

junction with the conditional use permit application.

17. All off-premises signs shall be designed to be compatible with surrounding properties. In considering whether an off-premises sign is compatible, the planning and zoning commission shall consider, but is not limited to considering the following:
- a. Scale. The relationship between compatibility of sign scale, site scale and scale of nearby buildings or structures.
 - b. Material. The material of signs and how they relate to their surroundings.
 - c. Shape. The shape and design of the signs and how they relate to their surroundings.
 - d. Illumination. The impact and compatibility of sign illumination in relation to neighboring properties and the avoidance of glare and light pollution.
 - e. Integration. How the signs are integrated with the topography, other signs, landscaping, traffic circulation and other development features.

Conditional Use Permit Process

See a planner and the conditional use permit application handout for further information on this process.

Fee

Please refer to the fee schedule for applicable fees.

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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Off Premise
Signs



Zoning Ordinance Information Series

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Off Premise Signs

Applicable Definitions

Off premise sign is a sign which directs persons to a new subdivision, multiple family project or a business that is at a different location from where the sign is located.

New subdivision means the area contained within a final subdivision plat that was recorded not more than ten years prior to the date of the request or one in which a single entity holds title to at least fifty percent of the lots within the final subdivision as originally recorded.

Off Premise Signs

Off premise signs are allowed in certain zoning districts with a conditional use permit and subject to the regulations set forth below.

1. The sign shall be located in a C2, C3, M1, M2, or PL zoning district if advertising a business. The sign may be located in any zoning district if advertising a new subdivision.
2. Written permission shall be obtained by the applicant from the property owner of the desired off-premise sign location, prior to submittal of an application for a conditional use permit.
3. The design of the sign shall be of an aesthetically pleasing quality. Drawings and a site plan shall be submitted during the conditional use permit process which accurately

describes the sign proposed in terms of its design, materials, and location.

4. The sign copy for the off-premise sign shall be limited to identifying the business or new subdivision benefiting from the off-premise sign and directions to locate that business or new subdivision.
5. The maximum permitted area for an off-premise sign used to advertise a business shall be two hundred square feet.
6. The maximum permitted area for an off-premise sign used to advertise a new subdivision shall be two hundred square feet.
7. The maximum height of any portion of a freestanding type sign structure shall be thirty feet, with a minimum ground clearance of ten feet. The ground clearance of the sign may be reduced so long as the decrease does not hamper visibility for traffic safety. Minimum ground clearance of seven feet is required in areas where pedestrian traffic is anticipated.
8. The maximum height of any portion of a monument type sign structure shall be fifteen feet.
9. The sign shall be set back a minimum of five feet as measured from the property line to the sign structure supporting the sign, provided no portion of the sign projects over any portion of the public right-of-way.
10. The off-premise sign must be a minimum of 500 ft. from any temporary sign advertising the opening of a new subdivision or other off-premise sign located on the same side of the street as the subject sign.
11. Off-premise signs shall be professionally made and other than embellishments, ends, cross bracing, and tops or bottoms

of parallel or V-shaped signs, no support columns, back braces, torque arms, stringers, panel attachments or similar structural elements or accessories shall be exposed. If not covered by a sign face, such elements shall be concealed.

12. Off-premises signs shall not utilize wood poles to support the sign's superstructure.
13. Off-premises signs advertising a business must be a minimum of five hundred feet from any residential zoning district unless the sign face or display is not visible from any point within a residential zoning district. The distance shall be measured in a straight line from the nearest point of the proposed sign to the nearest applicable boundary line of a residential zoning district.
14. No off-premises sign shall be erected at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device.
15. Landscaping shall be provided with the erection of an off-premise sign. Landscaping shall equal fifty square feet for each horizontal or vertical lineal foot of sign face, whichever is greater, to a maximum of seventy-five percent of the area of the lot. Where living plant materials are not available to be maintained due to a lack of water service, other equivalent landscaping materials may be approved.
16. Landscaping, at the time of planting, shall consist of one fifteen gallon size tree, five shrubs, accents, or vines a minimum of five gallons in size and ground cover with a minimum of one and one half inches of decomposed granite for each two hundred square feet of required landscape area, and a plan for which shall be submitted in con-