



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: September 25, 2025

AGENDA SUBJECT: 2025 Zoning and Subdivision Ordinance Update

SUMMARY: 2025 Zoning and Subdivision Ordinance Update

Purpose of the 2025 Zoning Ordinance Update

- Modernize and reorganize code for improved clarity and usability
- Align with evolving land uses, community expectations, and state law
- Support business, residential, and civic development through clearer, more flexible standards

Titles 1-6: General Provisions

Complete reformatting for logical readability:
Improved structure for both staff navigation and public transparency
Organized layout makes it easier to locate, interpret, and apply standards

Title 2: Codification for re-branded Development Process and update to Temporary Use Permits

Due Diligence
Development Plan Review
Exemptions and Waivers
Expanded and clarified Temporary Use Permits (TUPs) to now allow for limited off-premise signage

Title 3: Zoning Districts and Land Use

Renaming Transect Zones to Downtown Districts

Creates a more recognizable zoning identity for the downtown core
Encourages context-sensitive uses that support walkability, mixed-use, and local character

Comprehensive Land Use Matrix Update

Clear delineation of permitted, conditional, and prohibited uses by zone
Simplifies review for staff, developers, and business owners

Title 4: Supplemental Standards

Expanded to create use-specific standards for greater clarity:

Metal buildings

Accessory structures

Driveway standards

Micro-schools and other emerging uses

Establishes uniform expectations for development types previously undefined or ambiguous

Title 4: Parking Code

Comprehensive overhaul:

Reflects expanded land use types

Introduces specific, rather than generalized, standards

Improves clarity for developers and staff

Title 4: Sign Code

Sign Code Enhancements:

Aligns signage standards with permitted temporary uses

Expands allowances for:

Commercial real estate signage

Subdivision signs (50+ lots)

Re-use of pole signs in commercial zones

Title 5: Definitions

Condensed and clarified:

Removed ambiguous or conflicting terms

Combined redundant definitions

Added new definitions tied directly to expanded Land Use Matrix

Subdivision Ordinance Replacement

Repeal & Replace Strategy

Replaces outdated ordinance with a streamlined, compliant version

Aligns with Arizona Revised Statutes for administrative simplicity

Key Improvements:

Administrative approval only —Per State Statute eliminates Planning Commission or City Council review of standard subdivisions (pre-plats and final plats)

Establishes processes absent or undefined for

Lot splits (≤ 3 lots)

Parcel combinations

Lot line adjustments

Clear criteria for:

Complete submittals

Process timelines

Applicant expectations

Reduces barriers for homeowners and small developers

New Policies Introduced

Expedited Plan Review

Creates a fast-track option for qualifying projects

Reduces review time while maintaining compliance standards

At-Risk Grading and Assurances

Allows limited grading and certain improvements prior to recordation of a Final Plat or issuance of a Building Permit

Supports flexibility in project phasing with protective conditions

Why This Matters

Stakeholder/Staff: Clearer internal processes, consistent standards, faster review

Residents: Improved transparency, fewer hurdles for small projects

Business Community: Easier to interpret allowed uses, clearer signage rules

Developers: Streamlined subdivision process, expedited reviews

Implementation Timeline

Developer Workshops: January 2025, May 2025 and July 2025

Development process trial period began: August 1, 2025

Formal code adoption targeted for: November 2025 with an effective date of January 1, 2025

FISCAL IMPACT:

Long term impact would potentially increase development related revenues with enhanced permitting and a zoning ordinance that is beneficial for economic development.

STAFF RECOMMENDATION:

Receive Presentation, accept public comment and provide staff feedback.

SUGGESTED MOTION:

The Mayor and City Council receive the presentation, accept public comment and provide staff feedback.

ATTACHMENTS:

[Title 1 Leg Edits WorkShop Draft 9.17.2025.docx](#)

[Title 2 Leg Edits Workshop Draft 9.17.2025.docx](#)

[Title 3 Land Use Matrix Workshp Draft 9.17.2025.xlsx](#)

[Title 4 New Parking Table Workshop Draft 9.17.2025.docx](#)

[Title 5 Definitions Workshop Draft 9.17.2025.docx](#)

[Title 4 Leg Edits Workshop Draft 9.17.25.docx](#)

[Title 3 Leg Edits Workshop Draft 9.17.25.docx](#)

[Subdivision Ord Workshop Draft 9.17.2025.docx](#)

[Zoning Code and Subdivision Ordinance Workshop Presentation Condensed.pdf](#)

[Expedited Plan Review Policy 9.18.2025.docx](#)