

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.

Setbacks and Density

Setbacks and Density

R2MF/RS Zoning District	Minimum Lot Area (sq.ft.)	Minimum Lot Area Dwelling (sq.ft.)	Minimum Lot Width /Depth	Maximum Building Height Stories/Feet	Minimum Setbacks Front/Rear/ Side/ Front side	Maximum Lot Cover %	Minimum Building Spacing
D1	7,000	1,000	70/100	3 35	15 15 5 10	60	6
D2	8,000	2,000	80/100	3 35	15 15 5 10	60	6
D3	9,000	3,000	90/100	3 35	20 20 5 10	50	8

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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Multiple Family
Residential



Zoning Ordinance Information Series

City of Bullhead City

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Multiple Family Residential Zoning Districts R2MF and RS

R2MF - Multiple Family Residential

The purpose of the R2MF district is to provide for the development of multiple family housing in areas where a higher density of housing is desirable.

Permitted Uses

1. All uses permitted outright in the R1L district.
2. Site-built and factory-built multiple family dwellings in conformance with the applicable zoning and density districts.
3. Residential care homes provided they meet the definition in Section 17.04.623, the home is certified by the state as a care home, and a city business license has been obtained.
4. Home occupations as defined in Section 17.06.290.

Uses Permitted with a Conditional Use Permit

1. All uses permitted within the R1L district subject to a conditional use permit.
2. Fraternity and sorority houses.
3. Nursing homes for the care of humans.
4. Orphanages.
5. Rooming and boarding houses.
6. Temporary mining operations.
7. Other uses determined to be similar and not detrimental to the public health, safety and welfare of the community.

Prohibited Uses

Manufactured, mobile and modular homes are

prohibited in the R2MF District.

RS - Residential/Services

The purpose of the RS district is to provide for orderly and compatible development in transitional areas between residential and non-residential districts. It also establishes areas for commercial facilities which are useful in residential areas while preserving the neighborhoods they serve.

Permitted Uses

1. All uses permitted outright in the R2MF District.
2. All principle and accessory uses permitted 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. Day care centers.
3. Hospitals, clinics, sanitariums, and nursing homes.
4. Institutions of an educational, religious, charitable, or philanthropic nature.
5. Offices wherein only professional, administrative, clerical, or sales services are conducted.
6. Personal services such as:
 - a. Beauty and barber shops.
 - b. Photography.
 - c. Group instruction.
 - d. Tailoring.
 - e. Small appliance repair.
7. Private clubs, lodges, or fraternal organizations.
8. Temporary mining operations.
9. Transmitter stations and towers for automated transmitting.

10. Other uses determined to be similar and not detrimental to the public health, safety and welfare of the community.

Prohibited Uses

Manufactured, mobile and modular homes are prohibited in the RS District.

Development Regulations

Density

1. The provisions of the D3 density district shall apply in the R2MF and RS zoning districts. A density change to D2, D1, or PAD is necessary to achieve greater densities or different development standards. The D3 density allows 14 units/acre, the D2 allows 21 units/acre and the D1 allows 43 units/acre. Density is based on the gross area of the lots in question. To calculate the density, multiply the dimensions as measured to the center of any dedicated right-of-way or easement, then divide by the required square footage per unit.
2. Refer to Chapter 17.38 of the city code for additional density provisions.

Accessory Storage

All multiple family dwelling units must provide accessory storage attached to or detached from the dwelling unit. Additionally, said storage must have a minimum height of seven feet and a minimum exterior floor area of:

1. fifty square feet per dwelling unit if the storage area is plumbed for a washer/dryer, water heater, and/or other similar encumbrance; or
2. thirty square feet per dwelling unit if the accessory storage is free of the encumbrances described above.