



CITY OF KINGMAN COMMUNICATION TO COUNCIL

TO: Honorable Mayor and City Council

FROM: Jason Moquin

MEETING DATE: April 21, 2026

AGENDA SUBJECT: ZO26-0001 - Ordinance No. 1993- A Staff Initiated Proposal to Amend the City of Kingman Zoning Code Chapters 2-5

SUMMARY:

ZO26-0001 - Ordinance No. 1993 is a staff initiated proposal to amend the City of Kingman Zoning Code Chapters 2-5 to provide additional clarifying detail, restore previously approved; however, erroneously omitted sections, add additional development standards for Data Centers and interim sign code changes amendments based on stakeholder feedback received since the January 1, 2026 implementation.

Previously Approved but Omitted in Final Draft:

Section 2-40.140.C.7 Temporary Storage Containers
Table 3-10.060.A Land Use Matrix (General Retail)
Section 3-80.020.D Permanent Storage Containers
Table 4-50.050.A Standards for Fences and Walls (Portion)
Section 4-80.060.C Parking Area Design Standards (Location)
Section 4-90.070.C.7 Political Signage
Section 5-20.070 Definitions "G"

Amend for Clarity:

Land Use Table (clarifications on permitted and conditionally permitted uses and footnotes)
Section 3-80.020 Accessory Structures (clarification and setbacks)
Section 3-80.250 Data Center (expanded development standards to minimize impacts to water, potential impacts attributed to noise)
Section 3-80.280 (C)(1) Drive-through Retail or Service Facility (eliminate redundancy and conflicts)
Section 4-40.030 Encroachments (clarification for architectural projections and patio covers)
Definitions (clarification and add missing definitions)
Section 4-90.060 Table A1 and A2 Allowed Sign Types by Zone (clarify the appropriate and allowed signs and sign areas)
Section 4-80.030 Required Parking Spaces (remove maximum parking requirement)

Scrivener Errors:

Section 2-40.060 Minor Improvement Permits

Section 3-80.390 Institutional Residential

Section 4-60.040 (C) 4 Parking Lot Landscape Islands.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Mayor and City Council accept the Planning and Zoning Commission recommendation and adopt Ordinance No. 1993 thereby approving ZO26-0001.

SUGGESTED MOTION:

Mayor and City Council accept the Planning and Zoning Commission recommendation and adopt Ordinance No. 1993 thereby approving ZO26-0001.

ATTACHMENTS:

01 - ZO26-0001 2026 Zoning Code Update_CC Staff Report.docx

02 - Exhibit A_Color Coded Text Amendment.pdf

03 - Exhibit A_Redline Text Amendment.pdf

04 - Exhibit B - Clean Formatted Text Amendment_Page Replacement.pdf

05 - Ordinance 1993_ZC TA.docx

06 - ZO26-0001_CC 4-21-26_2026 cleanup_FINAL.pptx