



CITY OF KINGMAN COMMUNICATION TO COMMISSIONERS

TO: Commission Members

FROM: Heather Rasmussen

MEETING DATE: April 8, 2026

AGENDA SUBJECT: ZO26-0001 - A city-initiated text amendment to the City of Kingman Zoning Code to clarify recent code amendments, restore sections that were unintentionally omitted during the adoption process and minor amendments to the sign code.

SUMMARY:

On November 12, 2025 the Council approved Zoning Code Text Amendment (ZO25-0001) via Ordinance 1985, effective January 1, 2026, which was a City-initiated update that provided a comprehensive cleanup and reorganization of the Code.

As staff has worked to implement the recently adopted amendment, several technical issues have been identified that warrant correction. These include sections that were unintentionally omitted during the adoption process, as well as clarifications informed by staff experience, interpretations and stakeholder feedback. The proposed amendment restores the omitted sections and incorporates targeted revisions informed by implementation experience, internal review, and stakeholder feedback. These changes are intended to ensure the regulations function as intended, provide clarity to applicants and staff, and maintain consistency within the overall Code framework and include items such as clarified accessory structure setbacks and drive-through facility alignment, expanded data center requirements which align Kingman with other Arizona jurisdictions, simplification of encroachment requirements, and a few scrivener errors that were found.

In addition, the proposed amendments include targeted updates to signage standards that are intended to serve as an immediate, practical solution to support current economic development activity and business growth within the City. As new businesses locate in Kingman and existing businesses reinvest, clear and functional signage regulations are critical to visibility, wayfinding, and overall commercial viability. While these updates address immediate needs, staff is concurrently planning a more comprehensive, citywide sign code update that will evaluate signage holistically, including design, technology, and corridor-specific standards. The interim changes reflected in the redline exhibit incorporate several meaningful improvements, such as expanded allowances for sign types across zoning districts, clarification of permitted and prohibited pole sign reuse, and updates to sign area,

height, and electronic message board allowances to better align with modern business practices.

FISCAL IMPACT:

None

STAFF RECOMMENDATION:

Recommend approval to the City Council

SUGGESTED MOTION:

The Planning and Zoning Commission recommend approval to the Mayor and City Council.

ATTACHMENTS:

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

02 - Exhibit A_Redline Text Amendment.docx

02 - Exhibit B_Clean Formatted Text Amendment.docx

03 - ZO26-0001_PZ 4-8-26_2026 cleanup.pptx