

been combined with the lot on which the primary building is located, or a portion of the principal building, used for the shelter or storage of self-propelled vehicles, owned or operated by the occupants of a principal building wherein there is no service or storage for compensation.

Guest House: an attached or detached accessory building used to house guests of the occupants of the principal building, and which shall never be rented or offered for rent. Any guest house providing cooking facilities shall be considered a dwelling unit.

Guest Room: one or more rooms intended as one occupancy overnight (or longer) by other than member of the family. If such contains cooking facilities it is deemed a dwelling unit.

Home Occupation: an occupation, profession, activity or use which is clearly customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Lot Area: the total area measured in square feet contained within the perimeter of a lot.

Lot Coverage: the percentage of the area of a lot in relation to the area of all structures and buildings under roof. The first two and one half feet of roof overhang shall not be included in the lot coverage calculation.

Manufactured Home: a structure built in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974 and Title VI of the Housing and Community Development Act of 1974 (Public Law 93-383 as amended by Public Laws 95-128, 95-557, 96-153 and 96-339).

Residential Care Home: a residence in which care is provided to between five and ten clients, for compensation.

Development Regulations

1. The provisions of the D6 density district shall apply in the R1L, R1FB, and R1MH districts. A density change to PAD is necessary to achieve greater densities or smaller lot sizes. The provisions of the D43 density district shall apply in the R1S district
2. Refer to Chapter 17.38 of the city code for additional density provisions
3. Setback requirements established at the time of original subdivision approval, if less, shall prevail over setbacks established in Chapter 17.38.
4. Consult deed restrictions on each property, for they

may be more restrictive than zoning regulations

5. In the R1L and R1FB districts, a garage equal to a minimum of 10% of the livable floor area of the dwelling unit must be provided. Also required is a driveway measuring not less than 12 feet wide constructed of asphalt, concrete, or gravel .
6. In the R1MH district, a minimum of 80 sq.ft. of outside storage area must be provided. A driveway measuring not less than 12 feet wide that is constructed of asphalt, concrete, or gravel is required, as well as a carport that is a minimum of 10 ft. x 20 ft.
7. On properties less than one-acre in size the exterior building facade of accessory buildings, including the trim, roof fascias, and the like, shall consist of wood, stucco, horizontal siding, brick, masonry, veneer, adobe, or other facsimile of a building material commonly used in residential construction. The colors and materials used for the accessory buildings and structures shall be compatible and similar to those used for the primary structures. Metal siding is prohibited, unless the siding has a baked on finish or pattern. Prefabricated buildings that do not require a building permit shall be exempt from this regulation.

INFORMATION PAMPHLETS AVAILABLE

1. Single Family Residential
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4. Planned Area Development
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8. Parking Spaces Required per Use
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22. Alternative Energy Systems

City of Bullhead City
Development Services
Department

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Single Family
Residential



Zoning Ordinance Information Series

City of Bullhead City

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Single Family Residential Zoning Districts

R1L, R1S, R1FB, R1MH

R1L-Residential: Single Family Limited

The purpose of the R1L zoning district is to establish and preserve quiet, conventional single family home neighborhoods free from other uses except those that are convenient and compatible to the residents.

Some Permitted Uses Are

1. Conventional detached family dwellings, except manufactured or factory built buildings used for single family dwelling purposes (min. 672 sq. ft. of living space required).
2. Accessory uses incidental to primary dwelling.
3. Churches (in permanent buildings).
4. Residential care homes (see 17.12.020 for additional information)
5. Fire and police stations.
6. Halfway houses/recovery communities for persons with a disability as defined in Chapter 17.04
7. Home occupations as defined in Section 17.06.290.
8. Libraries, parks, playgrounds and community buildings.
9. Public schools.

Uses Permitted with a Conditional Use Permit

1. Bed and Breakfast establishments.
2. Essential public utility buildings and facilities.
3. Cellular and other similar communication facilities.
4. Shelter for victims of domestic violence.
5. Temporary mining operations.
6. Other uses also determined to be similar and not detrimental to the public health, safety, and welfare of the community.

R1S-Residential: Single Family Suburban

The purpose of the single family suburban zoning district is to provide for and conserve rural and low density residential uses in areas of the city where large lots are de-

sired and public facilities may be limited.

Some Permitted Uses Are

All other uses permitted outright in the R1L district.

Uses Permitted with a Conditional Use Permit

1. All uses permitted within the R1L district subject to the conditional use permit process.
2. Farms and ranches.

R1FB-Residential: Single Family Factory Built

The single family factory built home zoning district is intended to provide sites for exclusive factory built home occupancy and accessory structures incidental to factory built homes, for those citizens who desire to utilize this type of housing unit in an appropriate, safe, sanitary and attractive environment.

Permitted Uses

1. Factory built buildings, as defined by Chapter 17.04 of the City Code, used for single family dwelling purposes.
2. Most of the uses permitted outright in the R1L district.

Uses Permitted with a Conditional Use Permit

All uses permitted within the R1L district subject to the conditional use permit process.

R1MH-Residential: Single Family Mobile Home

The single family mobile home zoning district is intended to provide sites for manufactured, mobile and modular home occupancy and accessory structures incidental to these homes.

Permitted Uses

1. Manufactured or factory built buildings used for single family dwelling purposes.
2. All other uses permitted outright in the R1L and R1FB zoning districts.

Uses Permitted with a Conditional Use Permit

All uses permitted within the R1L district subject to the conditional use permit process.

Applicable Definitions

Bed and Breakfast Establishment: a residential structure used for commercial lodging purposes that is occupied by either the owner or a resident manager and has no more than four bedrooms used for this purpose.

Building Setback: the minimum distance between the property line and all structures.

Carport: an accessory building or portion of a main building with two or more open sides designated or used for the parking of motor vehicles. Enclosed storage facilities may be provided as part of a carport.

Conventional Construction: a building constructed pursuant to the International Building Code as adopted by the city, on a permanent foundation, using individual construction components and requiring all normal phase inspection by the city building official except for manufactured and modular homes.

Dwelling Unit: room (or group of rooms) designed for one or more persons living and cooking as one homogeneous body (including relatives and servants) and containing one accommodation for preparation of meals.

Easement: an encumbrance on a lot or parcel of land reserved or used for location and/or access to utilities, drainage or other purposes.

Factory Built Building: a residential or nonresidential building including a dwelling unit or habitable room thereof which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except that it does not include a manufactured home, mobile home, or recreational vehicle. Said buildings are inspected by the Arizona Department of Building and Fire Safety.

Family: (1) an individual or two or more persons related by blood, marriage, or adoption, and usual servants, living together as a single housekeeping unit in a dwelling unit, or (2) a group of not more than five persons, who need not be related, living together as a single housekeeping unit in a dwelling unit.

Garage: an accessory building located on the same lot as the primary building or on an adjacent lot that has