

- i. Treillage with vines.
- j. Decorative parapet arched, gabled, stepped, etc. or cornice treatments.

**Development Standards within Mixed Use Overlay District A**

The areas described as Bullhead City, Unit 1, Blocks 1, 2, 3, and 4, Bullhead City, Unit 2, Blocks 5A, 6, 6A, 7, 8, and 9, Bullhead City, Unit 3, Blocks 10 and 11, Bullhead City, Unit 4, Blocks 12, 13, 14, 15, 16, and 17, Unit 5, Block X, Bullhead City, Unit 6, Block V and W, Bullhead City, Unit 7, Block A, and the unsubdivided lands located on the west side of Highway 95 that are a portion of Section 1, T20N, R22W, shall comprise Mixed Use Overlay District A. In District A, no building or structure shall exceed sixty feet or five stories, whichever is less.

**Development Standards within Mixed Use Overlay District B**

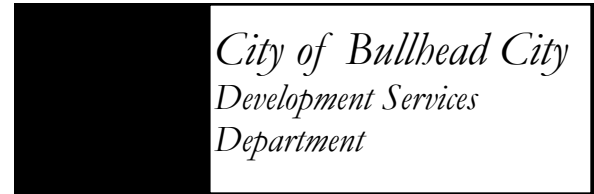
The areas described as Bullhead City, Unit 1, Block 5, Bullhead City, Unit 2, Block 10, Bullhead City, Unit 5, Block Y, Fisherman’s Home Sites, Oasis Park Unit 1, Blocks 1, 2, and 3, Royal Rio Park, Royal Rio Park

**Development Standards within Mixed Use Overlay District C**

The areas described as Peterson Acres, Units 1 and 2, shall comprise Mixed Use Overlay District C. In District C, no building or structure shall exceed sixty feet or five stories, whichever is less.

**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. New and Used Vehicle Sales and Rentals
20. City Organization
21. Zoning Regulations for New Businesses
22. Alternative Energy Systems
23. Mixed Use (MU) Overlay Zoning District



**Zoning Ordinance Information Series**

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# Mixed Use Overlay District

## Purposes

The purpose of this district is intended to accommodate unified, comprehensively planned developments which conform with and enhance the goals contained within the Bullhead City General Plan. This district is intended to provide an alternative zoning district and development process to accommodate developments for residential, commercial, or other activities, including combinations of uses appropriately requiring flexibility under controlled conditions, not otherwise attainable under conventional zoning districts so that the goals set forth below may be achieved.

To enhance the City's development and to promote the public health, safety, and general welfare.

To provide within such areas a combination of land uses, which may include a variety of residential types, commercial, public and semi-public areas, arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned thoroughfare system, and other public facilities systems.

To encourage a more creative approach in the utilization of land in order to accomplish an efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property.

## Applicability

The proposed Mixed Use Overlay District must be in general conformance with the Bullhead City General Plan.

The Mixed Use Overlay District can only be established within the areas described as Section 1, T20N, R22W and Peterson Acres, Units 1 and 2 upon approval of a zoning map change.

## Permitted Uses

The MU zoning may be established on any parcel of land that has a minimum area of two acres.

Table 17.27.030 of this chapter indicates the uses permitted by right with an "X" and conditional use permits with a "CUP."

Other similar residential and commercial uses determined to be similar to those listed above and not detrimental to the health, safety and general welfare of the community.

Accessory buildings and uses customarily incidental to a permitted primary use.

## Architectural Standards within All of the Mixed Use Overlay Districts

All requests for a zoning map change to the Mixed Use Overlay District shall provide a narrative and site plan that addresses the mix of uses, architectural standards, and development standards.

Variations in building design and architecture shall be utilized to create distinct and innovative developments that are aesthetically compatible with existing development.

All sides of a building that are clearly visible from the neighboring properties or the public right-of-way, shall include a combination of architectural design elements, such as: reveals, pop

outs, offsets, pilasters, arcades, canopies or porticos, arches or arched forms, columns, or recessed windows.

If a building or center has a primary theme, that theme shall be used around the entire building. This can include, but is not limited to, the use of tile accents, stucco designs, awnings, cornice treatments, stepped parapets, treillage with vines, textured materials such as stone or brick, planters, or colored panels.

Within developments with multiple buildings, building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair stepping building heights or by a variation in roof forms. Compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of similar building materials in terms of color shades and textures is also encouraged within multiple building developments.

The building mass or façade standards listed below are intended to avoid large, undifferentiated wall surfaces and shall apply to all building elements, which are visible from neighboring properties or the public right-of-way:

1. No blank wall area or façade shall exceed 30 feet in horizontal or vertical direction.
2. A minimum of five of the treatments listed below, which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building.
  - a. Reveals.
  - b. Popouts.
  - c. Offsets measuring at least 4 feet in depth.
  - d. A vertical architectural treatment a minimum of 12 inches in width.
  - e. Color, texture or material change including, but not limited to, brick or stone.
  - f. Architectural banding.
  - g. Planters.
  - h. Awnings.

- k. Covered walkways.
  - l. Variations in roof forms.
  - m. Deep-set windows with mullions or decorative glazing.
  - n. Ground level arcades or second floor balconies/ galleries.
  - o. Columns or pillars.
  - p. Marble or tile accents.
  - q. Variation in roof height.
  - r. Other façade treatments as agreed upon by the Development Services Director or designee thereof.
3. Roof lines shall be varied and designed to further minimize the bulk of a building, screen roof-mounted equipment, and add to the enhanced architecture of a building. Variations in roof design can be achieved by use of the methods listed below.
- a. Decorative parapets a minimum of 3 feet in height, maximum of 1/3 the supporting wall height.
  - b. Overhang eaves extending a minimum of 3 feet beyond the supporting wall for buildings of three stories or less.
  - c. Three-dimensional cornice treatments a minimum of 12 inches high.
  - d. Three or more roof planes per façade.
4. Site planning and design shall integrate innovative design and architecture, accommodate pedestrian and vehicular activity, and create a functional and cohesive development. Building orientation shall address the standards listed below.
- a. Building orientation functionally integrates vehicular and pedestrian circulation within a site.
- b. Service areas, loading docks, trash receptacle, areas of outdoor storage, and areas with mechanical equipment are screened in accordance with Chapter 17.48 of the city code and are oriented away from public rights-of-way or other areas visible to the public.
  - c. Building layout coordinates pedestrian walkways or paths, landscaping, and public building entrances to create a user-friendly development.
  - d. Developments are encouraged to situate buildings at the street frontage, locating parking to the side and rear of buildings to avoid views of large, paved parking areas from public rights-of-way. This provision shall not be applicable to those lots that have direct access to the Colorado River.
  - e. Developments are encouraged to incorporate natural elements, such as natural drainages, washes, mature trees, or linkages to open spaces into site design and building layout.
  - f. Buildings within a development are oriented such that delivery and truck traffic is separated from vehicular and pedestrian traffic.
  - g. To the maximum extent feasible, primary facades and entries shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street. This provision shall not be applicable to those lots that have direct access to the Colorado River.
- 5. Building materials shall be used to facilitate blending and unifying the development. Other characteristics such as scale and proportions form architectural detailing, color, and texture shall be utilized to ensure that enough similarity exists for the buildings to be compatible despite the differences in materials.
  - 6. Color shades shall be used to facilitate blending and unifying the development. The color shades of building materials shall draw from the range of color shades found in the natural environment.
  - 7. The first floor of any new building abutting a major or minor arterial street as defined in the most current edition of the Bullhead City General Plan, shall be limited to a commercial use. Residential uses shall be permitted on the second floor or above.

**Development Standards within All of the Mixed Use Overlay Districts**

The lot coverage and setbacks for the proposed project shall be approved through the Zoning Map Change process to establish the MU zoning.

The landscaping, screening, and trash receptacles shall comply with the regulations set forth in Chapter 17.48 of the city code for a multiple family or commercial use, unless otherwise approved through the Zoning Map Change process to establish the MU Zoning.

The parking shall comply with the regulations established for the underlying uses, unless otherwise approved through the Zoning Map Change process to establish the MU Zoning.

All signs for any building or use as permitted herein shall comply with the regulations established for the underlying uses as set forth in Chapter 17.42 of the city code.