

5. Mechanical Equipment.
 - a. Mechanical equipment whether roof or ground mounted, must be screened from street view and residential districts by a screening device constructed of any of the materials permitted by the definition of a screening device for lands zoned multiple family, commercial, or industrial.

6. Trash Receptacles.
 - a. Trash receptacles must be located in an area approved by the Planning and Zoning Department.

 - b. In addition, it is the responsibility of the property owner and/or the permit applicant to provide the Planning and Zoning Department with written confirmation of the trash hauler's approval of the trash receptacle location prior to permit issuance.

 - c. All metal trash dumpsters must be screened from street or public view by a 6 foot screening device on three sides. The fourth side can be a gate a minimum of six feet and made of cedar, redwood, chain link with interlocking polyethylene vertical slats or other material approved by the Development Services director.

 - d. The screening device for a metal dumpster must be placed on a 6 inch thick, concrete pad that matches the adjacent grade and paving to provide positive drainage.

 - e. All other trash receptacles allowed must be screened from street or public view by a screening device in a manner approved by the Planning and Zoning Department.

 - f. Storage containers shall only be located in the rear or side yards and shall be screened by a 6 (six) foot screening device.

Exemptions

An exemption to these regulations may be granted under certain circumstances. Contact a Planner to discuss this provision.

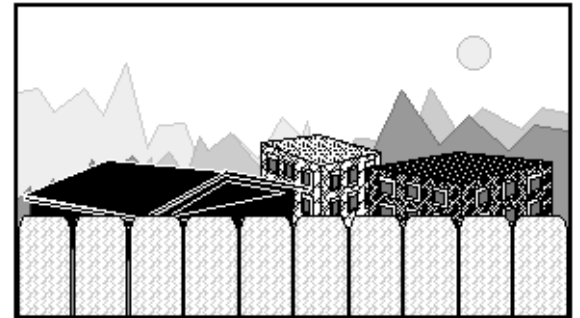
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City of Bullhead City
Development Services
Department

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Screening
Regulations



Zoning Ordinance Information Series

City of Bullhead City

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Screening Regulations

Purpose

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.

Applicable Definitions

Change of use: means any use which differs from the previous use of a building, lot or structure.

Nonconforming screening device: means any screening device which was lawfully in existence prior to such time as it came within the purview of this ordinance, as amended, and which fails to conform to all applicable regulations and restrictions of this chapter.

Screening device: means a device used to conceal unattractive areas or elements of a development from street or public view and to buffer potentially incompatible uses.

Screening device materials. Screening devices located on land zoned for multiple family, commercial, or industrial uses shall be made of brick, masonry block, masonry with a stucco or mortar wash finish, cedar, redwood, or chain link with interlocking polyethylene vertical slats. There shall be a maximum spacing of 1/8 inch between slats or wooden members.

Scope

Compliance with the regulations for screening is 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 building or installation permit issuance for construction of a main building or for work that results in an increase in the number of structures on the site and/or 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 landscaping and screening improvements existing on the subject lot do not meet the regulations established herein.

General Regulations

1. Permits can not be issued nor a use operated, until the applicant has presented satisfactory evidence to the City that he can comply with these regulations.
2. Certificates of compliance or occupancy will not be issued nor a use operated, until the applicant has complied with these regulations.

Plans

1. Two copies of the plan must be submitted with the application for a building permit. Such plan may be included on the site plan required for the building permit or on a separate plan sheet.
2. The screening and all other elements of the plan including landscaping, walls, etc. must be installed prior to the issuance of a certificate of occupancy.

Minimum Standards for Multiple-Family, Commercial, and Industrial Developments

1. Parking.
 - a. Parking areas must be set back a minimum of 5 feet from all street right-of-way lines and must be screened from view with a landscaped berm and/or screening device which shall be a minimum of 3 feet in height.

2. Separation of Uses or Districts.
 - a. A screening device shall be constructed along property lines contiguous to single-family residential uses or zoning districts, or along those separated by an alley or a dedicated easement, as a condition of issuing any building permit allowing the construction of a multiple-family, commercial, or industrial development.
 - b. A screening device shall be constructed along property lines contiguous to multiple family residential uses or zoning districts, or separated by an alley from any commercial or industrial use or zoning district where no such device exists on the adjacent property because of nonconforming status.
 - c. The screening device shall be a minimum of six feet in height except that the first twenty feet of the screening device as measured from the street right-of-way line may be a minimum of three feet in height if subparagraph one of the subsection applies.
 - d. Chain link with interlocking polyethylene vertical slats shall not be used to separate uses of districts.
3. Gates
 - a. Where a required screening device must also be used as a gate it must be a minimum of 6 feet and made of cedar, redwood, chain link with interlocking polyethylene vertical slats or other material approved by the Development Services director.
4. Operations
 - a. All commercial and industrial uses shall be conducted within a completely enclosed building or an area completely enclosed with a screening device as described herein.