

Zoning

Certain business types may be limited to a specific zoning district.

The commercial and industrial districts are listed below. Pamphlet number 3 indicates the permitted uses within each zoning district.

- C1 - Commercial Neighborhood Sales and Services
- C2 - General Commercial
- C3 - Commercial and Minor Industrial
- M1 - General Limited Industrial
- M2 - Heavy Industrial

Exemption Process

A written request for consideration of exemptions is to be submitted by the business license applicant stating why a hardship will be created if strict application of signage, parking or landscaping and screening regulations are enforced. Along with a written request, the business license applicant will need to submit a site plan of the subject parcel showing all the following:

1. Existing building(s) on the subject property, including dimensions and square footage;
2. Existing landscaping on the subject property, if applicable, including plants and/or type of ground covering;
3. Existing parking spaces—standard and handicap spaces, including dimensions
4. Improvements, if any, being proposed, including proposed signage;
5. Proposed schedule for future compliance with exempted requirements unless a permanent exemption is requested.

The Development Services Director or designee will make a determination and notify the business license applicant in writing within fif-

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teen days of the request. The intention is to exempt certain requirements to reasonably assist business to get started, but the city will seek full compliance at a later date unless a permanent exemption is granted.

Courtesy Site Inspection

Before you sign a lease or purchase a piece of business property in Bullhead City, contact the Development Services Department at (928) 763-0123. We will be happy to meet with you and help you coordinate with other Departments as necessary, to discuss the improvements specific to your potential business site. We can perform a courtesy site inspection to determine whether existing buildings and improvements will comply with applicable city codes.

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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Zoning
Regulations for
New Businesses



Zoning Ordinance Information Series

City of Bullhead City

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Zoning Regulations for New Businesses

Purpose

The use of this pamphlet is to help familiarize potential business owners with the required city codes for landscaping, parking, screening and signage relating to potential business sites.

The requirements vary depending upon a number of factors: is this a new business site; is this an existing site that has been vacant for one year or longer; does the nature of the proposed business differ from past uses; etc.

Overview

Compliance with the regulations for landscaping, parking, screening and signage are required when one or more of the conditions described in this section are applicable.

1. As a condition of rezoning or conditional use permit issuance.
2. As a condition of permit issuance for construction of a main building or for work that results in an increase in the square footage of the structure(s) by more than ten percent.
3. When a building, lot or structure has a change of use and the improvements existing on the subject lot do not meet the regulations established herein.
4. When a piece of property containing a legal non-conforming use has been vacant for over one year and the improvements existing on the subject lot do not meet the regulations established herein.

New Business Site Requirements

New business sites must comply with all appli-

General Business Site Requirements

cable requirements in Chapters 17.26 (permitted uses), 17.42 (signage), 17.44 (off-street parking) and 17.48 (landscaping and screening) of the city code. See pamphlet numbers 3 and 7 through 16 for more information.

Existing Business Site Requirements

1. If the proposed business site has been used for a similar business type and been vacant less than one year, no additional improvements are required.
2. If the proposed business site has been vacant more than one year, regardless of use, then it must comply with all of the requirements in Chapters 17.26 (permitted uses), 17.42 (signage), 17.44 (off-street parking) and 17.48 (landscaping and screening) of the city code. See pamphlet numbers 3 and 7 through 16 for more information.
3. If the proposed business site is not being used for a similar business type, then it must comply with all requirements in Chapters 17.26 (permitted uses), 17.42 (signage), 17.44 (off-street parking) and 17.48 (landscaping and screening) of the city code. See pamphlet numbers 3 and 7 through 16 for more information.

Business Licenses

To legally conduct business in Bullhead City, it is necessary to obtain a city business license. Contact Business Licensing staff at (928) 763-0110 for further information.

Landscaping

The purpose of the landscaping regulations is to provide the means for the promotion of the beautification of the City of Bullhead City, the general welfare of its residents, and the conservation of its water resources.

Landscaping information is covered in more detail in pamphlet numbers 14 and 15.

Parking

The purpose of the parking regulations is to alleviate or prevent congestion of the public streets and to promote the safety and welfare of the public by establishing minimum requirements for the off-street parking of motor vehicles in accordance with the use to which the property is utilized.

Parking information is covered in more detail in pamphlet numbers 7 and 8.

Screening

The purpose of the screening regulations is to provide the means for the promotion of the beautification of the City of Bullhead City and the general welfare of its residents.

Screening information is covered in more detail in pamphlet number 16.

Signage

The purpose of sign regulations is to provide fair, comprehensive, and enforceable laws that will foster a good visual environment for Bullhead City, thus enhancing it as a place to live and do business.

Signage information is covered in more detail in pamphlet numbers 9 through 13.