

2. No use shall be established, maintained, or conducted which may cause:
 - a. Dissemination of smoke, dust, gas, odor or any other pollutant outside the building in which the use is conducted, or with respect to a use or any part thereof that is not conducted within a completely enclosed building, any such dissemination whatsoever.
 - b. Objectionable noise beyond the boundary of the district, except that the hours of operation are not limited.
 - c. Discharge of any waste material, not treated to minimum of tertiary treatment standards, whatsoever onto the ground or into any watercourse or ditch.
 - d. Dissemination of glare or vibration beyond the immediate site of the use.
 - e. Physical hazard by reason of fire, explosion, radioactivity, or any similar cause to property in the same or an adjacent district.
3. Prefabricated buildings that are placed on lands zoned C1, C2 or C3 and located within one hundred fifty feet of a major or minor arterial shall provide supplemental building materials, forms and detailing on the exterior of the front building face, and any portion of the side building faces visible from the major or minor arterial. At least thirty-three percent of the total visible wall area of said exterior elevations shall be covered in a standard building material such as stucco, masonry or brick.
4. Modular buildings as defined in 17.04.205 are prohibited on parcels of land within two hundred feet of Highway 95.

Storage Containers

1. Storage containers are allowed in C2, C3, M1, M2 or PL zoning districts in accordance with the following:
 - a. Containers shall be considered an accessory structure or use and only permitted in conjunction with a primary use or structure.
 - b. Containers shall be screened per 17.48.
 - c. There shall be no signage on the container.
 - d. Containers shall not be stacked or have anything stored on top.
 - e. Containers shall not obstruct driveways or visibility of driveways.
 - f. Container placement shall not reduce the number of parking spaces required.
 - g. Containers shall be maintained in like new condition.
 - h. Total square footage of containers shall not exceed 10% of lot area.
 - i. Container setbacks to comply with 17.38 and latest building code adopted by City.

INFORMATION PAMPHLETS AVAILABLE

1. Single Family Residential
2. Multiple Family Residential
3. Commercial and Industrial
4. Planned Area Development
5. Public Lands
6. Residential Park
7. Parking Regulations
8. Parking Spaces Required per Use
9. Business Sign Regulations
10. Promotional Display Signs
11. Subdivision Sign Information
12. Off Premise Signs
13. Temporary Signs
14. Landscaping Regulations
15. Plant List
16. Screening Regulations
17. Garage/Yard Sales and Home Occupations
18. Manufactured/Factory Built Home Permits
19. Vehicles Sales and Rentals, Watercraft Rentals
20. City Organization
21. Zoning Regulations for New Businesses
22. Alternative Energy Systems

City of Bullhead City
Development Services
Department

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Commercial and
Industrial



Zoning Ordinance Information Series

City of Bullhead City

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Commercial and Industrial Zoning Districts

Purpose

The purpose of the ***C1 commercial neighborhood sales and services district*** is to provide for convenience shopping in a residential neighborhood, to preserve and protect neighborhood commercial areas, located in close proximity to residential areas, and to provide for retail and service establishments which supply commodities or perform services to meet the daily needs of the neighborhood.

The purpose of the ***C2 general commercial district*** is to provide for the sale of commodities and the performance of service and other activities in locations for which the market area extends beyond the immediate residential neighborhoods. The district is intended to provide accommodations for retail and service establishments required to meet the city's needs. The district is designed for application on arterial streets and highways.

The purpose of the ***C3 commercial and minor industrial district*** is to establish and preserve areas as the locations for the heaviest type of commercial activities so that they do not create serious problems of compatibility with other kinds of land uses. Locations for the zoning should be thoughtfully conceived to make provisions for certain kinds of commercial uses which are most appropriately located as neighbors of industrial uses, so that the use of the property is adequately buffered from residential areas, and so street frontage does not present a poor image of the community.

The ***M1 general limited industrial zoning district*** is intended to provide sufficient space in appropriate locations for manufacturing development, wholesale and heavy commercial uses, which, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience to other uses in the district or to adjacent districts.

The purpose of the ***M2 heavy industrial district*** is to provide sufficient space in appropriate locations for heavy industrial development including all types of industrial uses except hazards to health and property; with controls of air and stream pollution, radiation, fire and explosion dangers in compliance with all government standards.

Permitted Uses

1. The attached table indicates the uses permitted by zoning district with an "X" and conditional use permits with a "CUP".
2. Other similar retail, service, wholesale and minor industrial uses determined to be similar to those listed above and not detrimental to the health, safety and general welfare of the community.
3. Accessory buildings and uses customarily incidental to a permitted primary use.

Development Regulations

Density

1. The provisions of the D9 density district shall apply in the C1, C2, C3, M1, and M2 zoning districts. A density change to D8, D7, D6 or PAD is necessary to achieve greater densities or different development standards.
2. Refer to Chapter 17.38 of the city code for additional density provisions.

Landscaping and Screening

See pamphlet numbers 14 and 15 regarding the landscaping provisions and pamphlet number 16 for the screening regulations.

Off-street parking

See pamphlet numbers 7 and 8 regarding the off street parking provisions.

Signs

See pamphlet numbers 9 through 13 regarding the sign provisions.

Performance Standards

1. All permitted uses shall be contained within a completely enclosed building or within an area completely enclosed in accordance with Chapter 17.48 of the city code. The outdoor display of merchandise is permitted during business hours only or as specifically set forth with the uses identified hereinabove.

LAND USES PERMITTED	C1	C2	C3	M1	M2
A mmunition, commercial loading			X	X	X
Amusement park		CUP	X	X	X
Arcade		X	X	X	X
Apartment(s) as defined in 17.04.060, provided located on upper floors of a commercial building	X	X			
Assembly hall, auditorium, ballroom, exhibition hall	CUP	CUP	X	X	X
Assisted living facility as defined in Chapter 17.04 of the city code	CUP	CUP			
Automated collection center		CUP	X	X	X
Automobile repair and upholstery, provided that all dismantled and inoperable vehicles being stored are screened from view in accordance with Chapter 17.48.		X	X	X	X
Automobile body shop, provided that all dismantled and inoperable vehicles being stored are screened from view in accordance with Chapter 17.48 of the city code.		CUP	X	X	X
Awnings, custom fabrication and sales		X	X	X	X
B ank	X	X	X	X	X
Barber, beauty shop	X	X	X	X	X
Bar, fast food establishment, restaurant		X	X	X	X
Batting cage		CUP	X	X	X
Behavioral health residential facility as defined in Section 17.04.122.1		CUP	CUP	CUP	CUP
Billiard hall, pool hall	CUP	CUP	X	X	X
Bingo	CUP	X	X	X	X

LAND USES PERMITTED	C1	C2	C3	M1	M2
Biological waste facility	CUP	CUP	X	X	X
Blueprinting Shop		X	X	X	X
Boarding and lodging facility for animals that occupies more than twenty-five percent of the gross floor area of a veterinary office, kennel.		CUP	X	X	X
Boat, custom fabrication			X	X	X
Bottling plant			X	X	X
Bowling alley		X	X	X	X
Building materials yard			X	X	X
Bus depot with storage of buses and equipment			X	X	X
C abinet maker		X	X	X	X
Carnival, circus		CUP	CUP	X	X
Car wash		X	X	X	X
Cemetery		CUP	X	X	X
Cold storage		X	X	X	X
Commercial radio or television station		X	X	X	X
Contractor office		X	X	X	X
Contractor yard			X	X	X
Convenience market		X	X	X	X
Crematorium	CUP	X	X	X	X
D ay care center, nursery	X	X	X	X	X
Delicatessen	X	X	X	X	X

LAND USES PERMITTED	C1	C2	C3	M1	M2
Dental laboratory		X	X	X	X
Department store		X	X	X	X
Drive-in theater			X	X	X
Driving range		CUP	X	X	X
Dry cleaning		X	X	X	X
E quipment repair		X	X	X	X
Equipment sales		X	X	X	X
Equipment storage yard			X	X	X
F abrication			X	X	X
Family fun center	CUP	X	X	X	X
Floor coverings		X	X	X	X
Florist	X	X	X	X	X
Food products or grocers warehouse			X	X	X
Freight yard and trucking			X	X	X
Furniture rental, sales		X	X	X	X
G as station		X	X	X	X
Go cart and other race tracks		CUP	X	X	X
Gymnasium		X	X	X	X
H eavy equipment rental, sales, or yard		CUP	X	X	X
Home center		X	X	X	X
Hospital	CUP	X	X	X	X

LAND USES PERMITTED	C1	C2	C3	M1	M2
Hotel, motel		X	X	X	X
I ndoor court		X	X	X	X
Indoor shooting club, gallery		CUP	X	X	X
Interior decoration display, fabrication or sales		X	X	X	X
J anitor supplies, storage, or warehouse		X	X	X	X
K iddieland		CUP	X	X	X
L aboratory, clinical or dental	X	X	X	X	X
Laundromat	X	X	X	X	X
Linen supply		X	X	X	X
Lithographer		X	X	X	X
Locksmith		X	X	X	X
M achine shop			X	X	X
Massage therapy	X	X	X	X	X
Medical marijuana dispensary and medical marijuana infusion facility (min. one thousand feet or more from any school that existed before date of DHS application)		X	X	X	X
Medical marijuana cultivation facility (min. one thousand feet or more from any school that existed before date of DHS application)				X	X
Medical supplies, rental or sales		X	X	X	X
Miniature golf		X	X	X	X
Mining				CUP	CUP

LAND USES PERMITTED	C1	C2	C3	M1	M2
Mining, temporary	CUP	CUP	CUP	CUP	CUP
Mini storage units		X	X	X	X
Mortuary		X	X	X	X
Moving company, office		X	X	X	X
Moving company, yard			X	X	X
Music studio		X	X	X	X
N eighborhood collection center		CUP	X	X	X
New and used vehicle sales and rental, including autos, boats, manufactured, and modular homes, park trailers, personal watercraft, RVs and trucks		X	X	X	X
Newspaper publications or sales		X	X	X	X
Nursing homes	X	X	X	X	X
P arking lot		X	X	X	X
Pawn shops		X	X	X	X
Pest control offices		X	X	X	X
Pest control storage yards			X	X	X
Plant nurseries		X	X	X	X
Playground equipment, sales		X	X	X	X
Playground equipment storage yards			X	X	X
Professional offices	X	X	X	X	X
R ecreational marijuana retail or testing facility (min. one thousand feet or more from any school that existed before date of DHS application)		CUP	X	X	X

LAND USES PERMITTED	C1	C2	C3	M1	M2
Recreational marijuana cultivation or manufacturing facility (min. one thousand feet or more from any school that existed before date of DHS application)				X	X
Recycling centers		CUP	X	X	X
Retail sales		X	X	X	X
S alvage yards				X	X
School, boarding	CUP	CUP	CUP	CUP	CUP
School, private or trade	CUP	CUP	X	X	X
Second hand/used merchandise sales		X	X	X	X
Sexually oriented businesses as defined in Chapter 5.17 of the city code, provided that they comply with all location requirements and restrictions placed upon the location of a sexually oriented businesses pursuant to Section 5.17.130	CUP	CUP	CUP	CUP	CUP
Shelter, Multiservice Center as defined in Chapter 17.04.651B of the City Code, (min. three hundred feet from any single-family residential use, public park, public school, or any other multiservice shelter)		CUP	CUP	CUP	CUP
Sign painter shops		X	X	X	X
Single room occupancy projects		CUP	CUP		
Skating rinks		X	X	X	X
Stadium				X	X
Storage buildings		X	X	X	X
Storage containers, in accordance with Section 17.26.035 of the city code.		X	X	X	X
Storage yards			X	X	X

LAND USES PERMITTED	C1	C2	C3	M1	M2
Swimming pools, indoor or outdoor		X	X	X	X
T ailors	X	X	X	X	X
Tanning salons	X	X	X	X	X
Taxi cab offices, garages		X	X	X	X
Theaters		X	X	X	X
Towers and antennas in accordance with Chapter 17.40 of the city code.	CUP	CUP	CUP	CUP	CUP
Towers and antennas in accordance with Chapter 17.40 of the city code.	CUP	CUP	CUP	CUP	CUP
Travel agency	X	X	X	X	X
U pholstery shops		X	X	X	X
Utility offices		X	X	X	X
Utility yards		CUP	X	X	X
Veterinary offices and hospitals provided the keeping or boarding of animals shall not occupy more than twenty-five percent of the gross floor area of the office.		X	X	X	X
V eterinary offices and hospitals where the keeping or boarding of animals occupies more than twenty-five percent of the gross floor area of the office.			X	X	X
W arehousing			X	X	X

LAND USES PERMITTED	C1	C2	C3	M1	M2
Watchman's quarters, provided it is incidental to the primary use and located in a conventionally constructed building	X	X	X	X	X
Wholesaling			X	X	X
Wrecking yard				X	X