimum number height shall increase 1 inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line, up to 200 feet. Setbacks greater than 200 feet shall require an increase in number height of 1 inch for each 50 feet of additional setback.

- B. The Building Numbers shall be conspicuously placed on each building. All Building Numbers shall be clearly visible to traffic from either direction on the primary street frontage and/or access lane from which each building is accessed.

1. Sign or building frontage setbacks up to 50 feet from the right-of-way line of the primary street shall have numerals no less than 8 inches in height. The minimum number height shall increase 1 inch for every 25 feet of setback beyond 50 feet from the primary street right-of-way line, up to 200 feet. Setbacks greater than 200 feet shall require an increase in number height of 1 inch for each 50 feet of additional setback.

- C. Directional Signs

An orientation of buildings within a given development which obscures certain buildings from their primary street, parking or access areas will require the placement of directional signs. A directional sign shall be required at each point of access (vehicular and pedestrian) to the obscured building(s).

1. Each directional sign shall carry the appropriate Building Number(s) or range of numbers, and a directional arrow or locational instructions as minimum directional information. Each directional sign used shall be clearly visible from any and all parking areas serving a particular building and shall have numerals of not less than six inches in height.

- D. Additional Signs

Buildings having parking and access areas provided only at their side or rear shall have additional Building Numbers displayed and additional numbers shall require numerals no less than 6 inches in height.

- E. Apartment Numbers/Condominium Unit Numbers

Apartment and unit numbers (Tenant Space Numbers) shall be permanently displayed near the appropriate entrance, having numerals no less than 3 inches in height. Interior apartment or unit numbers (Tenant Space Numbers) shall be signed with numerals no less than 2 inches in height on the interior entrance to the tenant space or condominium unit.

Article 17: Determination of Street Names

- A. It shall be the responsibility of any person, firm, or corporation requesting the establishment of names for new roads on development plans, unsubdivided parcels, or adjoining individual lots, to submit an application for naming or renaming a road to the Addressing Official, whereupon the Official will research the Official Road Name Index and Official Addressing Map to establish that road name requests submitted conform to these regulations relative to road alignment, design, duplication and clarity of names, spellings and meaning.
- B. New subdivision plats submitted for county approval shall contain proposed names for all public or private roads to be developed along with a list of the proposed names, and a list of alternate names in the case of duplication, as determined by the county.
- C. If a submittal is rejected, the Addressing Official may make road name recommendations to the applicant. All submittals shall be made during the planning stages or the development plan stages prior to the approval of subdivisions or any other development plans. The Addressing Official or designate shall assign road names when the responsible person(s), firm, or corporation declines to submit names as required by these road naming procedures.
- D. Any person, firm, or corporation who owns property on a road, or whose property is or may be affected by a road, may request the re-naming of the road by obtaining a county 'Application Procedures for Naming or Renaming a Road', and follow procedures detailed therein, and then submit it to the county Addressing Official for review and scheduling for a public hearing.
- E. Assuming there are no overwhelming objections to the proposed name, and no other road in the same Grid Numbering Area has that name, the applicant's request will be sent to the Planning and Zoning Commission and Board of Supervisors for approval to change the current name to the new name. Once approved, it will be appropriately recorded. The new name will be forwarded to 911 emergency services, the U.S. Postal Service and other users so they may correct their addressing files.
- F. The applicant will receive confirmation of the status of the re-naming request, approved or disapproved, within 30 days after a decision by the Board of Supervisors.

Article 18: Non-Conforming Addresses

- A. At the time of approval by the Board, the provisions of this ordinance and companion policies shall not affect existing addresses of buildings or property, with the following exceptions:
1. Implementation or correction for 911 emergency service response.
 2. Duplication of road names that cause confusion for 911 emergency response or the properties along the road have a demonstrated delivery hardship.
 3. Multiple road names using the same alignment.
 4. Multiple spellings for a road name along the current alignment.
 5. Conflicts occurring for 911 emergency response due to similar pronunciation or spelling of a road name, as determined by emergency service personnel, or by post office requests.
 6. A gross error in the physical placement of the Grid Block or Calibrated Numbering Line.
 7. Excessive discontinuity of alignment for the same street name, errors or discontinuity in the assignment of address numbers, or other ordinance requirements and policies previously detailed.
 8. Individual buildings or properties, or blocks of address numbers, completely out of sequence with the current numbering line and grid.

Article 19: Name and Address Numbering Remedies and Appeal Process

- A. The Addressing Official shall resolve conflicts affecting address numbering and road naming as described herein.
- B. The Addressing Official shall notify, through the U.S. Postal Service, all persons whose property is directly affected by the conflict. Said notice shall advise each person of any administrative remedy to be taken on the issue, and that any proposed action shall become legal and binding 30 days from the date of notice. Any person affected by the decision, who has an objection to the proposed resolution, must complete and return a "letter of appeal" attached to the notice within a 15 working day period, stating the reason for an appeal of the conflict resolution decision and requesting a hearing before the Planning and Zoning Commission. If the Addressing Official receives a letter of appeal, a notice shall be sent to all concerned parties stating the date and time when the proposed action will appear on the Planning and Zoning Commission agenda for action. Any affected persons shall be notified of any action taken on the issue by the Commission and Board of Supervisors.

Article 20: Determination of Mailing Addresses for the Sending of Notices

- A. Notices for action on any addressing, road naming or administrative action will be sent to the current listed owner of any parcel affected by the action at the current address of record, as determined from the Mohave County Assessor's tax records.

ROAD NAME SIGNS

A. General Requirements

1. All road name signs shall be constructed and installed according to Mohave County Department of Public Works standards as required for all public rights-of-way.
2. Approved road names shall be clearly and visibly displayed at every intersection and road break on all public roads and on all private roads within subdivisions and development plans.
3. Any pre-approved road names shall be displayed in a temporary manner at all times during construction of such public or private roads.
4. Approved road names shall be displayed in a permanent manner upon completion of road construction.
5. A private road which intersects a public road shall have road name signs according to the Mohave County Department of Public Works installation standards, installed by the owner/developer at the intersection or road name change point.
6. Private road name signs within subdivisions and development plans which are not at intersections with public roads may be of owner design, but must maintain overall county road name sign maximum and minimum size dimensions. The sign shall be clearly visible from all directions of vehicular travel, and shall be in conformance with the following requirements and any requirements of the 911 emergency response system.
7. All road name sign letters shall be reflective.
8. Primary road name letters shall be displayed in a uniform size and be at least four inches in height. The primary road name shall not be abbreviated.
9. Road name prefixes and suffixes may be abbreviated and in a smaller size than the primary name, but the letters shall be at least two inches in height.
10. All road signs shall display the appropriate prefix compass directional indicator for each road name (N., S., etc.), and shall be at least 2 inches in height
11. A property owners association, or the property owners adjoining a private road shall be responsible for replacement and maintenance of road signs after their installation in a subdivision or development plan, for 911 emergency services purposes. If the responsible parties fail to adequately maintain or replace road signs in a timely manner, the county may, after thirty days written notice to the responsible homeowners

association or property owners, make the necessary repairs or replacements and collect the costs of labor and materials equally from each responsible party or association.

12. A privately installed road name sign on a public road or in a subdivision or development plan, or on a corner where a private road intersects with a public road shall have an additional sign below the road name displaying: (Private Street [or Road]), (Not a County Street-Pvt), or (Not a Public Maintained Street).

B. Road Sign Format

1. All road name signs installed or replaced after the effective date of this regulation shall conform to the following format:
 - a. Directional prefix (N., S., E., or W.): upper left corner.
 - b. Primary name: main body of sign
 - c. Suffix: centered following primary name or upper right corner or, if foreign language requires, centered preceding primary name.
 - d. Grid line designation number, if any, in the lower right corner.
 - e. The minimum height of a directional prefix, street suffix or grid line number shall be one-half the height of the primary name.

C. Display Exceptions, Non-Conforming Road Names and Addresses.

1. Existing addresses displayed prior to the implementation date of these regulations shall be exempt from the address display provisions for a period of one (1) year from the date of these regulations, except in the event of:
 - a. A necessary address change, or there is a new owner of the property within that time;
 - b. A building or structure remodeling or repair which requires a building permit;
 - c. An exterior sign replacement or repair which requires a building permit.
 - d. A gross error in the physical placement of a Calibrated Number Line increment;
 - e. A gross error or discontinuity in the assignment of an address number which creates a potential hazard for 911 emergency response;
 - f. An incorrect directional prefix for a road;
 - g. More than one directional prefix for the same road;
 - h. More than one spelling for the same road name;
 - i. In the case of the problem of similar sounding and spelled road names.

- j. Use and display of an address not assigned;
- k. Duplication of a road name;
- l. More than one name for the same alignment;
- m. An overlap in address ranges for the same primary road name; or
- n. The primary access from a road is different than the address.

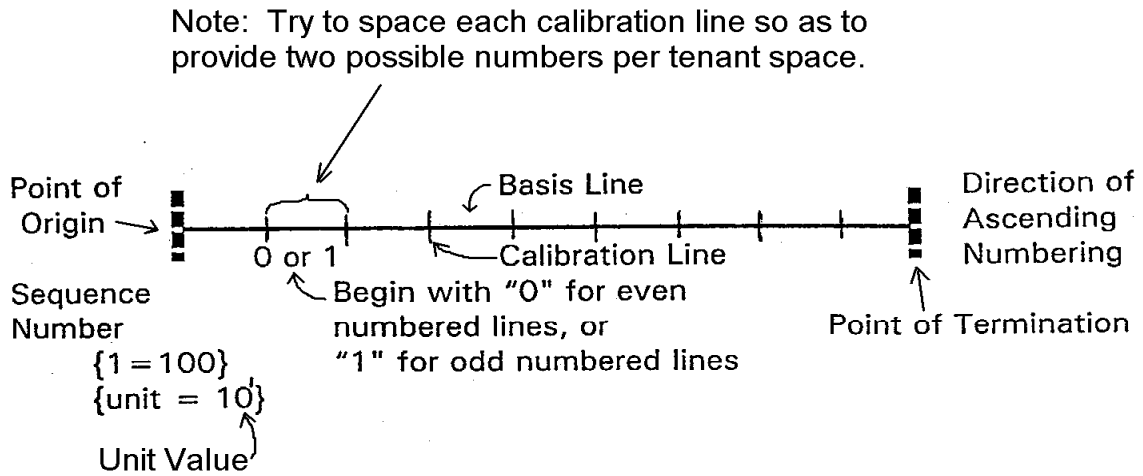
D. Conflicting Actions, Compliance and Citation.

1. Conflicting actions:
 - a. No final plat, development plan or site plan may be approved without the application of these regulations for an addressing scheme;
 - b. No address may be issued in the unincorporated area of Mohave County without the application of these regulations;
 - c. Permission to occupy any construction project, structure relocation, erection, repair, alteration or modification may not be approved until the address assigned is displayed as required by these standards;
 - d. No road sign shall be installed except as approved by these regulations.
2. Citation: If the Addressing Official determines an address display violation exists, a written citation may be posted at the site by an authorized representative of the Addressing Official or their designate. In addition, the property owner may be notified of the citation by mail. The citation may include required corrective measures.
3. Compliance: Compliance is required within thirty (30) days of citation. One (1) written time extension of thirty (30) days may be granted by the addressing official if adequate progress is being made toward compliance.
4. Invalidity: Any address or road name used or issued in conflict with these regulations shall not be deemed or construed to be a valid address or road name.

Jurisdictions

1. These policies shall apply in the unincorporated areas of Mohave County and in such incorporated areas as are included by intergovernmental agreements. The governing body and appropriate officials of an incorporated area included by intergovernmental agreement shall be substituted for the Board of Supervisors and county officials, except for the Addressing Official, in the application of these standards within their areas of jurisdiction.
2. The governing bodies of included incorporated areas may establish, by intergovernmental agreements or ordinances, appeals procedures which differ from these standards.

Section 32, Mohave County Zoning Ordinance



Multiple Story Application

{k = 200}

Represents the second story

Multiple Number Line

{k = 200}

Represents the second number line (sequence number)

Multiple Story/Multiple Number Line Application

{k = 3200}

Represents the second number line (sequence number)

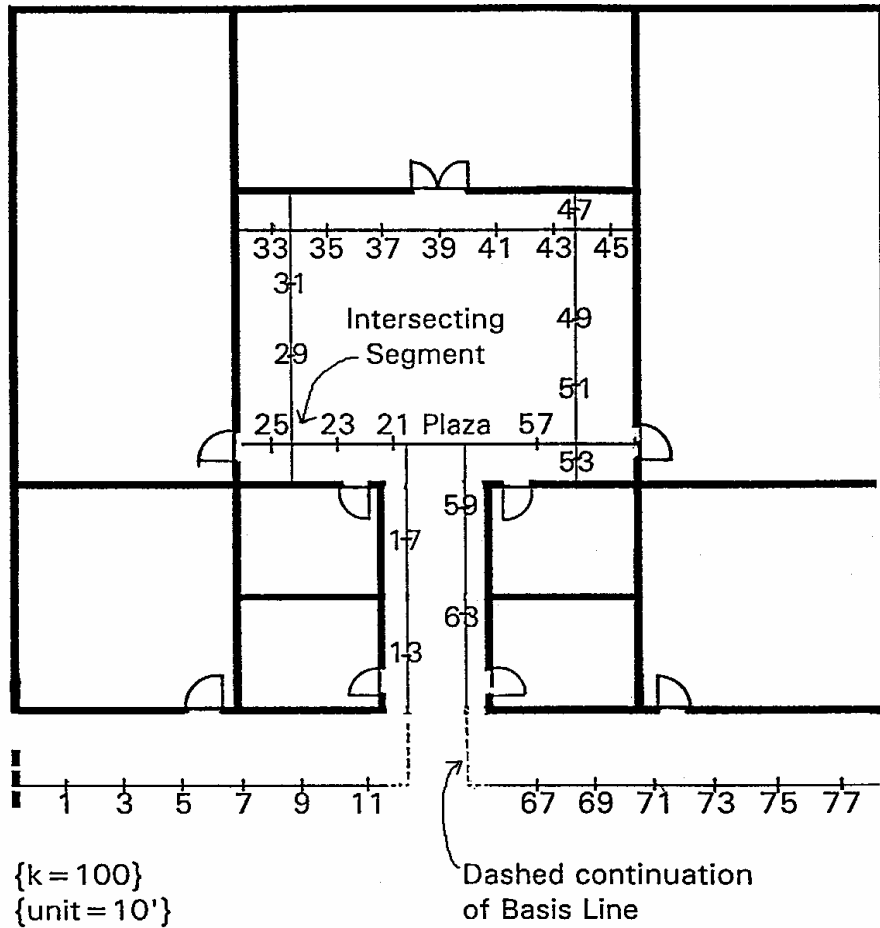
Represents the third story

COMPOSITION OF NUMBER LINE

Figure 1-A

Section 32, Mohave County Zoning Ordinance

Building Address: 101 East First Street

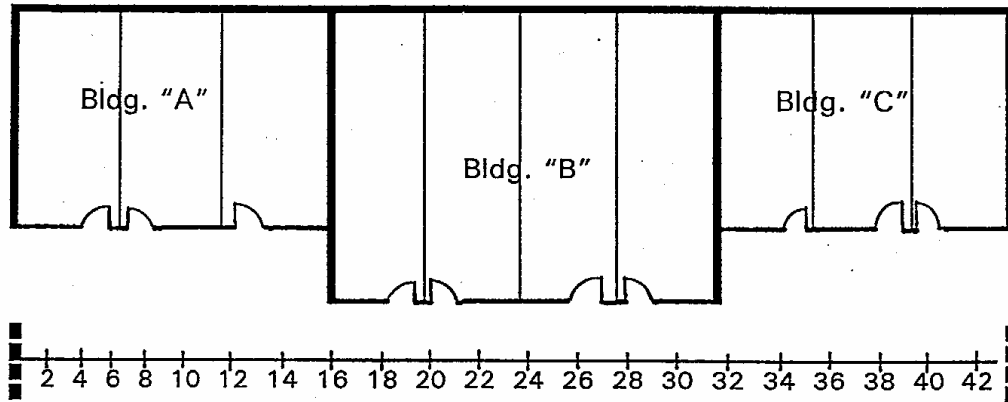


East First Street

NUMBER LINE CONTINUITY

Figure 1-B

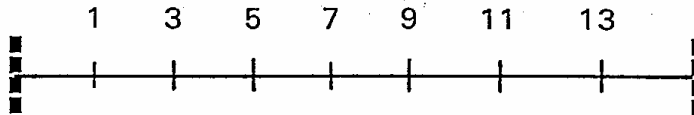
Section 32, Mohave County Zoning Ordinance



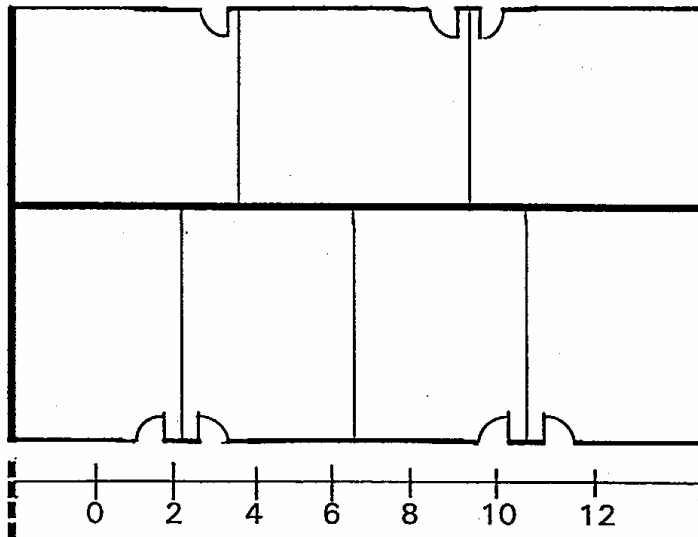
{k = 100}
{unit = 5}

(1) One Single Loaded Number Line
For Contiguous Buildings

{k = 100}
{unit = 5}



{k = 100}
{unit = 5}



(2) Parallel single Loaded Number Lines

Figure 1-C

Section 32, Mohave County Zoning Ordinance

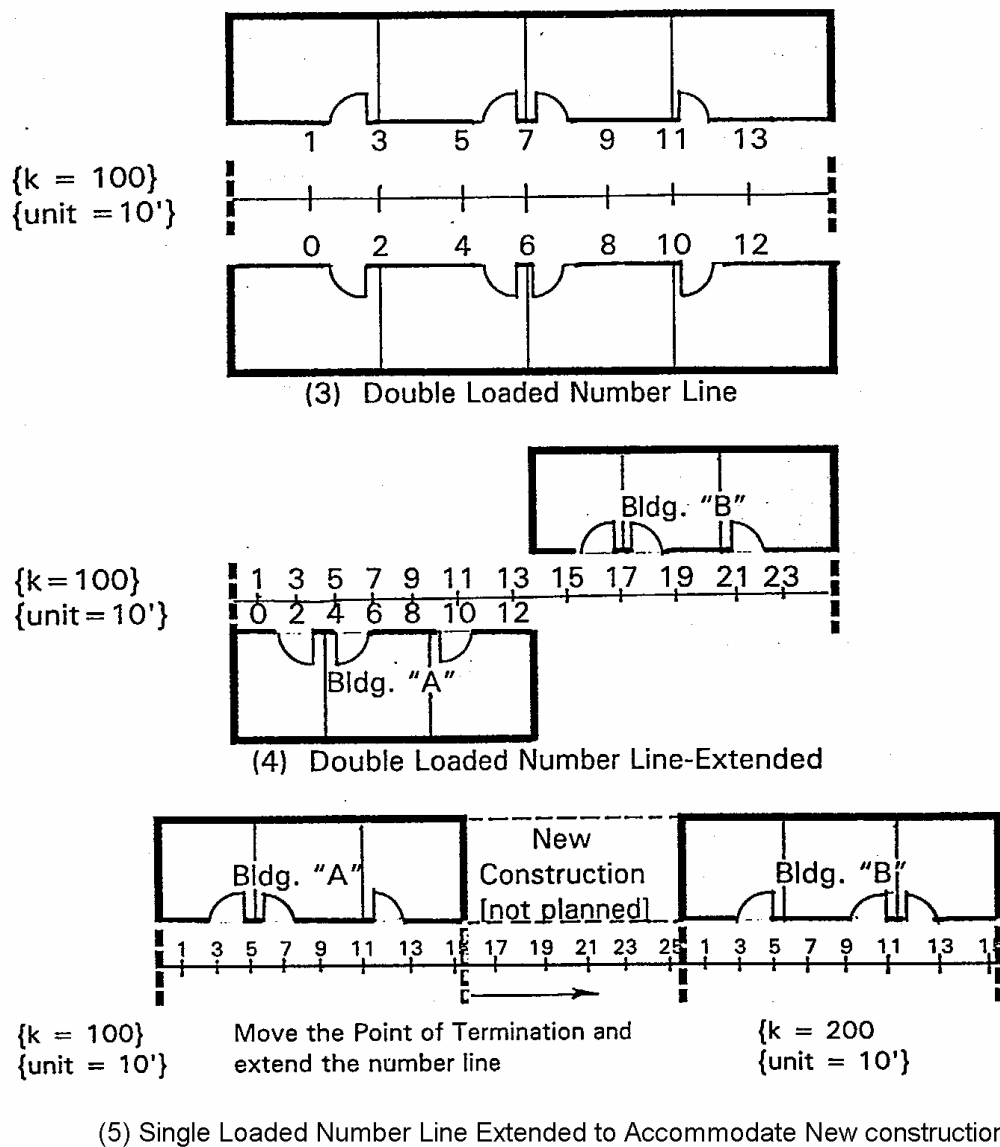
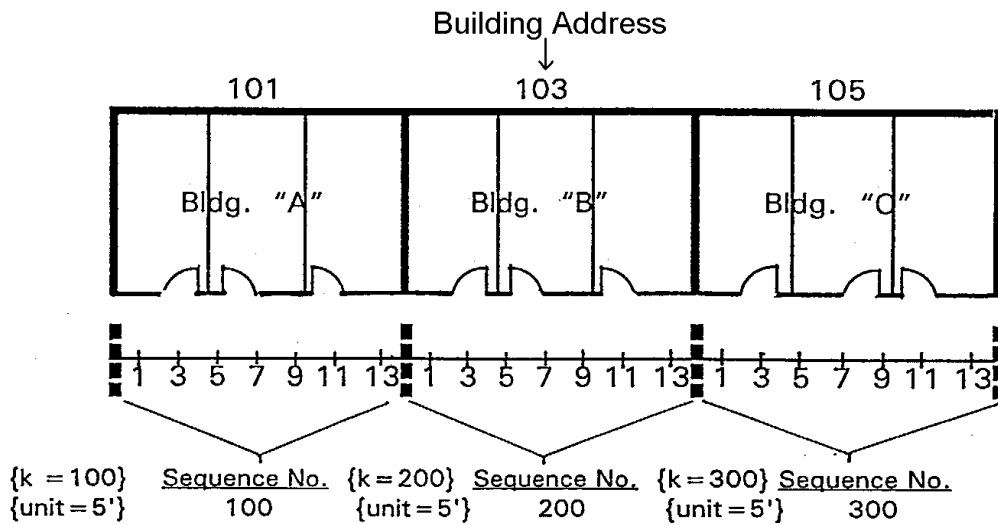
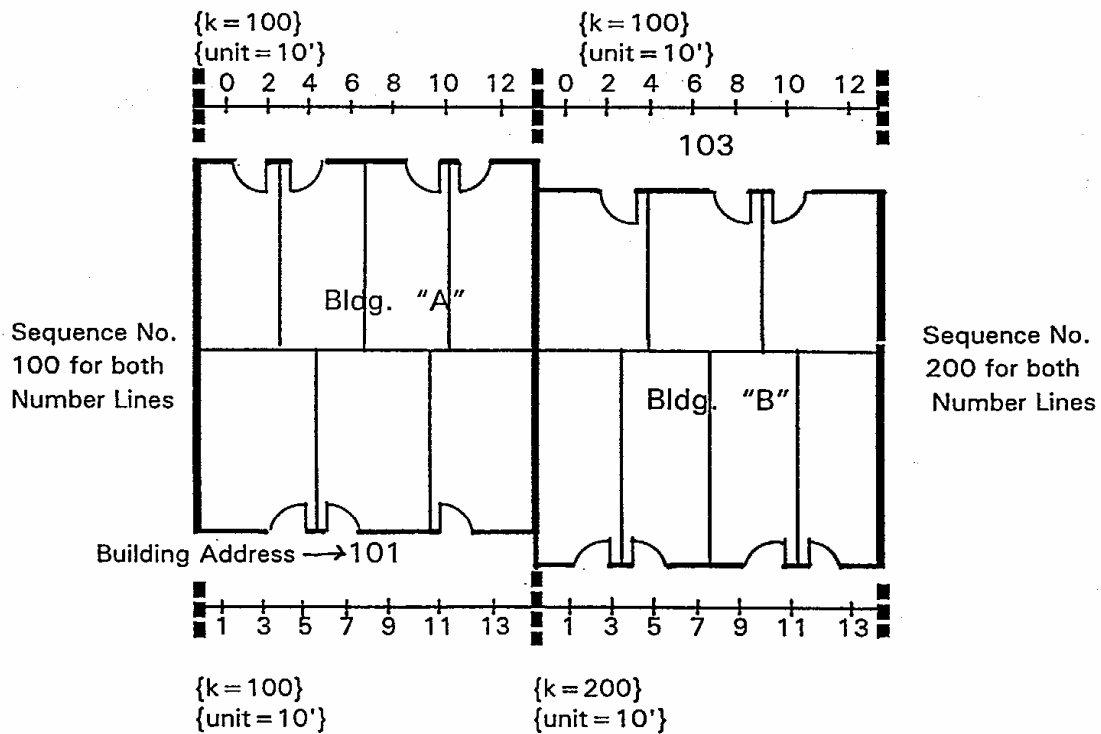


Figure 1-C
continued

Section 32, Mohave County Zoning Ordinance



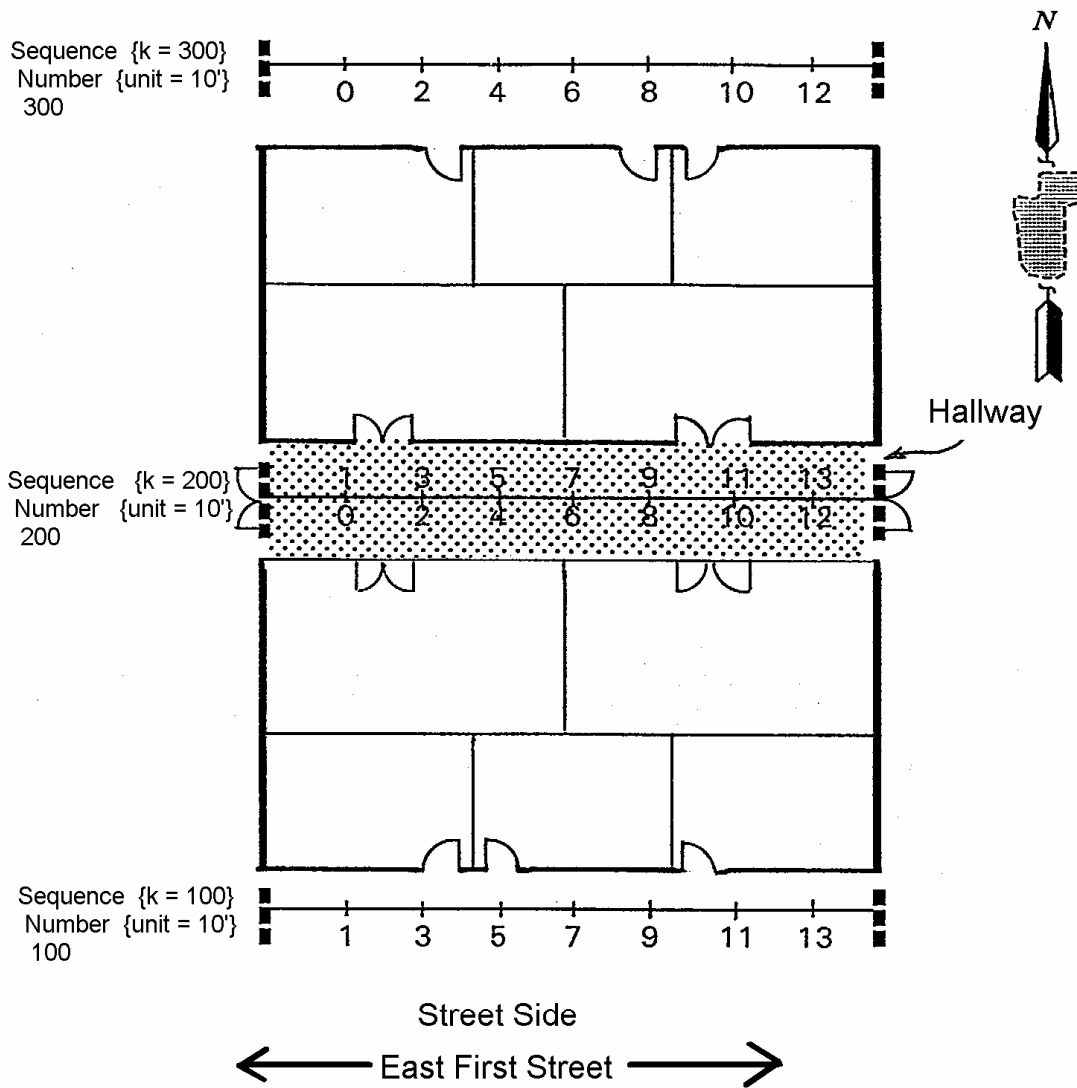
(1) Consecutive Single Loaded Number Lines



(2) Parallel Single Loaded Number Lines

Figure 1-D

Section 32, Mohave County Zoning Ordinance



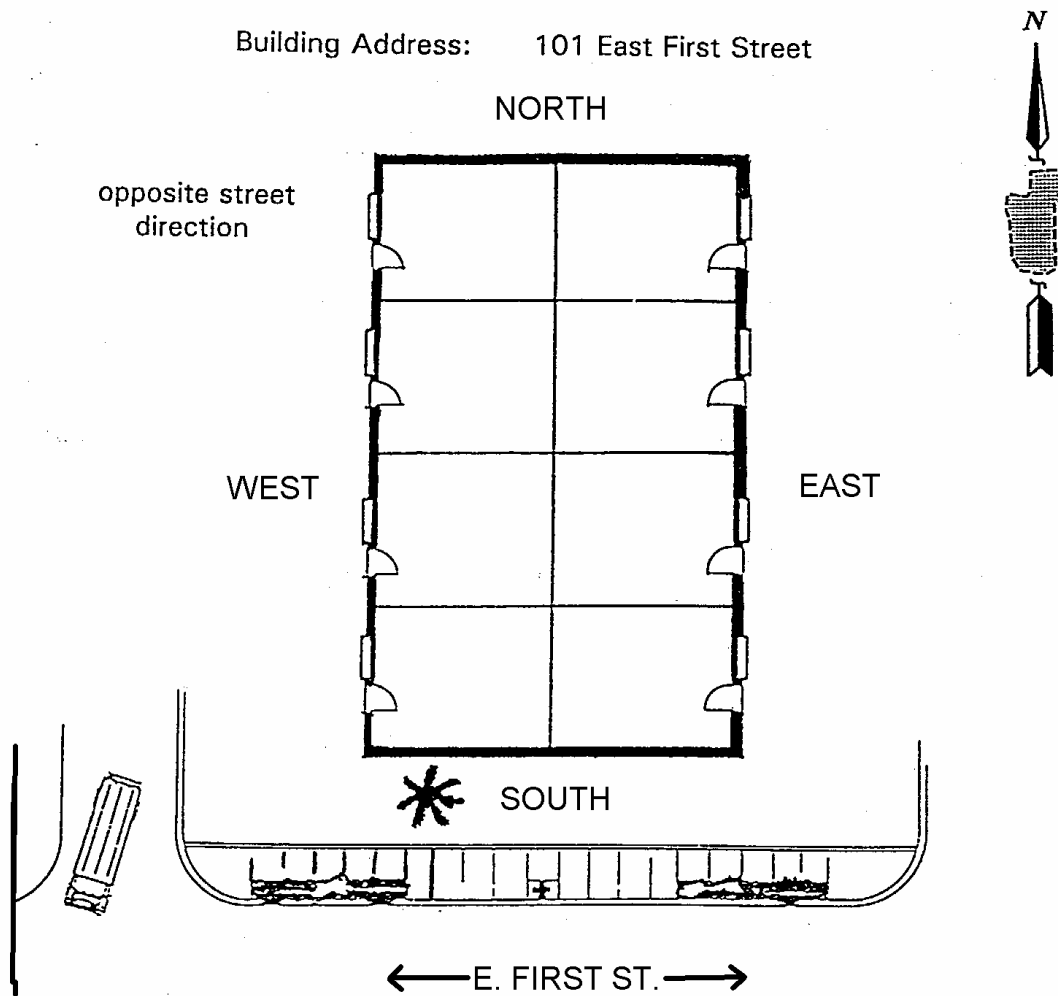
Building Address: 101 East First Street

(3) Combination Number Lines

Figure 1-D

continued

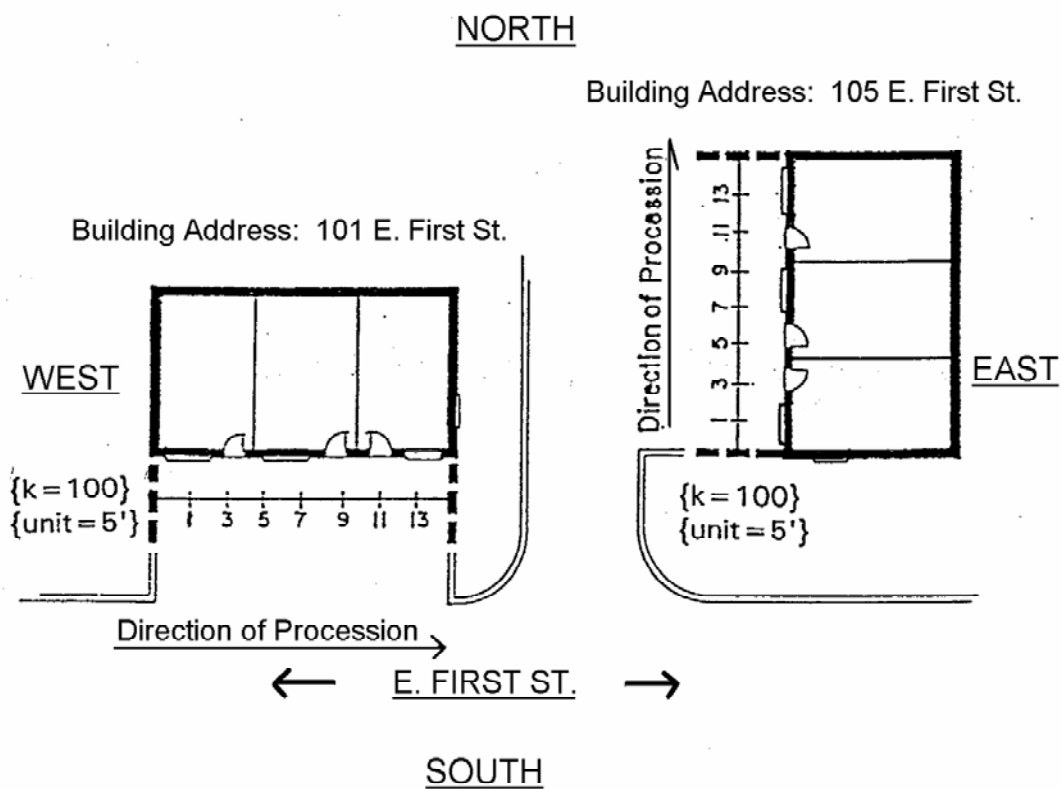
Section 32, Mohave County Zoning Ordinance



- (4) DETERMINATION OF THE STREET SIDE FOR PERPENDICULAR BUILDING ORIENTATION

Figure 1-D
continued

Section 32, Mohave County Zoning Ordinance

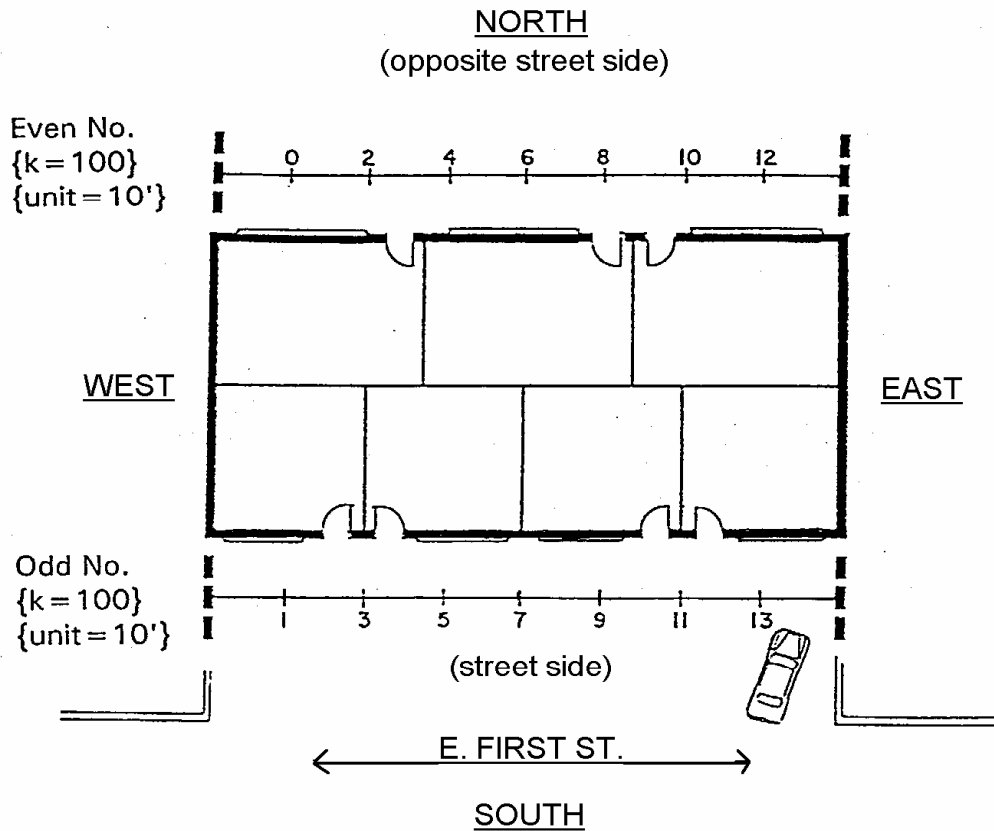


PROCESSION OF CALIBRATION LINE NUMBERING

Figure1-E

Section 32, Mohave County Zoning Ordinance

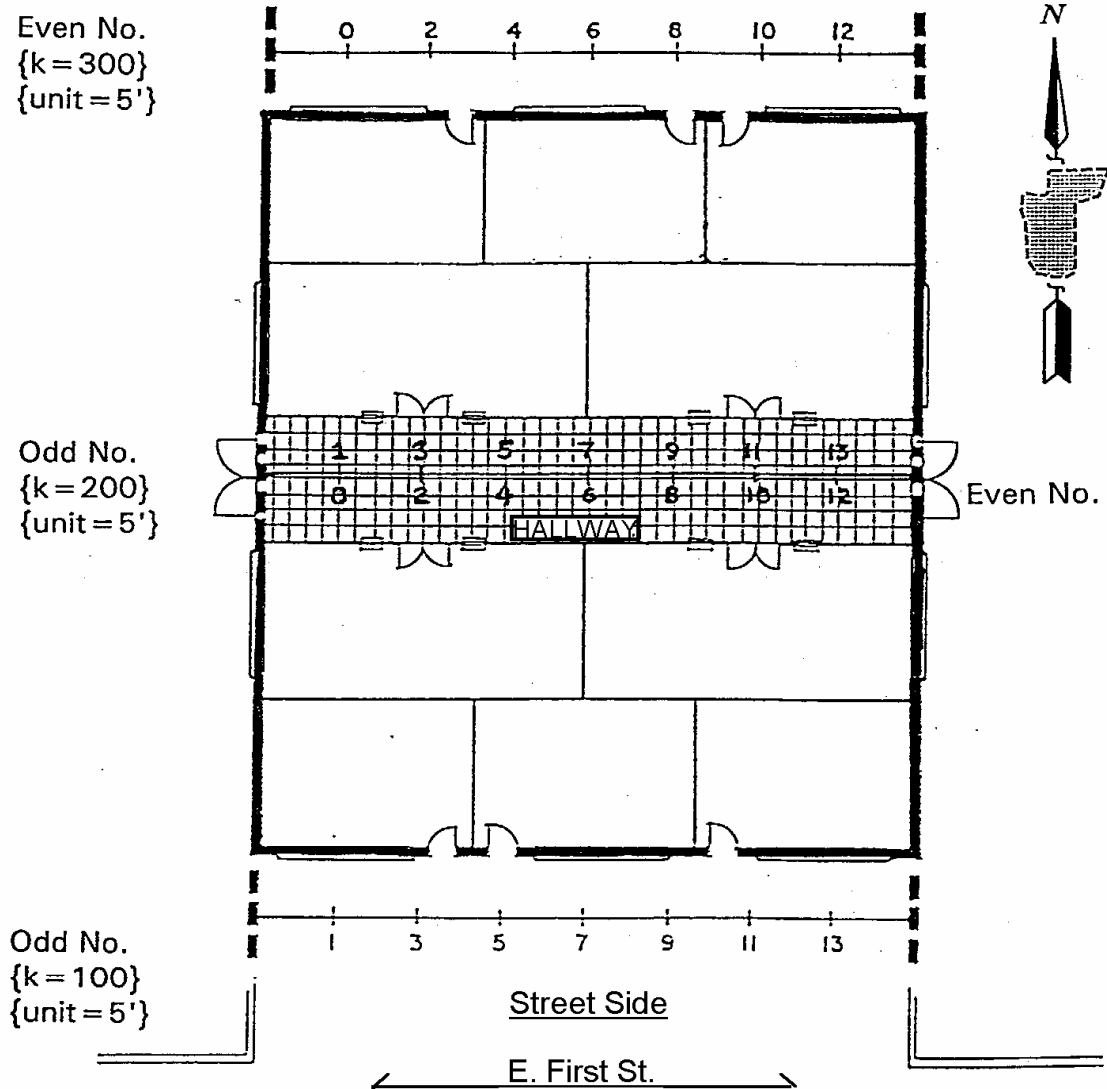
Building Address: 101 East First Street



CALIBRATION LINE NUMBERING FOR PARALLEL
SINGLE LOADED NUMBER LINES

Figure 1-G

Section 32, Mohave County Zoning Ordinance



CALIBRATION LINE NUMBERING FOR COMBINATION OF
SINGLE LOADED AND DOUBLE LOADED NUMBER LINES

Figure 1-H

Section 32, Mohave County Zoning Ordinance

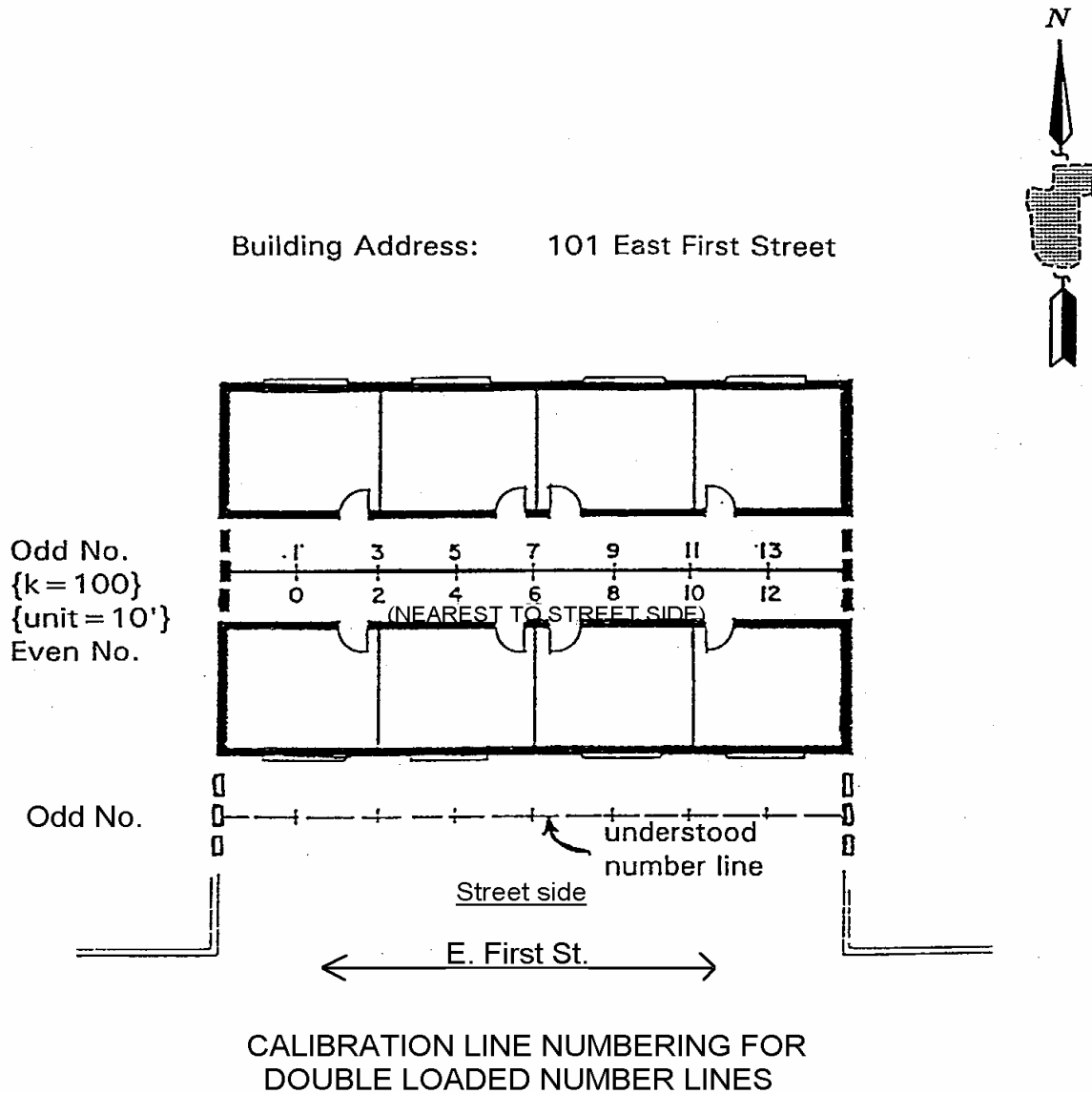
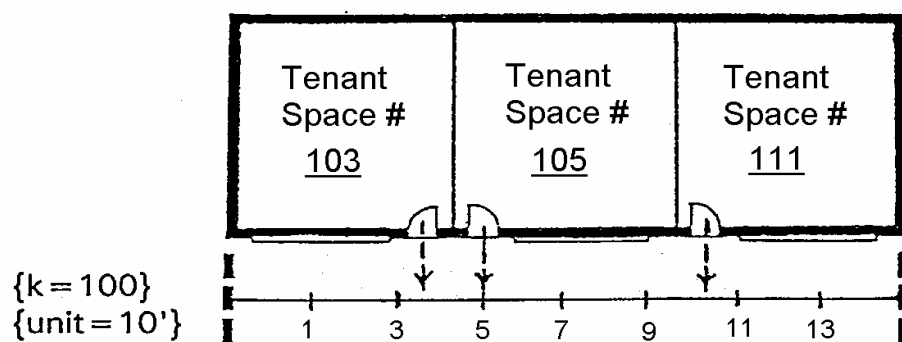


Figure 1-1

Section 32, Mohave County Zoning Ordinance

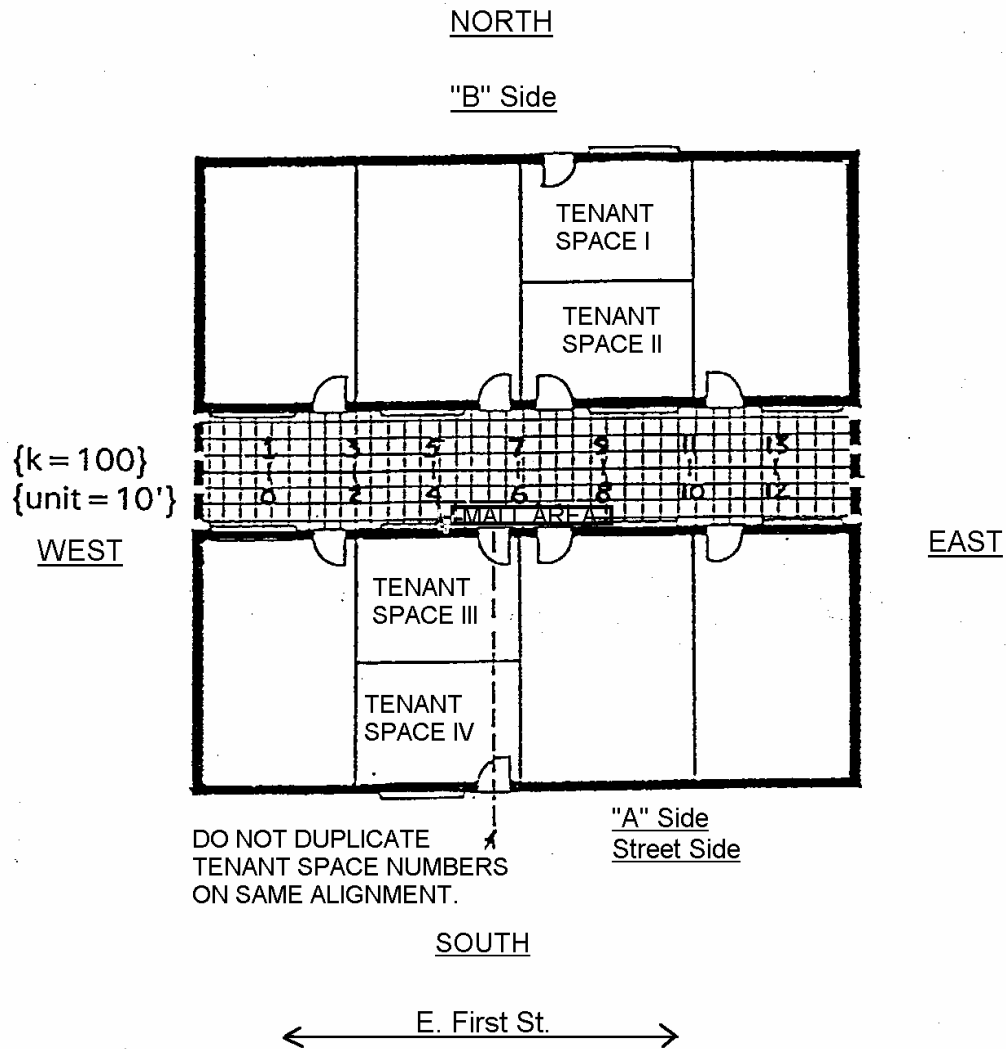


TENANT SPACE/NUMBER LINE INTERFACE

Figure 2-A

Section 32, Mohave County Zoning Ordinance

General Address: 101 East First Street

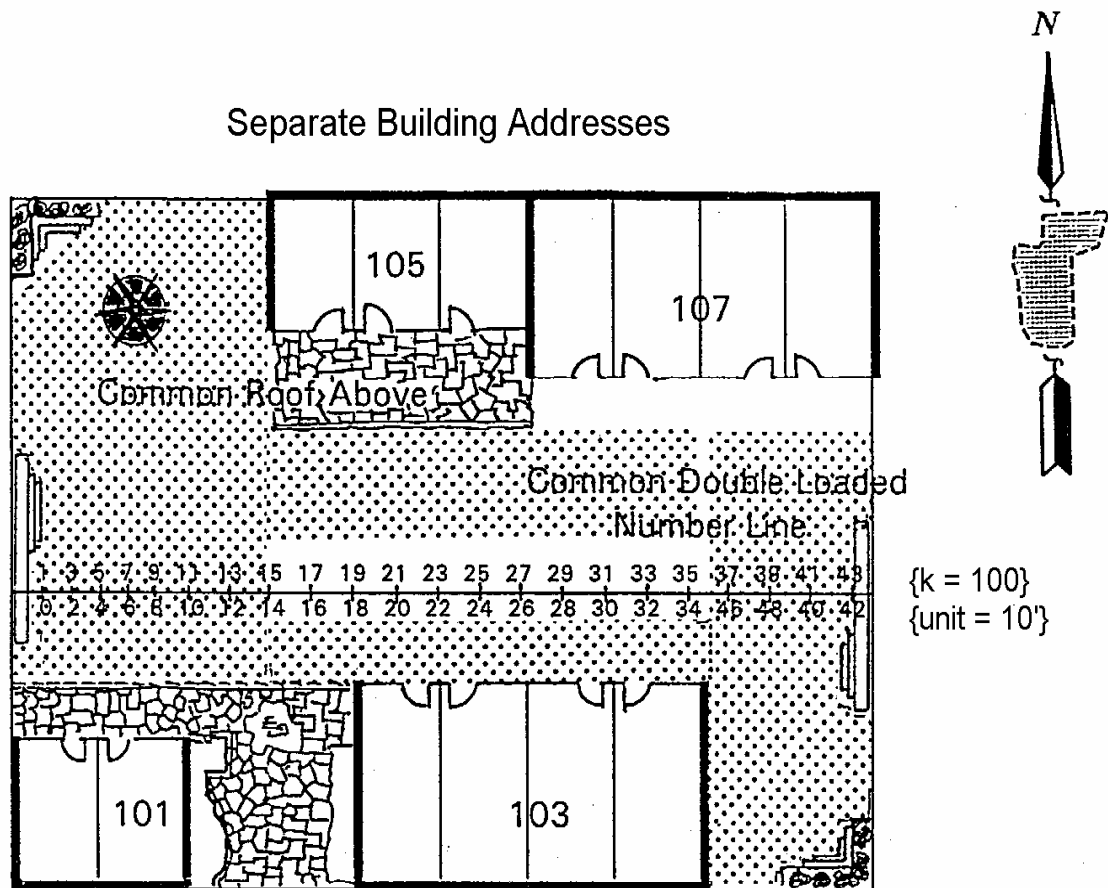


Complete Address for Tenant Space I:	101 East First St., Space #107B
Complete Address for Tenant Space II:	101 East First St., Space #109
Complete Address for Tenant Space III:	101 East First St., Space #104
Complete Address for Tenant Space IV:	101 East First St., Space #106 A

MALL CONFIGURATION

Figure 2-B

Section 32, Mohave County Zoning Ordinance



Mall Configurations - Multiple Buildings

Figure 2-C

Building Address: 101 East First Street

NORTH

0 2 4 6 8 10 12

SINGLE LOADED
NUMBER LINE

TENANT
SPACE I

TENANT
SPACE II

TENANT
SPACE III

TENANT
SPACE IV

HALLWAY

EAST

1 3 5 7 9 11 13

DOUBLE LOADED
NUMBER LINE

2 4 6 8 10 12

SINGLE LOADED
NUMBER LINE

1 3 5 7 9 11 13

Street Side

SOUTH

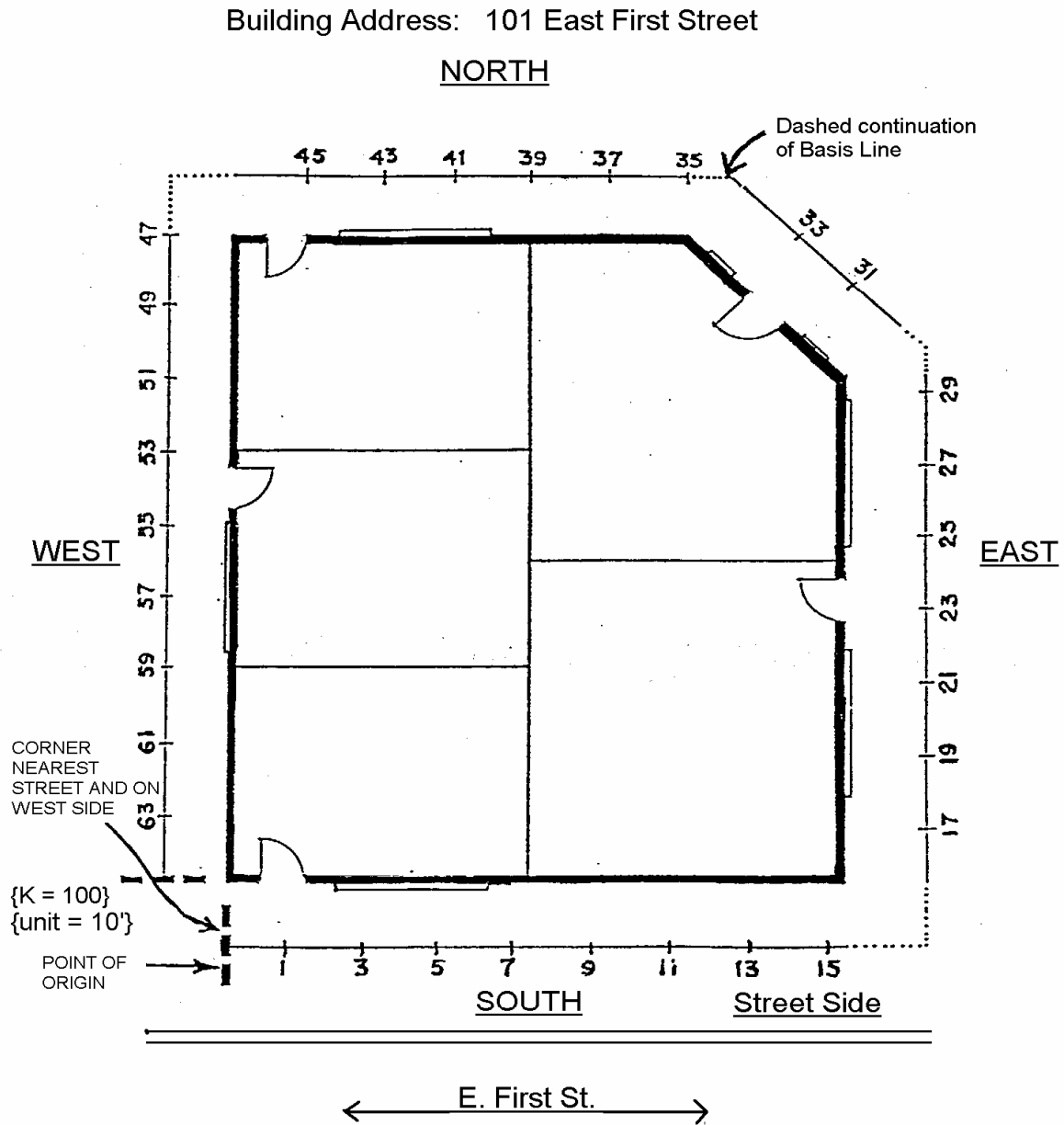
E. First St.

1 3 5 7 9 11 13

HALLWAY BUILDING CONFIGURATION

- 224 -

Section 32, Mohave County Zoning Ordinance

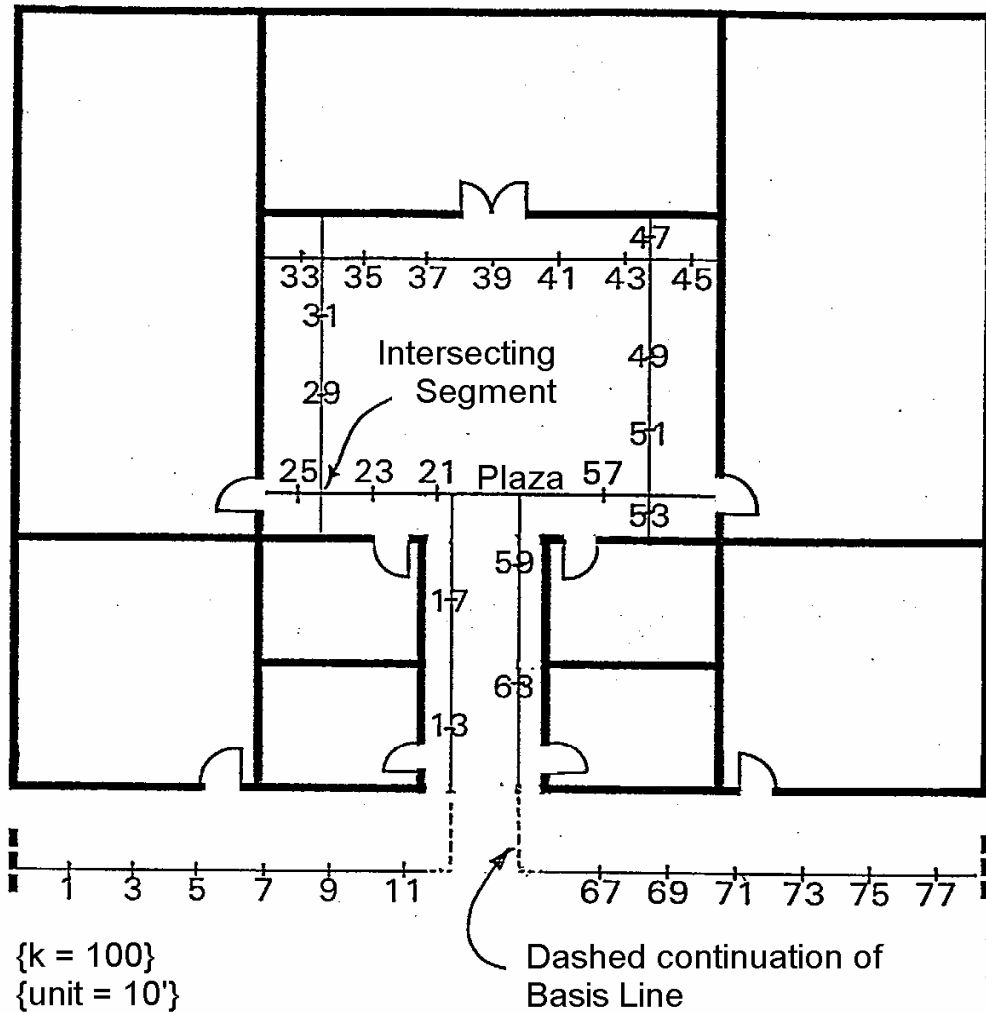


MULTI-SIDED BUILDING CONFIGURATION

Figure 2-E

Section 32, Mohave County Zoning Ordinance

Building Address: 101 East First Street

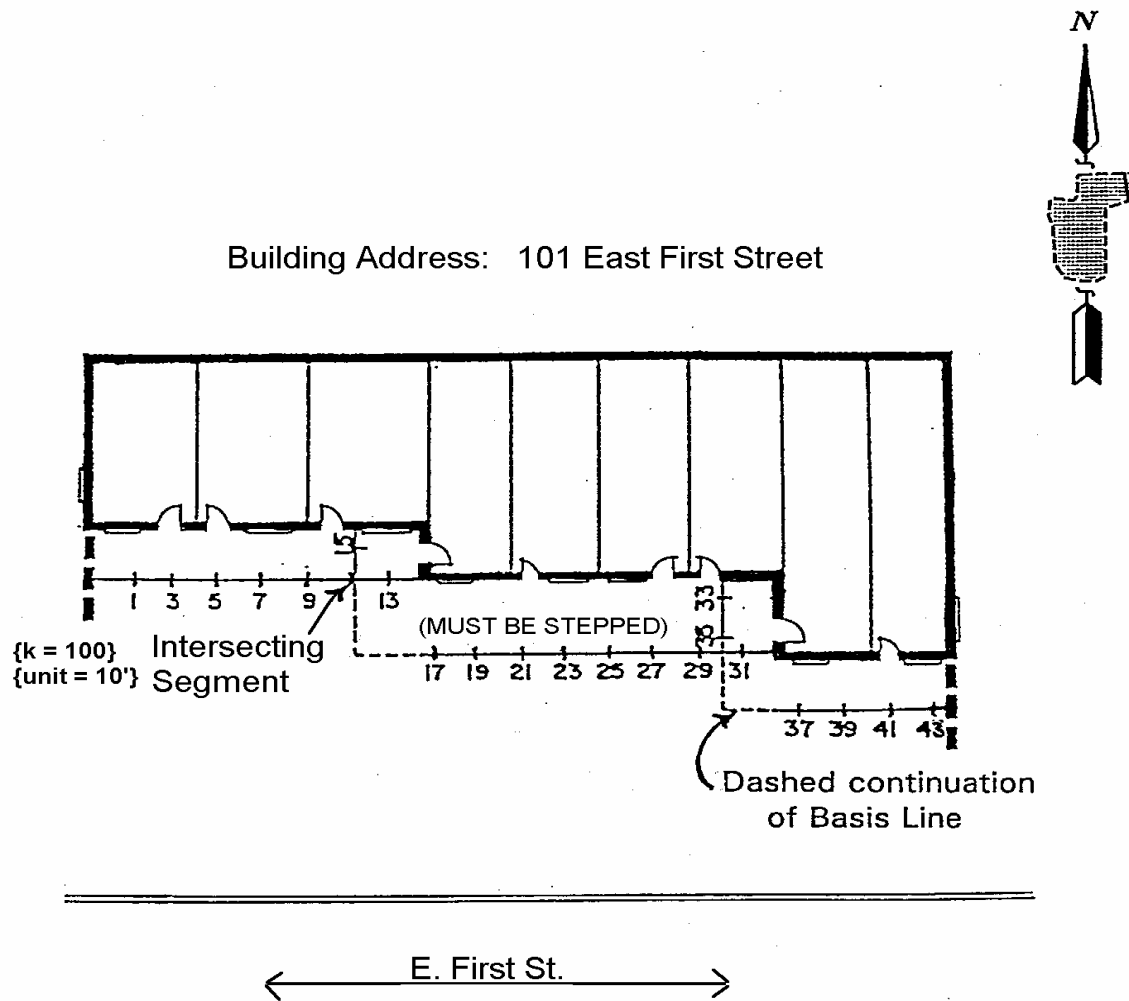


East First Street

PLAZA BUILDING CONFIGURATION

Figure 2-F

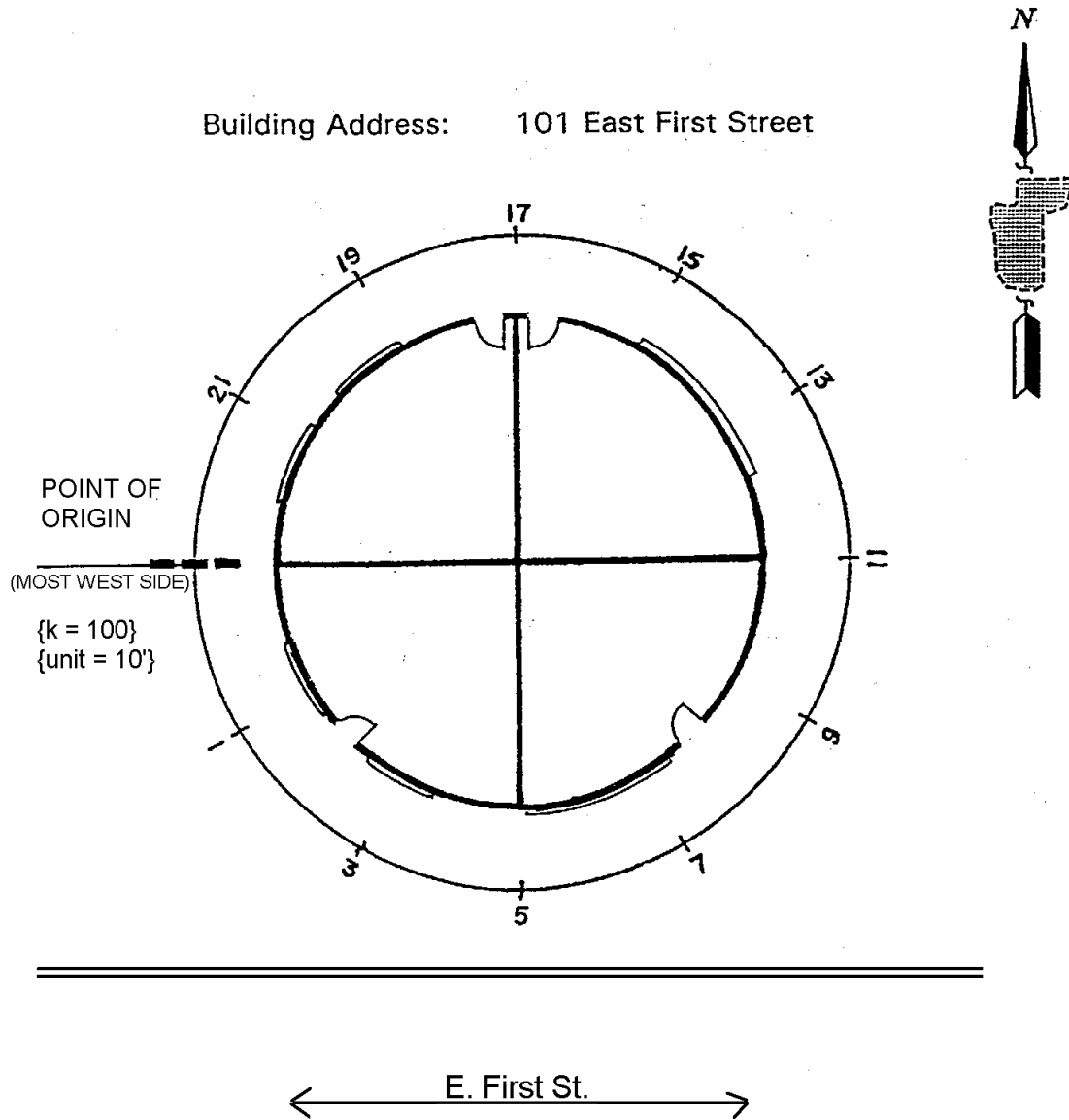
Section 32, Mohave County Zoning Ordinance



STEPPED BUILDING CONFIGURATION

Figure 2-G

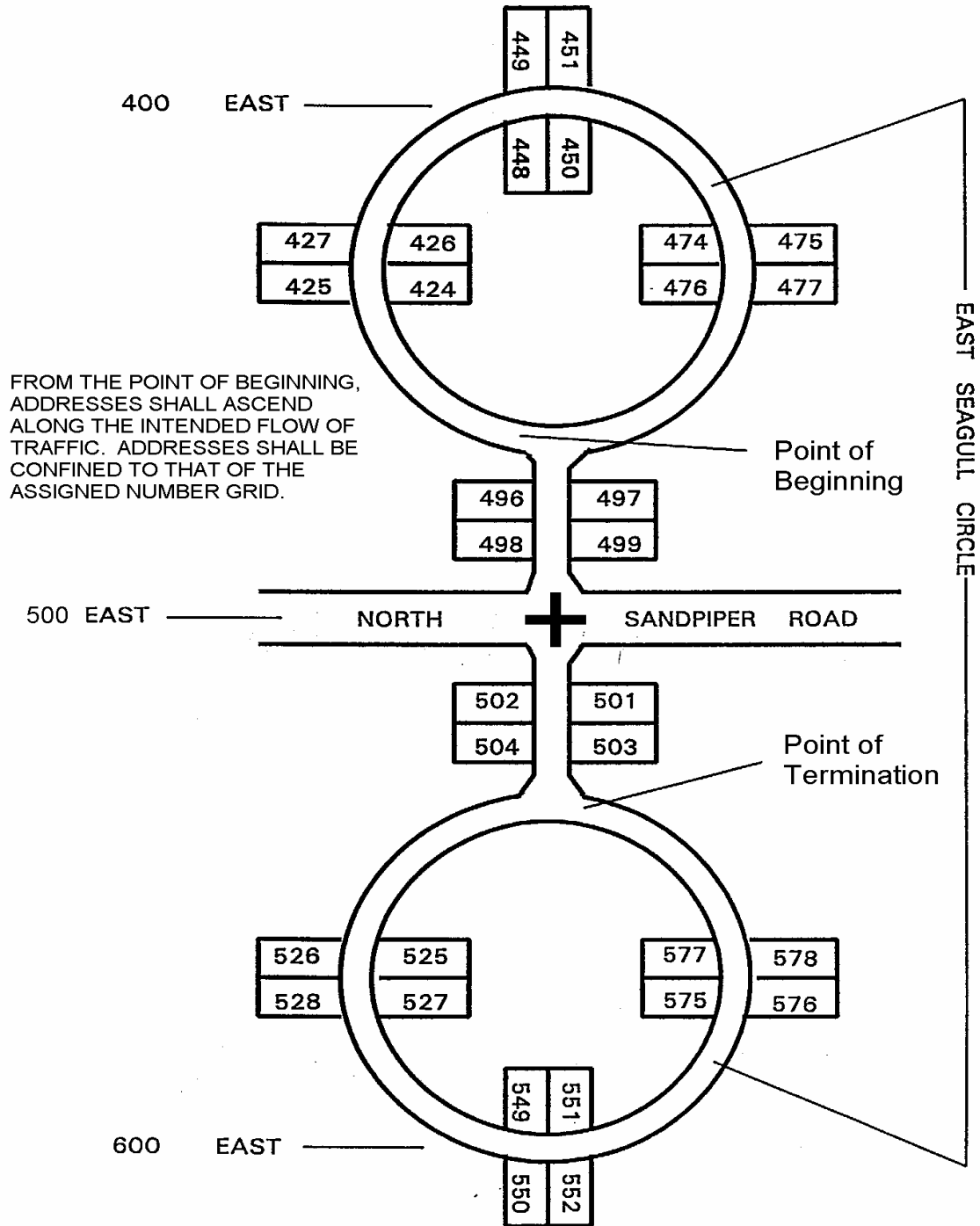
Section 32, Mohave County Zoning Ordinance



CIRCULAR BUILDING CONFIGURATION

Figure 2-H

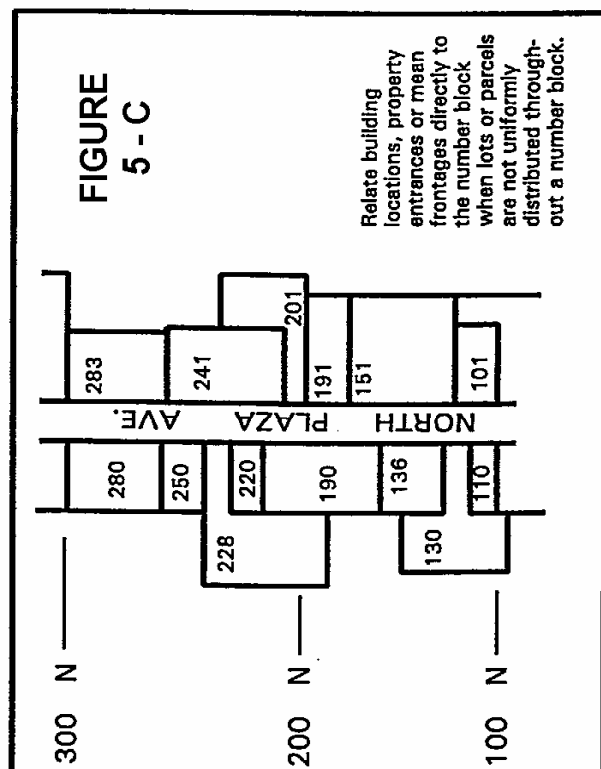
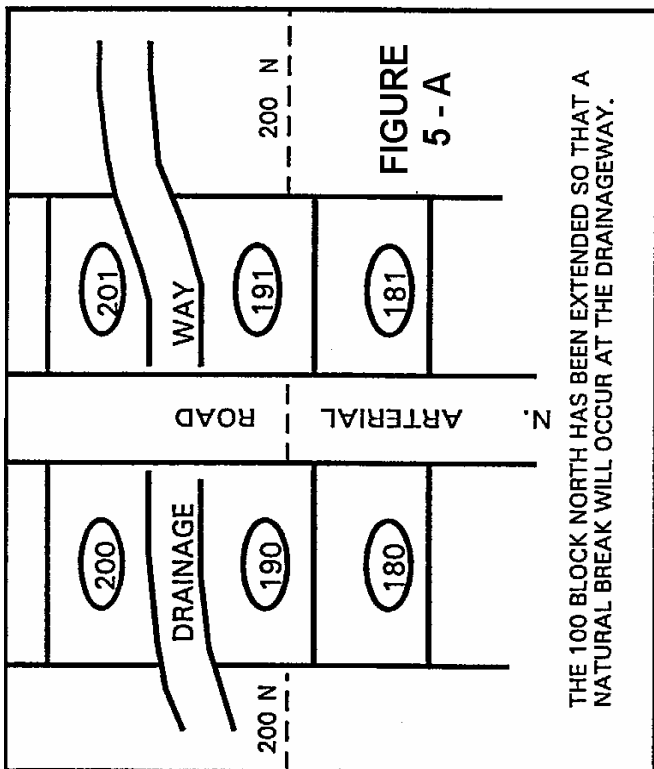
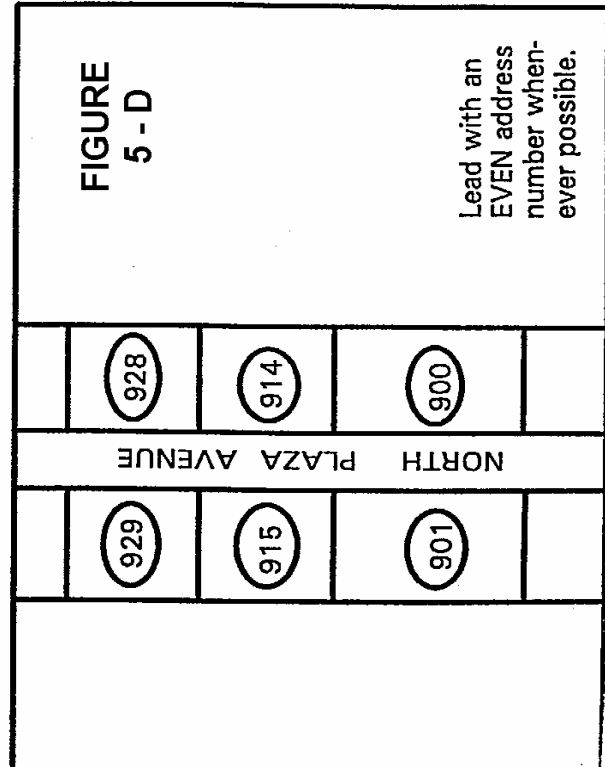
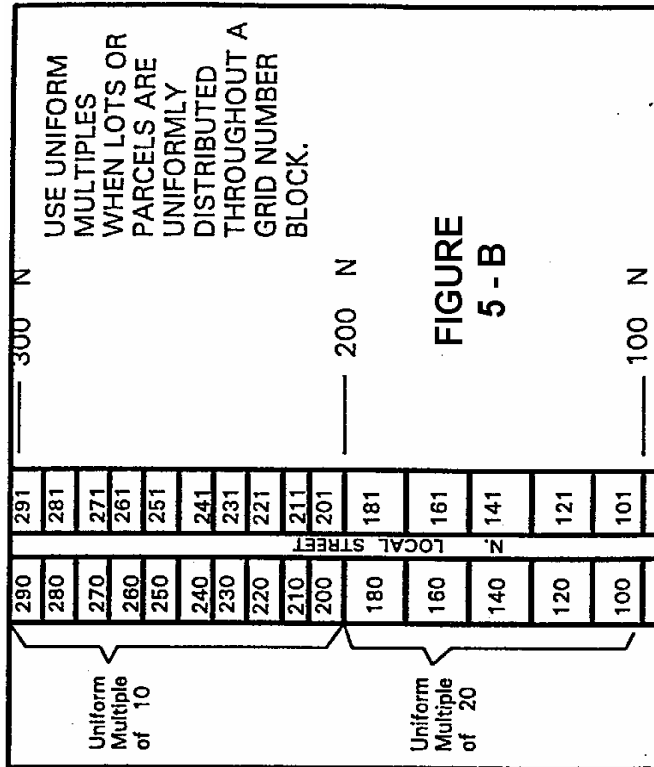
Section 32, Mohave County Zoning Ordinance



Addressing Circular Streets

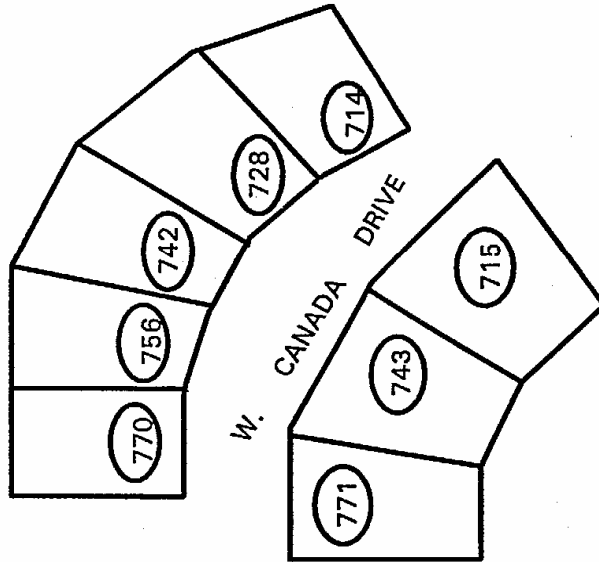
Figure 4

Section 32, Mohave County Zoning Ordinance



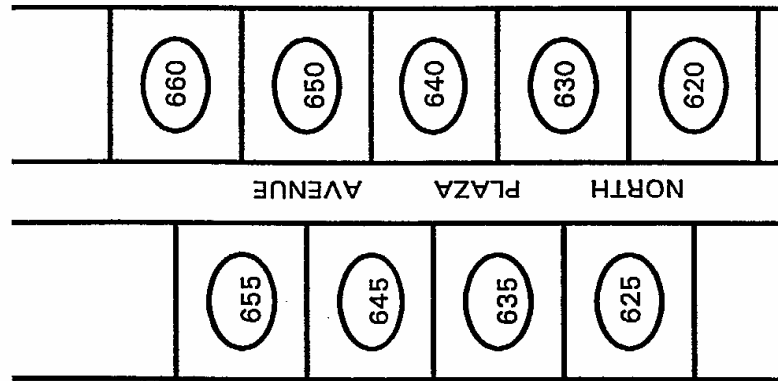
Section 32, Mohave County Zoning Ordinance

Figure 6 - B



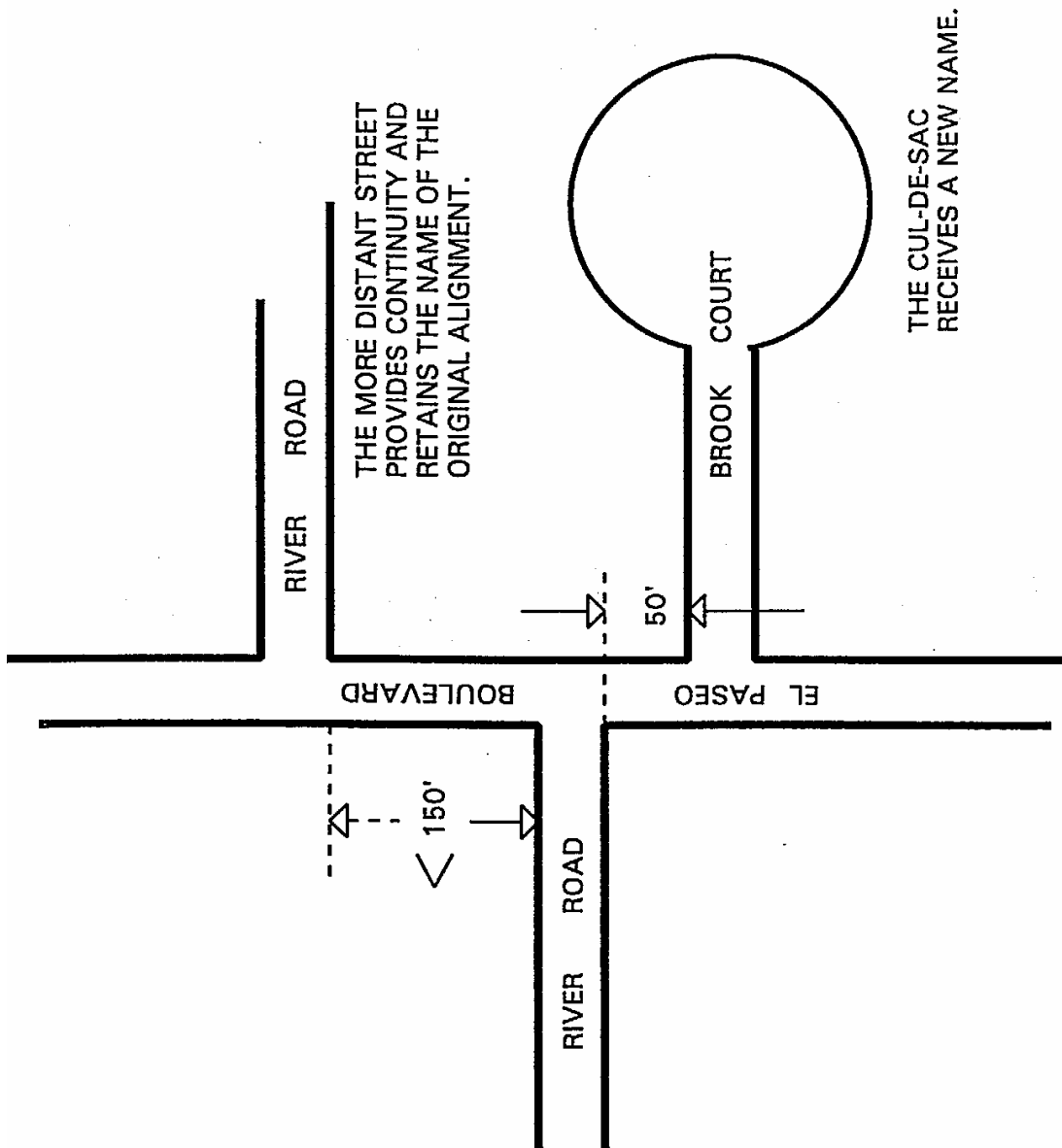
LOTS ACROSS FROM ONE ANOTHER WILL BE ASSIGNED ASCENDING ADDRESS NUMBERS OF SIMILAR NUMERICAL VALUE.

Figure 6 - A



ADDRESS NUMBERS SHOULD BE ASSIGNED IN A STEPPED, ALTERNATING MANNER.

Section 32, Mohave County Zoning Ordinance

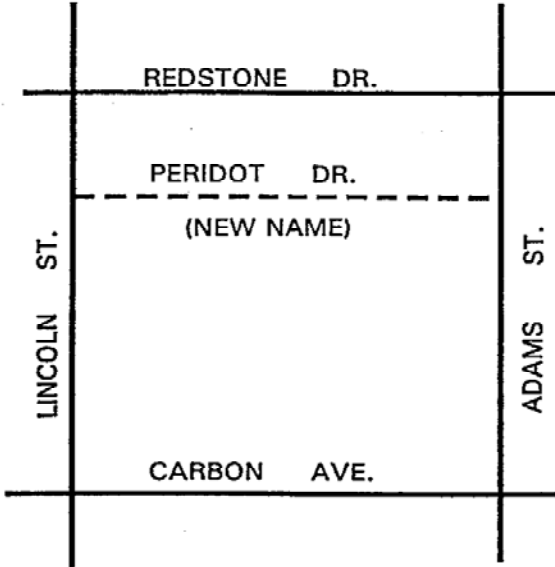


OFF-SET ALIGNMENTS

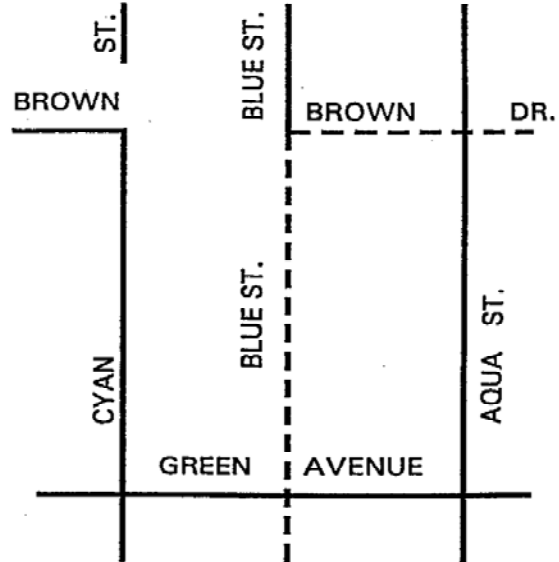
Figure 7

Section 32, Mohave County Zoning Ordinance

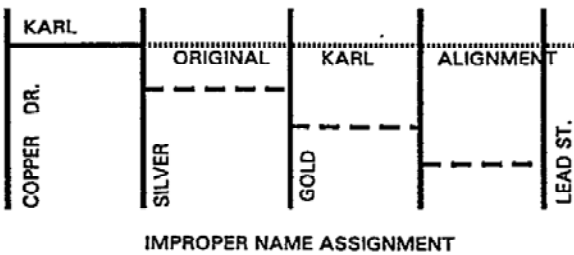
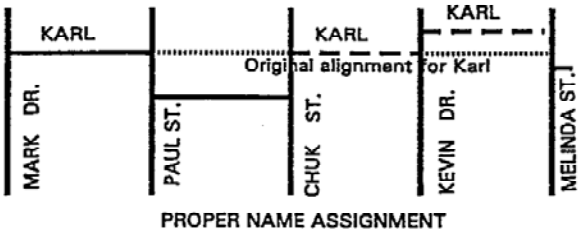
Receives a new name when NOT IN ALIGNMENT WITH, NOR AN EXTENSION OF, ANY OTHER STREET.



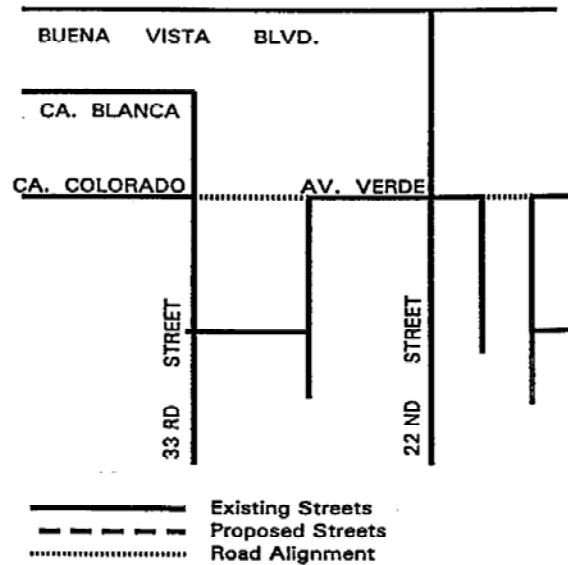
Assume the name of the street if all the conditions of ALIGNMENT are met.



Subsequent offsets must return toward the original alignment.



Subsequent offsets must return toward the original alignment.

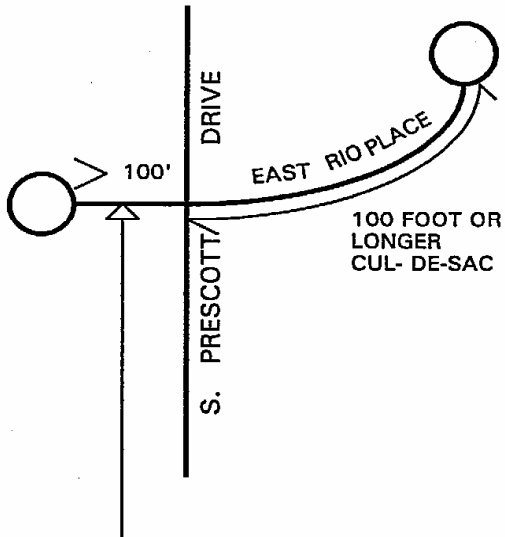


EXAMPLES OF STRAIGHT STREET ALIGNMENTS

Figure 8

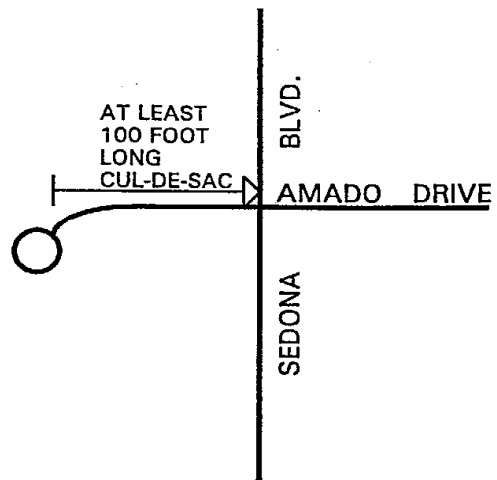
Section 32, Mohave County Zoning Ordinance

Figure 9-A



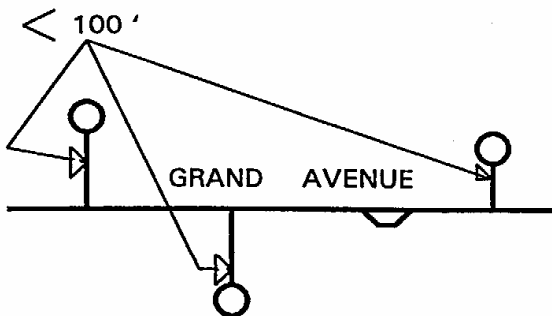
ALIGNS WITH OTHER CUL-DE-SAC,
AND KEEPS THE SAME NAME.

Figure 9-B



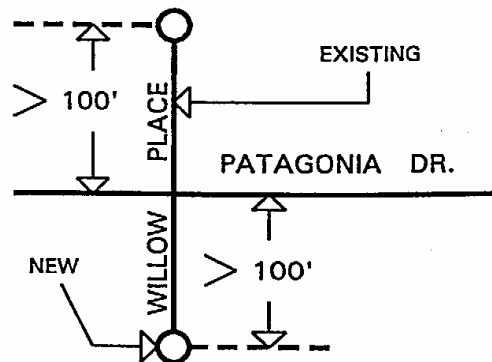
SAME ALIGNMENT, SAME NAME

Figure 9-C



'SHORT' CUL-DE-SACS OR
BUBBLES RETAIN THE NAME
AND NUMBERING OF THE MAIN
RIGHT-OF-WAY.

Figure 9-D



THE NEW CUL-DE-SAC RECEIVES THE
NAME OF THE EXISTING CUL-DE-SAC.

Figure 9

Section 32, Mohave County Zoning Ordinance

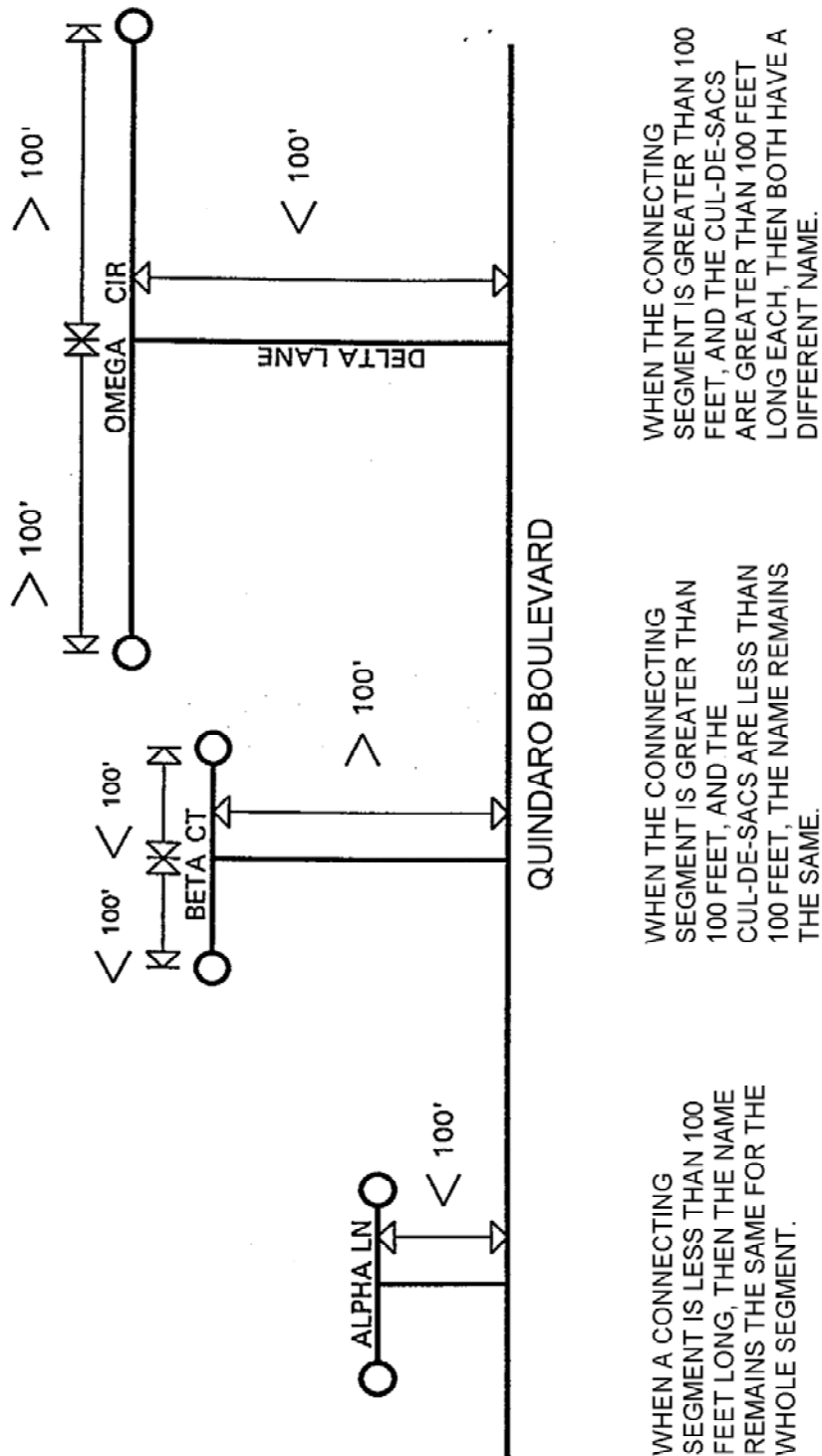


Figure 10

Section 32, Mohave County Zoning Ordinance

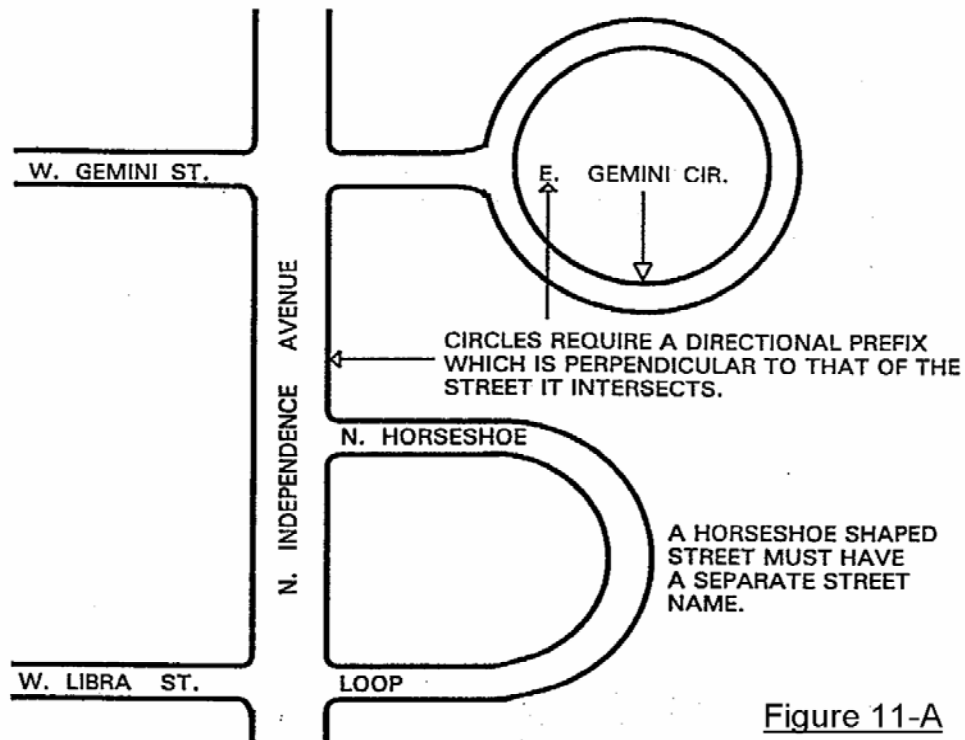
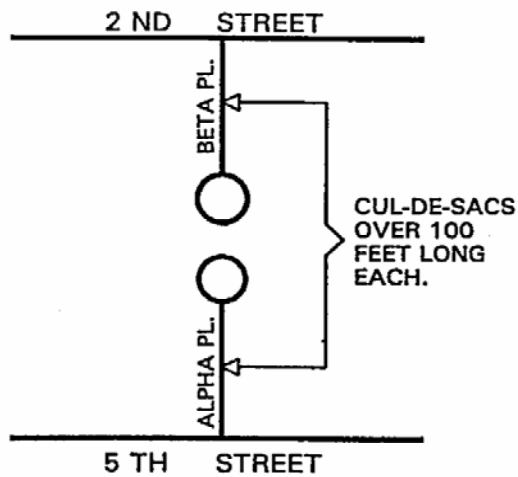


Figure 11-A



EACH CUL-DE-SAC IS TO HAVE A DIFFERENT NAME.

Figure 11-B

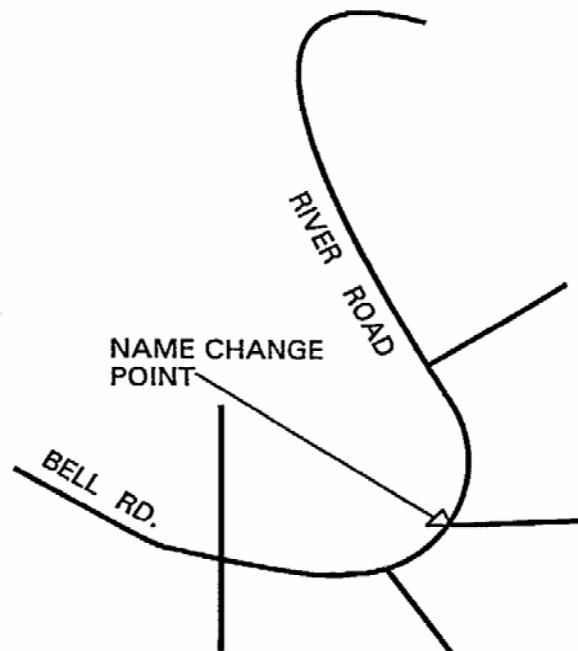


Figure 11-C

Section 33 SEXUALLY ORIENTED BUSINESS

- A. Purpose and Intent. It is the purpose and intent of this section to regulate sexually oriented businesses to promote the health, safety, morals, and general welfare of the citizens of Mohave County and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of sexually oriented businesses within the County, thereby reducing or eliminating the adverse secondary effects from such sexually oriented businesses. The provisions of this section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of the section to condone or legitimize the distribution of obscene material.
- B. Definitions. For the purposes of this section, certain terms and words are defined as follows:
1. “Adult arcade” means any place to which the public is permitted or invited and in which coin-operated or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images involving specific sexual activities or specific anatomical areas to persons in booths or viewing rooms.
 2. “Adult bookstore or video store” means a commercial establishment that offers for sale or rent any of the following as one of its principal business purposes:
 - a. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes or reproductions, or slides or other visual representations that depict or describe specific sexual activities or specific anatomical areas.
 - b. Instruments, devices or paraphernalia that are designed for use in connection with specific sexual activities.
 3. “Adult live entertainment establishment” means an establishment that features either:
 - a. Persons who appear in a state of nudity.
 - b. Live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.
 4. “Adult motel” means a motel, hotel or similar commercial establishment which: (a) offers public accommodations, for any form of consideration, which provides patrons which closed-circuit television transmission, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of specified sexual activities or specified anatomical areas and which advertises the availability of this sexually oriented type of material by

Section 33 SEXUALLY ORIENTED BUSINESS (continued)

means of a sign visible from the public right-of-way, or by means of any off-premise advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television; or (b) offers a sleeping room for rent for a period of time less than ten hours; or (c) allows a tenant or occupant to sub-rent the sleeping room for a time period of less than ten hours.

5. “Adult motion picture theater” means a commercial establishment in which, for any form of consideration, films, motion pictures, video cassettes, slides or other similar photographic reproductions that are characterized by the depiction or description of specific sexual activities or specific anatomical areas are predominantly shown.
6. “Adult oriented business” or Sexually oriented business” means adult arcades, adult bookstores or adult video stores, cabarets, adult live entertainment establishments, adult motion picture theaters, adult theaters, massage establishments that offer adult service or nude model studios.
7. “Adult service” means dancing, serving food or beverages, modeling, posing, wrestling, singing, reading, talking, listening or other performances or activities conducted for any consideration in an adult oriented business by a person who is nude or seminude during all or part of the time that the person is providing the service.
8. “Adult theater” means a theater, concert hall, auditorium or similar commercial establishment that predominantly features persons who appear in a state of nudity or who engage in live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.
9. “Cabaret” means an adult oriented business licensed to provide alcoholic beverages pursuant to title 4, chapter 2, article 1.
10. “Discernibly turgid state” means the state of being visibly swollen, bloated, inflated or distended.
11. “Escort” means a person who, for any form of consideration, agrees or offers to act as a companion, guide, or date for another person, or who agrees or offers to privately model lingerie or to privately perform a striptease for another person.
12. “Escort agency” means a person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for fee, tip or other consideration.
13. “Establishment” means and includes the opening or commencement of any adult oriented business as a new business; the conversion of an existing business, whether or not an adult oriented business, to any of the adult oriented businesses defined in this chapter; the addition of any of the adult oriented businesses defined in this chapter to any other existing adult oriented business; or the relocation of any such adult oriented business.

Section 33 SEXUALLY ORIENTED BUSINESS (continued)

14. “Massage establishment” means an establishment in which a person, firm, association or corporation engages in or permits massage activities, including any method of pressure on, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of external soft parts of the body with the hands or with the aid of any mechanical apparatus or electrical apparatus or appliance. This paragraph does not apply to:
 - a. Physicians licensed pursuant to title 32, chapter 7, 8, 13, 14 or 17.
 - b. Registered nurses, licensed practical nurses or technicians who are acting under the supervision of a physician licensed pursuant to title 32, chapter 13 or 17.
 - c. Persons who are employed or acting as trainers for a bona fide amateur, semiprofessional or professional athlete or athletic team.
 - d. Persons who are licensed pursuant to title 32, chapter 3 or 5 if the activity is limited to the head, face or neck.
15. “Massage therapy” means non-sexual, therapeutic massage offered by an individual that is licensed by a professionally recognized organization such as the National Certification Board from Therapeutic Massage & Bodywork or an establishment licensed, accredited or belongs to a nationally recognized professional organization.
16. “Nude model studio” means a place in which a person who appears in a state of nudity or who displays specific anatomical areas is observed, sketched, drawn, painted, sculptured, photographed or otherwise depicted by other persons who pay money or other consideration. Nude model studio does not include a proprietary school that is licensed by this state, a college, community college or university that is supported entirely or in part by taxation, a private college or university that maintains and operates educational programs in which credits are transferable to a college, community college or university that is supported entirely or in part by taxation or a structure to which the following apply:
 - a. A sign is not visible from the exterior of the structure and no other advertising appears indicating that a nude person is available for viewing.
 - b. A student must enroll at least three days in advance of a class in order to participate.
 - c. No more than one nude or seminude model is on premises at one time.
17. “Nude”, “nudity” or “state of nudity” means any of the following:
 - a. The appearance of human anus, genitals or female breast below a point immediately above the top of the areola.
 - b. A state of dress that fails to opaquely cover a human anus, genitals or female breast below a point immediately above the top of the areola.

Section 33 SEXUALLY ORIENTED BUSINESS (continued)

18. “Person” means an individual, proprietorship, partnership, corporation, association, or other legal entity.
19. “Principal business purposes” means that a commercial establishment derives fifty per cent or more of its gross income from the sale or rental of items listed in paragraph 2.
20. “Public building” means any building owned, leased or held by the United States, the state, the county, the city, any special district, school district, or any other agency or political subdivision of the state of the United States, which building is used for governmental purposes.
21. “Public park” or “recreation area” means public land which has been designated for park or recreational activities including, but not limited to, a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, open space, wilderness areas, or similar public land within the county which is under the control, operation, or management of the county park and recreation authorities.
22. “Religious institution” means any church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities.
23. “Residential district or use” means a single family, duplex, townhouse, multiple family or manufactured park or subdivision and campground as defined in the Mohave County Zoning Ordinances.
24. “School” means any public or privately educational facility including but not limited to child day care facilities, nursery schools, preschools, kindergartens, elementary school, primary schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities. School includes the school grounds, but does not include the facilities used primarily for another purpose and only incidentally as a school.
25. “Seminude” means a state of dress in which clothing covers no more than the genitals, pubic region and female breast below a point immediately above the top of the areola, as well as portions of the body that are covered by supporting straps or devices.
26. “Specific anatomical areas” means any of the following:
 - a. A human anus, genitals, pubic region or a female breast below a point immediately above the top of the areola that is less than completely and opaquely covered.
 - b. Male genitals in a discernibly turgid state even if completely and opaquely covered.

Section 33 SEXUALLY ORIENTED BUSINESS (continued)

27. “Specific sexual activities” means any of the following:

- a. Human genitals in a state of sexual stimulation or arousal.
- b. Sex acts, normal or perverted, actual or stimulated, including acts of human masturbation, sexual intercourse, oral copulation or sodomy.
- c. Fondling or other erotic touching of the human genitals, pubic region, buttocks, anus or female breast.
- d. Excretory functions as a part of or in connection with any of the activities under subdivision a, b or c of this paragraph.

C. Establishment and Classification of Businesses Regulated. The establishment of a Sexually Oriented Business shall be permitted only in C-2H, C-M, C-MO, M and M-X zones and shall be subject to the following restriction:

No person shall cause or permit the establishment of any sexually oriented businesses, as defined above, within 1,000 feet of another such business or within 1,000 feet of any religious institution, school, boys’ club, girls’ club, or similar existing youth organization, or public park or public building, or within 1,000 feet of any property zoned for residential use or used for residential purposes, except as follows:

If the depth of the property is such that a building cannot reasonably locate on the site and meet the 1000 foot separation, the sexually oriented business may locate within 300 feet of property zoned for residential use or used for residential purposes when a six-foot block wall is constructed that obscures the view between the uses, and restricts direct access from the sexually oriented business to the residential property is built.

D. Measurement of Distance. As regarding Section 3, paragraph A, distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business. The distance between any sexually oriented business and any religious institution, public or private elementary or secondary school, boys’ club, girls’ club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes shall also be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building or used as part of the premises where the sexually oriented business is conducted, to the nearest property

line of the premises of a religious institution, public or private elementary or secondary school, boys’ club, girls’ club, or similar existing youth organization, or public park or public building or any properties zoned for residential use or used for residential purposes.

E. Location of Sexually Oriented Businesses. The Mohave County Zoning Ordinance hereby requires that sexually oriented businesses shall be permitted only in zones as provided in Section 33.C. Permits for sexually oriented businesses shall be required and governed by the procedures and policies specified in Section 8 et. Seq. of this ordinance.

Section 33 SEXUALLY ORIENTED BUSINESS (continued)

F. Regulations Governing Existing Sexually Oriented Businesses.

1. Any sexually oriented businesses lawfully operating on May 17, 1995, that is in violation of this section shall be deemed a nonconforming use. Nonconforming uses shall be governed by Section 27.E of this Ordinance. If two or more sexually oriented businesses are within 1,000 feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at the particular location is the conforming use and the later established business(es) is nonconforming.
2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the location, subsequent to the grant of a sexually oriented business permit, of a church, public or private elementary or secondary school, public park, public building, residential district, or residential lot within 1,000 feet of the sexually oriented business.

G. Regulations Pertaining to Exhibition of Sexually Explicit Films or Videos in Video Booths.

1. A person who operates or causes to be operated a sexually oriented business, other than a sexually oriented motel/hotel which exhibits on the premises, in a veiling room of less than 150 square feet of floor space, a film, video cassette or other video production which depicts specified sexual activities or specified anatomical areas, shall comply with the following requirements:
 - a. Upon application for sexually oriented business permit, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street and should be drawn to a designated scale with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches.
 - b. The application shall be sworn to be true and correct by the applicant.
 - c. No viewing room may be occupied by more than one person at any one time. A door may be attached or installed on any viewing room.
 - d. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access and an illumination of not less than two foot candle as measured at the floor level.

Section 33 SEXUALLY ORIENTED BUSINESS (continued)

- e. It shall be the duty of the owners and operator and it shall also be the duty of any agents and employees present on the premises to insure that the illumination described above is maintained at all times that any patron is present on the premises.

H. Advertising Regulations.

- 1. The permittee shall not allow any depiction of specified sexual activities or specified anatomical areas to be visible from the exterior of the premises.
- 2. All off-street parking areas and premise entries of the sexually oriented business shall be illuminated from dusk to closing hours of operation with a lighting system which provides an average maintained horizontal illumination of one foot candle of light on the parking surface and/or walkways. This required lighting level is established in order to provide sufficient illumination of the parking areas and walkways serving the sexually oriented business for the personal safety of patrons and employees. The lighting shall be shown on the required sketch or diagram of the premises.

I. Hours of Operation. It shall be unlawful to operate, permit or cause to be operated a sexually oriented business between the hours of 1:00 AM and 6:00 AM of any particular day.

J. Severability. If any section, subsection or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby.

K. Conflicting Section Repealed. If two or more ordinance provisions are or appear to be in conflict, the more restrictive shall apply.

L. Effective Date. This section will be in full force and effect from and after 30 days following Board of Supervisors adoption.

Section 34 NONCONFORMING USES

- A. Continuation of Use. Existing structures or uses of land and/or structures which were in compliance with prior zoning regulations on the effective date of these Regulations or any change or amendment to these Regulations may be continued notwithstanding any nonconformance to provisions of these Regulations.
- B. Prohibition on Expansion of Use or Structure. No nonconforming use or structure may be expanded or enlarged except as set forth below:
1. A nonconforming commercial or industrial use within a district may be expanded up to 100% of the area of the original commercial or industrial use. Any expansions in the structure must conform to current county ordinances, regulations and codes.
 2. Any existing residential structure authorized in the district but made nonconforming as to dimensional or area standards may be expanded provided the expansion does not contribute to nor increase the specific nonconforming dimensional or area requirement. Any expansions in the structure must conform to current county ordinances, regulations and codes.
- C. Change in Nonconforming Use. A nonconforming use may not be changed to another nonconforming use. If the intended change in use is to a use permissible within the district, but all requirements of the district cannot reasonably be complied with, the use may be established only by zoning use permit. Once a nonconforming use has been converted to a conforming use, the property shall not revert to nonconforming status.
- D. Repairs and Maintenance and Restoration. Nonconforming structures may be repaired, or may be restored or reconstructed, in the event of destruction by fire, explosion or other disaster, consistent with Section 34.B.2 of the Regulations.
- E. Abandonment and Discontinuance. When a nonconforming use is discontinued for a consecutive period of 180 days, the property may thereafter be used only for conforming purposes. Conforming use of the property shall be established pursuant to these Regulations.

Section 40 AMENDMENTS TO ZONING DISTRICTS

A. Initiation.

1. A person desiring an amendment or change in the zoning ordinance, changing the zoning district boundaries within an area previously zoned, shall initiate such an amendment by filing an application requesting change with the Board of Supervisors. Upon receipt of the application, the Board shall submit it to the Commission for a report
2. The Planning and Zoning Commission may initiate an amendment by a positive vote of members present.

B. Public Hearing.

1. After an amendment is properly initiated under either Section 40 A.1 or Section 40 A.2, the Commission, after giving notice as required in Section 40 C, shall hold at least one (1) public hearing on the proposed amendment.
2. The Commission may have as many additional hearings or continued hearings on any initiated amendment as may be deemed necessary for public necessity, convenience, and general welfare, provided that each and every public hearing comply with the notice requirements of Section 40.C.
3. Upon the approval or disapproval of any initiated zoning amendment, the Commission shall make a report of its findings and recommendation to the Board of Supervisors within thirty (30) days after completion of the said hearing.

C. Notice

1. The commission shall send notice by first class mail to each real property owner as shown on the last assessment of the property within three hundred feet of the proposed amendment or change. Notice shall also be sent to each county and municipality which is contiguous to the proposed change. At a minimum, the notice shall include the following:
 - a. The date, time, and place of the public hearing,
 - b. A general explanation of the matter to be considered,
 - c. A general description of the area of the proposed change,
 - d. An explanation of how the property owner within the zoning area may file approval or protests to the proposed change, and
 - e. Notification that if twenty percent (20%) of the property owners by area and number within the zoning area file protests, an affirmative vote of three-quarters of all members of the Board will be required to approve the change.

Section 40 AMENDMENTS TO ZONING DISTRICTS (continued)

2. Prior to holding a public hearing, the commission shall give notice thereof by at least one (1) publication in a newspaper of general circulation in the county seat or a newspaper of general circulation in the area of the proposed change.
3. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by Section 40.1.C.3.
 - a. A ten- percent or more increase or decrease in the number of square feet or units that may be developed.
 - b. A ten percent or more increase or reduction in the allowable height of buildings.
 - c. An increase or reduction in the allowable number of stories of buildings.
 - d. A ten-percent or more increase or decrease in setback or open space requirements.
 - e. An increase or reduction in permitted uses.
4. In proceedings governed by Section 40.1.C.2., the county shall provide notice to real property owners pursuant to at least one of the following notification procedures:
 - a. Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose property is directly affected by the changes.
 - b. The county shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in county seat. The changes shall be published in a “display ad” covering not less than one-eighth of a full page.
5. The commission shall post the area included in the proposed change. The posting shall be in no less than two places with at least one notice for each quarter mile of frontage along perimeter rights-of-ways so that the notices are visible from the nearest public right-of-way.

D. Action by the Board of Supervisors

1. Upon receipt of the Commission’s recommendations, the Board shall hold a public hearing, wherein at least fifteen (15) days notice of which shall be given by on (1) publication in a newspaper of general circulation in the County seat, by posting the area included in the proposed change. After holding the hearing, the Board may adopt the amendment, but if twenty (20%) percent of the owners of property, by area and number, within the zoning area file a protest to the proposed change, then the change shall not be made except by a three-quarters vote of all members of the Board.

Section 40 AMENDMENTS TO ZONING DISTRICTS (continued)

E. Reapplication

No person, including the original applicant, shall re-apply for the same change of zone on the same plot or lots within a period of one (1) year from the date of the final decision or denial of such previous application except in cases where the extraordinary circumstances have caused a need for reevaluation of all property in the general area.

Section 40.1 AMENDMENTS TO ZONING DISTRICT REGULATIONS

A. Initiation.

1. For all amendments to these regulations, other than those controlled by Section 40, the Commission may initiate an amendment by a positive vote of members present. A person desiring an amendment to the zoning ordinance may request, in writing to the Commission, that the Commission propose such an amendment.

B. Public Hearing.

1. After an amendment is properly initiated under Section 40.1A.1, the Commission shall hold at least one (1) public hearing on the proposed amendments after giving notice according to Section 40.1.D.
2. The Commission may have as many additional hearings, or continued hearings, on any initiated amendments as may be deemed necessary for public necessity, convenience and the general welfare, provided that each and every public hearing comply with the notice requirements of Section 40.1.C.

C. Notice

1. Prior to holding a public hearing, the Commission shall give notice thereof by at least one (1) publication in a newspaper of general circulation in the county seat.
2. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by Section 40.1.C.3:
 - a. A ten percent or more increase or decrease in the number of square feet or units that may be developed.
 - b. A ten percent or more increase or reduction in the allowable height of buildings.
 - c. An increase or reduction in the allowable number of stories of buildings.
 - d. A ten- percent or more increase or decrease in setback or open space requirements.
 - e. An increase or reduction in permitted uses.
3. In proceedings governed by Section 40.1 C 2, the county shall provide notice to real property owners pursuant to at least one of the following notification procedures:
 - a. Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose property is directly affected by the changes.

Section 40.1 AMENDMENTS TO ZONING DISTRICT REGULATIONS (continued)

- b. The County shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in the county seat. The changes shall be published in a “display ad” covering not less than one-eighth of a full page.
- 4. If notice is provided pursuant to Section 40.1.C.3.b, the county shall also send notice by first class mail to persons who register their names and addresses with the county as being interested in receiving such notice. The county may charge a fee not to exceed five dollars per year for providing this service.

D. Action by the Board of Supervisors

- 1. Upon receipt of the Commission’s recommendations, the Board shall hold a public hearing, wherein at least fifteen (15) days notice of which shall be given by one (1) publication in a newspaper of general circulation in the County seat and by posting the area included in the proposed change. After holding the hearing, the Board may adopt the amendment.

E. Reapplication

No person, including the original applicant, shall re-apply for the same change of zone on the same plot or lots within a period of one (1) year from the date of the final decision or denial of such previous application except in cases where extraordinary circumstances have caused a need for reevaluation of all property in the general area.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS

A. Review of the General Plan.

It is the intent of Mohave County to review the General Plan once every five years. In any case, the General Plan shall be reviewed and amended or readopted by the Board of Supervisors at least once every ten years.

B. Amendments to the General Plan or an adopted Area Plan.

1. The General Plan may be amended from time to time in the manner provided for in this section, for the purposes of ensuring that the plan reflects the needs of County residents.
 - a. The General Plan or an adopted Area Plan may be amended from time to time, in the manner provided for in this section, for the purpose of ensuring that the plans reflect the needs of County residents.
 - b. All major amendments proposed for adoption to the General Plan by the Board shall be presented at a single public hearing during the calendar year the proposal is made.
2. Actions considered a Minor Amendment:
 - a. The following changes are considered minor amendments to the General Plan, including area plans:
 - 1) A change in the land use boundaries, in the detail land use diagrams, where those changes are consistent with the development area designations and the General Plan goals and policies.
 - 2) The adoption or amendment of an area plan where the area plan and the changes are consistent with the General Plan.
 - 3) Changes to goals and policies that clarify intent or correct inconsistencies.
 - b. Minor amendments may be considered upon submission of an application form obtained from the Planning and Zoning Department or as deemed necessary by the Planning and Zoning Commission or the Board of Supervisors.
3. Actions considered a Major Amendment:
 - a. The following proposed amendment actions will be considered a major amendment to the General Plan or an adopted Area Plan as they provide a substantial alteration of the land use mixture or balance established for a defined area in the land use element of the General Plan or adopted Area Plan:

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

- 1) Proposed amendment consisting of 640 or more acres in an Urban Development Area.
 - 2) Proposed amendment consisting of 640 or more acres in a Suburban Development Area.
 - 3) Proposed amendment consisting of 1,280 or more acres in a Rural Development Area.
 - 4) For project greater than the acreage limits in Subsection 40.2.B.3.a.1), 2) and 3) above, the Planning and Zoning Director, may determine that a proposed change would not substantially alter the land use mixture or balance as established for that area by the land use elements in the General Plan and any adopted Area Plan and that a minor amendment is required. Any person aggrieved by the Planning Director's decision may appeal through the Planning and Zoning Commission, to the Board of Supervisors.
 - b. All proposed major amendments to the General Plan or an adopted Area Plan that requires a major amendment to the General Plan shall be heard at a single public hearing of the Board of Supervisors during the calendar year the amendment applications are submitted.
4. Initiation of an Amendment:
- a. Member of the public: A person desiring an amendment in the General Plan, changing the development area and land use designation boundaries, shall initiate such an amendment by filing an application form from the Planning and Zoning Department requesting this change with the Planning and Zoning Commission.
 - b. By Commission or Board: The Planning and Zoning Commission or the Board of Supervisors may initiate an amendment by a positive vote of the members present.
5. Application for a major amendment to the General Plan or an adopted area plan:
- Proposed major amendments will be analyzed for suitability and feasibility. The Board will consider the following in determining the suitability of an application for a major amendment:
- a. Any member of the public initiating a General Plan amendment should attend a pre-application conference to determine feasibility and probable time frame.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

- b. An application for an amendment to the General Plan or area plan land use diagrams or maps shall include the following information:
 - 1) A vicinity map showing the general area including, but not limited to, the general road network.
 - 2) A map of the area to be changed, indicating the current and the proposed development area and land use designation.
 - 3) A statement justifying the change that includes, but is not limited to, a description of the following:
 - a) How the change benefits and/or affects the County,
 - b) Public infrastructure and public services that are available or will be provided,
 - c) A description of the change of the character of surrounding neighborhoods,
 - d) An explanation that the change is consistent with the goals and policies of the General Plan and applicable area plan, and
 - e) An explanation of changing events or circumstances that make the amendment appropriate.
- c. All applications for a major amendment to the General Plan and/or an Area Plan must be submitted to the Planning and Zoning Department between the first business day in January and the first Friday in May of a given calendar year in order for those applications to be heard by the Board of Supervisors at a public hearing in the calendar year the application is submitted.

All applications for a major amendment received after the first Friday in May will not be accepted nor processed until the first business day in January of the next calendar year.
- d. Any application for a major amendment, where the amendment has not been heard and approved or denied by the Commission or Board within the calendar year the application was submitted, shall be forwarded to the next calendar year for processing, according to A.R.S. § 11-824.
- e. When a development proposal requires an Area Plan, the applicant for the development shall formulate an area plan in consultation with the Planning and Zoning Department. All Area Plans meeting the definition of a major amendment contained in Section 40.2.B.3 shall submit a complete Area Plan to the Planning and Zoning Department between the first business day in January and the first Friday in March to be heard by the Board of Supervisors as a major amendment to the General Plan.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

To be considered a complete application, the proposed Area Plan must contain or address all of the elements contained in the General Plan and all elements required to be in the General Plan per A.R.S. 11-821 et. seq., goals, policies and land use diagrams shall be consistent with, compliment or expand the General Plans goals and policies, and the applicant has completed all of their responsibilities contained in Section 40.2.C. (changed 1/16/03)

- f. The applicant must demonstrate a perceived benefit or need to the area affected by the major amendment.
- g. The applicant will need to demonstrate sufficient water availability to support at least a 100-year supply to the area as a result of any future development resulting from the amendment, and which will neither pollute nor deplete the aquifer nor drop the water table below the natural recharge coefficient.
- h. The result of the proposed major amendment should provide reasonable continuous support, access, and service to the location of the amendment so it can be reasonably accessed. The location of development as a result of the amendment should not be so remote that stated goals and policies within predicted time development increments cannot be attained.
- i. The purpose and implementation of the amendment should be in character with the region's current land uses or any previously devised natural balance of open space and current land uses.
- j. Proposed future uses as the result of a major amendment will be expected to be environmentally compatible with their surroundings. These include ensuring that changes and development that result from the amendment will not deplete water resources, particularly from downstream uses, and that protected habitats, riparian areas, and endangered species will not be disturbed or will have approved mitigation measures, and that water and air quality shall be maintained in perpetuity using established standards and requirements.
- k. For proposed major amendments to or in all Development Areas, it will be necessary to demonstrate how future land uses and proposed development as a result of the amendment will provide a cohesive, self-supporting community.
- l. For amendments in or to Urban or Suburban Development Areas, the amendment will need to describe future land use development with full infrastructure in a logical development pattern with prescribed time frames for completion or the preliminary development steps to be taken leading toward incorporation.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

C. Citizen Participation.

1. Citizen Participation Plans for Plan Adoption, Review or Update:

- a. Prior to beginning any process to adopt, review or update the General Plan or any area plan, the Planning and Zoning Commission shall adopt a Citizen Participation Plan that provides for the following:
 - 1) Early and continuous participation by the public affected by the plan; such participation may be through citizen advisory committees, numerous and frequent public meetings, or other methods or combination of methods.
 - 2) Methods by which cities, counties, state and federal agencies, utilities, school districts, regional planning agencies, and civic, educational and professional organizations are included in the participation process.
 - 3) Public notice of public meetings and public hearings being held by the Planning and Zoning Department, the Planning and Zoning Commission and the Board of Supervisors; notice must, at a minimum, comply with these regulations, ARS 11-822 and ARS 11-823.
 - 4) Public meetings in sufficient number and location to inform the public of the proposed action and its effect.
 - 5) Public hearings that comply with these regulations, ARS 11-822 and ARS 11-823, and provide the public with ample opportunity to address the Commission and Board.
 - 6) A method for reporting and addressing citizen comments received at the public meetings and hearings. The report shall be part of the adopted plan or updated plan.

2. Public Meetings for Amendments to the General Plan or Adopted Area Plans.

- a. The party initiating the amendment shall hold a public meeting in the area of the proposed plan amendment when:
 - 1) A major amendment to the General Plan or an adopted Area Plan is proposed.
 - 2) A new area plan is proposed.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

- 3) An amendment or Area Plan will have a substantial effect on a neighborhood or area.
 - b. A report prepared by the party initiating the amendment shall be included with the Planning and Zoning Department's report to the Commission. The report must cover the comments received at the public meeting and either how those comments were addressed or reasons for not addressing them.
3. Hearing:
 - a. All public hearings held for plan adoption, review or update shall be held in accordance with the approved Citizen Participation Plan and state statute.
 - b. Public hearings for amendments to the General Plan or any adopted area plan shall be held in the following manner:
 - 1) After an amendment is properly initiated under Section 40.2, and after any required public meeting, the Commission shall hold at least one (1) public hearing on the proposed amendments, after giving notice according to Section 40.2.C.4.
 - 2) The Commission may hold as many additional hearings on any amendment as may be deemed necessary for public necessity, convenience, and general welfare, provided that each and every public hearing is not a continuation of a previous hearing, and complies with the notice requirements of Section 40.2.C.4.
 - 3) The Commission may continue hearings on any amendment as may be necessary provided that hearings are continued to a fixed date, time, and place. Hearings continued without announcing a fixed date, time, and place shall be noticed according to Section 40.2.C.4.
4. Notice:
 - a. Notice of all public hearings for plan adoption, review or update shall be made in accordance with the approved Citizen Participation Plan, state statute and this section.
 - b. One (1) notice of all public hearings shall be placed in a newspaper of general circulation published in the county seat at least fifteen (15) days prior to the public hearing.
 - c. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land uses, notice shall be provided in the manner prescribed by Section 40.2.C.4.d. below:

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

- 1) A ten- percent (10%) or more increase or decrease in the number of square feet or units that may be developed.
 - 2) A ten- percent (10%) or more increase or decrease in open space requirements.
 - 3) An increase or reduction in permitted uses.
 - d. In proceedings governed by Section 40.2.C.4.c. above, the county shall cause notice to be given to real property owners pursuant to at least one of the following notification procedures:
 - 1) All property owners within the area of the proposed change and within one-half mile of the boundary of the proposed change shall be sent notice by first class mail.
 - 2) The changes shall be published in one (1) "display ad" covering not less than one-eighth of a full page in a newspaper of general circulation in the county seat prior to the first public hearing on the changes.
 - e. The county shall cause notice to be sent by first class mail to persons who register their names and addresses with the county as being interested in receiving such notice. The county may charge a fee not to exceed five dollars (\$5.00) per year for providing this service.
 - f. All notices required in this subsection shall contain the following information, at a minimum:
 - 1) The date, time, and place of the public hearing;
 - 2) A general explanation of the matter to be considered;
 - 3) A general description of the area of proposed changes;
 - 4) An explanation of how comments or objections may be filed with Mohave County.
5. Consultation and Coordination:
- a. Consultation and coordination with cities, counties, state and federal agencies, utilities, school districts, regional planning agencies, and civic, educational and professional organizations shall occur according to the Citizen Participation Plan and this Section.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

- b. At least sixty (60) days before the required notice for the Planning and Zoning Commission public hearing, the new plan, plan update or major amendment shall be transmitted to following agencies, organizations and persons:
- c.
 - 1) Each municipality in the county;
 - 2) Each other county that is contiguous to the county;
 - 3) The regional planning agencies in the county;
 - 4) The Department of Commerce or any other state agency that is subsequently designated as the general planning agency for the state;
 - 5) The State Land Department; and
 - 6) Any person, organization or agency that requests, in writing, to receive the proposal.
- 6. Availability of Draft Plans and Amendments:
 - a. Draft General Plans and area plans, updates of those plans, and major amendments will be available sixty (60) days prior to any required notice for the Planning and Zoning Commission public hearing and thirty (30) days prior to the Board of Supervisors public hearing at the Office of the Clerk of the Board of Supervisors, the Planning and Zoning Department Offices, and Mohave County libraries in Kingman, Bullhead City, and Lake Havasu City, and other appropriate places as determined by the Director of Planning and Zoning.
 - b. Minor amendments will be available thirty (30) days prior to the Planning and Zoning Commission public hearing at the Clerk of the Board of Supervisors and the Planning and Zoning Offices in Kingman and Bullhead City.
- 7. Action by the Board of Supervisors:
 - a. Upon receipt of the Commission's recommendations, the Board shall hold at least one public hearing after giving notice according to this section. After holding the hearing, the Board may adopt, deny the amendment, or change the amendment. Any changes to the amendment shall be referred back to the Planning and Zoning Commission for a report. In developing and considering the amendment, the Commission shall follow the public hearing and notice requirements in this section.

Section 40.2 AMENDMENTS TO THE GENERAL PLAN AND AREA PLANS (continued)

- b. The adoption, readoption or update of the General Plan or any adopted area plan, or the adoption of any amendment which meets any of the following criteria, shall be adopted by at least two-thirds of the members of the Board.
 - 1) A change of land use designation in the plan that:
 - a) Increases the intensity of the use on the property.
 - b) Decreases the intensity of use on the property at the initiative of the Board of Supervisors.
 - 2) Deletion of a requirement for the reservation or dedication of land for public purposes, except for minor boundary adjustments or street alignments.
 - 3) Establishment of a new, or deletion of a planned freeway, expressway, parkway or limited access arterial street shown on the General Plan.

D. Reapplication.

No person, including the original applicant, shall reapply for the same amendment for the same area within a period of one (1) year from the date of the final decision or denial of such previous application, except in cases where extraordinary circumstances have caused a need for reevaluation of all property in the general area.

THE MOHAVE COUNTY OUTDOOR LIGHT CONTROL ORDINANCE (Commercial or Public Outdoor Light Fixtures)

Ordinance No. 87-1

Article 1 Administration

1.01 Purpose.

This ordinance is intended to restrict the permitted use of outdoor artificial illuminating devices emitting undesirable rays into the night sky which have a detrimental effect on astronomical observations.

1.02 Conformance with Applicable Codes.

This ordinance shall be considered as an addendum to the Mohave County Zoning Ordinance. All outdoor artificial illuminating devices shall be installed in conformance with the provisions of the Ordinance, the Zoning Regulations and any Building Ordinances which may hereafter be enacted, as applicable.

Where any provisions of any of the Arizona State Statutes or any of the Federal laws or any companion Zoning Ordinance comparatively conflicts with the requirements of this Outdoor Light Control Ordinance, the most restrictive shall govern.

1.03 Approved Material and Methods of Installation.

The provisions of this Ordinance are not intended to prevent the use of any material or method of installation not specifically prescribed by this Ordinance provided any such alternate has been proposed. The Zoning Inspector may approve any such alternate provided he finds that the proposed design, material, or method:

- a. Provides approximate equivalence to those specific requirements of this ordinance; or
- b. Is otherwise satisfactory and complies with the intent of the Ordinance.

Article 2 Definitions

2.01 Outdoor Light Fixtures.

Outdoor artificial illuminating devices, outdoor fixtures, lamps and other devices, permanent or portable, used for illumination or advertisement. Such devices shall include, but are not limited to search, spot, or floodlights for:

- a. Building and structures,
- b. Recreational areas,

ORDINANCE 87-1 OUTDOOR LIGHTING CONTROL (continued)

- c. Parking lot lighting,
- d. Landscape lighting,
- e. Billboards and other signage (advertising or other),
- f. Street lighting.

2.02 Individual.

Shall mean any private individual, tenant, lessee, owner, or any commercial entity including but not limited to companies, partnerships, joint ventures, or corporations.

2.03 Installed.

Shall mean the initial installation of outdoor light fixtures defined herein, following the effective date of this Ordinance, but shall not apply to those outdoor light fixtures installed prior to such date.

Article 3 General Requirements

3.01 Shielding. All exterior illumination devices, except those exempt from this Ordinance and those regulated by Section 4.03, shall be fully or partially shielded as required in Section 3.03.

- a. "Fully Shielded" shall mean that those fixtures shall be shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
- b. "Partially Shielded" shall mean that those fixtures shall be shielded in such a manner that the bottom edge of the shield is below the plane center line of the light source (lamp), minimizing light above the horizontal.

3.02 Filtration.

- a. Those outdoor light fixtures requiring a filter in Section 3.03 shall be equipped with a filter whose transmission is less than five (5%) percent total emergent flux at wavelengths less than thirty-nine hundred (3900) angstroms. Total emergent flux is defined as that between 3000 and 7000 angstrom units.
- b. It is recommended that existing mercury vapor fixtures shall be equipped with a filter whose transmission is less than ten (10%) percent total emergent flux at wavelengths less than forty-four hundred (4400) angstroms. Total emergent flux is defined as that between 3000 and 7000 angstrom units.

ORDINANCE 87-1 OUTDOOR LIGHTING CONTROL (continued)

- c. Low Pressure Sodium lamps are the preferred lamps for minimizing adverse effects on astronomical observations.

3.03 Requirements for Shielding and Filtering.

The requirements for the shielding and filtering light emissions from outdoor light fixtures shall be as set forth in the following table:

REQUIREMENTS FOR SHIELDING AND FILTERING

FIXTURE LAMP TYPE	SHIELDED	FILTERED ⁴
Low Pressure Sodium ¹	Partially	None
High Pressure Sodium	Fully	None
Metal Halide ⁶	Fully	Yes
Fluorescent	Fully ⁵	Yes ²
Quartz ³	Fully	None
Incandescent Greater than 150W	Fully	None
Incandescent 150W or Less	None	None
Mercury Vapor	Fully ⁷	Yes ⁷
Fossil Fuel	None	None
Glass Tubes filled with Neon, Argon, Krypton	None	None
Other Sources	AS APPROVED BY COUNTY ZONING INSPECTOR	

Footnotes:

- ¹ This is the preferred light source to minimize undesirable light into the night sky affecting astronomical observations.
- ² Warm White and Natural Lamps are preferred to minimize detrimental effects.
- ³ For the purposes of this Code, quartz lamps shall not be considered an incandescent light source.
- ⁴ Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
- ⁵ Outdoor advertising signs of the types constructed of translucent materials and wholly illuminated from within do not require shielding.
- ⁶ Metal halide display lighting shall not be used for security lighting after 11 p.m. (or after closing hours if before 11 p.m.) unless fully shielded. Metal halide lamps shall be in enclosed luminaries.
- ⁷ Recommended for existing fixtures. The installation of mercury vapor fixtures is prohibited effective ninety (90) days after the date of adoption of this Code.

ORDINANCE 87-1 OUTDOOR LIGHTING CONTROL (continued)

Article 4 Prohibitions

4.01 Searchlights.

The operation of searchlights for advertising purposes is prohibited.

4.02 Recreational Facility.

No outdoor recreational facility, public or private, shall be illuminated by nonconforming means after 11 p.m. except to conclude a specific recreational or sporting event or any other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11 p.m.

4.03 Outdoor Building or Landscaping Illumination.

The unshielded outdoor illumination of any building, landscaping, signing or other purpose is prohibited except with incandescent fixtures less than 150 watts.

4.04 Mercury Vapor.

The installation of mercury vapor fixtures is prohibited effective ninety (90) days after the date of adoption of this Code.

Article 5 Permanent Exemptions

5.01 Nonconforming Fixtures.

All outdoor light fixtures existing and fully installed prior to the effective date of the Code may remain "nonconforming" indefinitely; provided, however, that no change in use, replacement, structural alterations, or restoration after abandonment of outdoor light fixtures shall be made unless it thereafter conforms to the provisions of these regulations.

5.02 Fossil Fuel Light.

Produces directly or indirectly by the combustion of natural gas or other utility-type fossil fuels.

5.03 Federal and State Facilities.

Those facilities and lands owned, operated as protected by the U.S. Federal Government or the State of Arizona, are exempted by law from all requirements of this Code. Voluntary compliance with the intent of this Code at those facilities is encouraged.

ORDINANCE 87-1 OUTDOOR LIGHTING CONTROL (continued)

5.04 Special Exemption.

The Zoning Inspector may grant a special exemption to the requirements of Section 3.03 only upon written finding that there are extreme geographic or geometric conditions warranting the exemption and that there are no conforming fixtures that would suffice.

Article 6 Procedures for Code Compliance

6.01 Applications.

- a. Any individual applying for a building or use permit under the Mohave County Zoning Regulations intending to install outdoor lighting fixtures shall, as a part of said application, submit evidence that the proposed work will comply with this Code.
- b. All other individuals intending to install outdoor lighting fixtures shall submit an application to the County Zoning Inspector providing evidence that the proposed work will comply with this Code.
- c. Utility companies entering into a duly approved contract with the County in which they agree to comply with the provisions of these regulations shall be exempt from applying for and obtaining a permit for the installation of outdoor light fixtures, including residential security lighting.

6.02 Contents of Application or Submission.

The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the Mohave County Zoning Regulations, upon application for the required permit:

- a. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices, etc.
- b. Description of the illuminating devices, fixtures, lamps, supports and other devices, etc. This description may include, but is not limited to, manufacturers catalog cuts and drawings (including sections where required).

The above required plans and descriptions shall be sufficiently complete to enable the County Zoning Inspector to readily determine whether compliance with the requirements of this Code will be secured. If such plans and descriptions cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures, or lamps proposed, the applicant shall submit evidence of compliance by certified test reports as performed by a recognized testing lab.

ORDINANCE 87-1 OUTDOOR LIGHTING CONTROL (continued)

6.03 Issuance of Permit.

Upon compliance with the requirements of this Ordinance, the County Zoning Inspector shall issue a permit for installation of the outdoor lighting fixtures, to be installed as in the approved application. In the event the application is part of the building permit application under the zoning regulations, the issuance of the building permit will be made if the applicant is in compliance with this Code as well as the other requirements for issuance under the zoning regulations. Appeal procedures of the zoning regulations for decisions of the County Zoning Inspector shall apply.

6.04 Amendment to Permit.

Should the applicant desire to substitute outdoor light fixtures or lamps after a permit has been issued, the applicant must submit all changes to the County Zoning Inspector for approval, with adequate information to assure compliance with this Ordinance.

Article 7 Temporary Exemptions

7.01 Request for Temporary Exemptions.

Any individual as defined herein may submit a written request on a form prepared by the Planning and Zoning Department to the County Zoning Inspector for a "temporary exemption" to the requirements of this Ordinance, such exemption to be valid for thirty (30) days, renewable at the discretion of the County Zoning Inspector.

The Request for Temporary Exemption shall contain minimally the following listed information:

1. Specific exemptions requested.
2. Type and use of exterior light involved.
3. Duration of time for requested exemption.
4. Type of lamp and calculated lumens.
5. Total wattage of lamp or lamps.
6. Proposed location of exterior light.
7. Previous temporary exemptions, if any.
8. Physical size of exterior light and type of shielding provided.

ORDINANCE 87-1 OUTDOOR LIGHTING CONTROL (continued)

In addition to the above data, the County Zoning Inspector may request any additional information that would enable him to make a reasonable evaluation of the Request for Temporary Exemption.

7.02 Appeal for Temporary Exemption.

The County Zoning Inspector, within five (5) days from the date of the properly completed Request for Temporary Exemption, shall approve or reject in writing the Request. If rejected, the individual making the Request shall have the right of appeal to the appropriate Board of Adjustment for review pursuant to the procedures applicable to any other appeal of a decision of the County Zoning Inspector.

7.03 Extension of Temporary Exemption.

Any individual requesting a Temporary Exemption for a period greater than thirty (30) days, or an extension beyond the original thirty (30) day period for a temporary exemption shall apply for a Use Permit to the Planning and Zoning Commission and Board of Supervisors. The Use Permit application shall contain (in addition to other Use Permit requirements) the information specified in 7.01.

Article 8 Public Nuisance

Any lighting fixture, which violates the provisions of this Ordinance, constitutes a public nuisance and shall be abated.

Article 9 Penalties

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of a Class II misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which a violation of any of the provisions of this Code is committed, continued or permitted and upon conviction of any such violation such person, firm, or corporation shall be punished as prescribed by the Arizona Revised Statutes.

Article 10 Effective Date

This Ordinance shall take effect thirty (30) days after its adoption.

THE MOHAVE COUNTY REQUIREMENTS AND RULES FOR OFFICIAL SIGNS FOR HISTORICAL AND/OR TOURIST DESTINATIONS ORDINANCE

Ordinance No. 99-2

A. PURPOSE

The purpose of this Ordinance is to establish a system of historical and/or tourist destination signs that inform the traveling public of the historic and tourist destinations that exist off of the state and federal highway systems. Mohave County believes that informing traveling public of various historic and tourist attractions and available services will improve the quality of the traveling public's visit and the quality of life for Mohave County residents.

This ordinance applies to the unincorporated areas of Mohave County.

B. DEFINITIONS

Historic Destination means a site, town or community of historical significance.

Historic significance means a site, town or community that is on the National Register of Historic Places, is recognized by the State of Arizona or a political subdivision of the state as being historically significant to the history of the area, county, state or nation.

Tourist Destination means a site, town or community providing tourist attractions and/or services.

Services means the typical services required or used by the traveling public including but not limited to lodging, restaurants, fuel sales, vehicle repair, shopping, etc.

C. PROCEDURE FOR ESTABLISHING HISTORIC AND/OR TOURIST DESTINATION SIGNS

1. Historic and Tourist Destination Signs Required. Signs informing the public of historic and/or tourist destinations shall be erected along state and federal highways in Mohave County in accordance with this section.
2. Signs shall be erected and maintained by Mohave County or by a contractor retained by Mohave County.
3. Signs shall be established through one of the following procedures:
 - a. The Board of Supervisors may, on its own initiative, establish a historic and/or tourist destination sign.
 - b. Nominations, or proposals, for signs may be submitted to the Board of Supervisors by a non-profit community or public service organization.

ORDINANCE NO. 99-2 REQUIREMENTS AND RULES FOR OFFICIAL SIGNS FOR HISTORICAL AND/OR TOURIST DESTINATIONS (continued)

- 1) Nominations, or proposals, shall include the following information:
 - a) A completed application form provided by the Clerk of the Board of Supervisors.
 - b) A statement of the attraction(s) and/or service(s) to be included in the content of the sign, and the importance of those attraction(s) and/or service(s) to Mohave County and the traveling public.
 - c) A vicinity map showing the destination in relationship to the sign's proposed location and the state or federal highway.
 - d) A site map showing the location of the sign on the property, the sign's distance from the state or federal highway, and the location of any interchanges or intersections with the distance from the sign.
 - e) Written notarized permission from the owner of the property on which the sign is to be located approving of the location, size and proposed design.
- 2) The Board of Supervisors may approve a request to establish a sign provided the following:
 - a.) The owner of the property on which the sign will be located has agreed, in writing, to the sign's location, size and design.
 - b.) The proposed sign informs the traveling public of historic and/or tourist attractions and/or services but does not advertise any commercial business.
 - c.) The proposed sign does not interfere with the functioning or the safety of the highway.

D. CONSTRUCTION AND MAINTENANCE SPECIFICATIONS

1. All historic and/or tourist destination signs shall be constructed and maintained according to the standards and specifications in this section.

ORDINANCE NO. 99-2 REQUIREMENTS AND RULES FOR OFFICIAL SIGNS FOR HISTORICAL AND/OR TOURIST DESTINATIONS (continued)

2. All signs shall obtain the necessary sign and building permits from the Arizona Department of Transportation and the Mohave County Planning and Zoning Department.
3. Sign Contents shall inform the traveling public of at least one of the following attractions and/or services existing off of the highway:
 - a. Historic site or community;
 - b. Community or area providing tourist attractions, recreational opportunities, or continuing or seasonal events;
 - c. Points of interest or recreational areas;
 - d. Community name and types of services provided, but no advertising for specific businesses or establishments.
4. Construction Specifications:
 - a. The maximum size of the sign shall be forty-eight (48) square feet; each sign may have one sign face for each travel direction up to a maximum of two;
 - b. All signs shall be constructed in accordance with Chapter 4 of the 1997 Uniform Sign Code or the most recent sign code as adopted by Mohave County or in a manner approved by the County Engineer.
5. Sign Placement:
 - a. All signs shall be placed within six hundred and sixty (660) feet of a designated state or federal highway.
 - b. The minimum distance between destination signs, or between any destination sign and any off-premise, or outdoor advertising sign is two thousand (2000) feet.
 - c. The minimum distance between any destination sign and an on-premise advertising sign is three hundred (300) feet.
 - d. Destination signs shall be a minimum of five hundred (500) feet from the point of widening of any separated grade interchange.

ORDINANCE NO. 99-2 REQUIREMENTS AND RULES FOR OFFICIAL SIGNS FOR HISTORICAL AND/OR TOURIST DESTINATIONS (continued)

e. The signs shall not be placed in Arizona Department of Transportation right-of-way or roadway easements managed by that department.

1) Signs shall be placed a minimum of fifty (50) feet from the edge of pavements. The County Engineer or the Arizona Department of Transportation may require a sign to be placed at a greater distance to preserve sight distances or ensure a safe roadway.

6. Sign Maintenance:

a. Signs display surfaces, or faces, shall be kept neatly painted and display the approved design and content at all times.

b. Sign and sign support structures, together with their supports, braces, guys and anchors, shall be kept in repair and in a proper state of preservation at all times.

E. **RESPONSIBILITY TO MAINTAIN AND REMOVAL FOR FAILURE TO MAINTAIN**

1. The County Engineer shall maintain or cause to be maintained all historic and/or tourist destination signs except as provided by this section.

2. In the absence of adequate maintenance, the County Engineer may remove or cause the removal of the sign.