



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: November 18, 2025

AGENDA SUBJECT: Approval of Ordinance No. 1985- A City-initiated Comprehensive Zone Text Amendment (ZO25-0001), to the City of Kingman Zoning Code Titles 1 - 6

SUMMARY:

Summary:

ZO25-0001 is a City-initiated update that provides a comprehensive cleanup and reorganization of the Code. The purpose of this amendment is to improve clarity and usability, align with evolving land uses, community expectations, and state law, and support development through clearer and more flexible standards. The reformatting enhances readability for both staff and the public, improving transparency and ease of navigation. This update also introduces a new User Guide designed to help residents, business owners, and developers better understand and apply the Code's structure and frequently referenced sections.

Title 2 – Administration and Procedures:

Updates to Title 2 streamline the development review process and reduce application processing times. These revisions align review authority within the Code with recent state legislation, including HB 2447 and A.R.S. §9-500.49. The amendments also expand and clarify provisions for Temporary Use Permits—now allowing limited off-premise signage—and refines requirements for non-conforming lots.

Title 3 – Zones and Land Uses:

Title 3 introduces a comprehensive update to the land use matrix and renames the former Transect Zones to “Downtown Districts.” The updated matrix significantly expands and clarifies permitted, conditional, and prohibited uses by zone, simplifying review and enhancing predictability for applicants. These improvements are expected to support economic development efforts by facilitating business attraction and expansion. Renaming the Transect Zones to Downtown Districts strengthens community identity and reinforces placemaking in the city's downtown core by promoting walkability, mixed-use activity, and local character.

Title 4 – Supplemental Standards:

Revisions to Title 4 expand and clarify use-specific supplemental standards to align with the updated land use matrix. Updates include clearer guidance for metal buildings, accessory structures, accessory dwelling units (now consistent with Mohave County standards and the HB 2447 and A.R.S. §9-500.49), driveway requirements, and emerging uses such as micro-schools. The repeal and replacement of existing parking standards better reflect current industry practices and the diversity of modern land uses.

Minor updates to the sign regulations provide enhanced standards for temporary signage, expanded allowances for commercial real estate and subdivision signage (for projects exceeding 50 lots), and the reuse of existing pole signs in commercial zones. At the Council's direction a comprehensive update to the sign code will take place in 2026.

Title 5 – Definitions:

The proposed amendments to Title 5 focus on consolidating, clarifying, and expanding definitions to eliminate ambiguity, conflict, and redundancy. Additional terms have been incorporated to support the revised land use matrix and ensure consistency throughout the Code.

Overall, the proposed Zoning Code Text Amendment ZO25-0001 represents a significant step toward a more modern, transparent, and user-friendly development framework for the City of Kingman. By improving organization, streamlining processes, and clarifying standards, this comprehensive update will better serve residents, developers, and City staff alike. The amendments reflect Kingman's ongoing commitment to supporting thoughtful growth, economic opportunity, and community character while ensuring the Zoning Code remains an effective tool for guiding the City's future development.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

The Mayor and City Council adopt Ordinance No. 1985 thereby approving the comprehensive update to the City's Zoning Code Dated April 6, 2021 as amended and effective January 1, 2026.

SUGGESTED MOTION:

The Mayor and City Council adopt Ordinance No. 1985 thereby approving the comprehensive update to the City's Zoning Code Dated April 6, 2021 as amended and effective January 1, 2026.

ATTACHMENTS:

01 - ZO25-0001 2025 Comprehensive Update P & Z Staff Report Final.pdf

02 - Zoning Code Proposed Red-Line Changes_10-29-25.pdf

03 - Kingman Zoning Code Combined Hearing Draft 10.31.2025.pdf

04 - Title 3 Land Use Matrix Reformatted 10.31.2025.pdf

05 - Zoning Code and Subdivision Ordinance Workshop Comments and Responses 10.25.2025.pdf

06 - _Ordinance_1985_ZO25-0001_Final.docx

07 - Zoning Code and Subdivision & Grading Ordinance Presentation CC 11.18.2025.pptx