

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.

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

Contact Us for Input

Courtesy Site Inspection

Before you sign a lease or purchase a piece of business property in Bullhead City, contact the Public Works 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. 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
24. Exemption Process for New Businesses

City of Bullhead City
Development Services
Department

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Exemption
Process for New
Businesses



Zoning Ordinance Information Series

City of Bullhead City

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Exemption Process for New Businesses

Purpose

The use of this pamphlet is to help familiarize potential business owners with the exemption process 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.

General Exemption Requirements

Business Site Requirements

If a proposed business site has been vacant more than one year, regardless of use, then it must be in compliance with the permitted uses (Chapter 17.26). However, there is an exemption process available to the business license applicant in which exemptions can be granted by the development services director or designee for signage (Chapter 17.42), off-street parking (Chapter 17.44) and landscaping and screening (Chapter 17.48) requirements based on the following:

1. Lot size and dimensions;
2. Amount of existing lot coverage and building locations, and for signs, the square footage and length of use of the proposed signage;
3. Surrounding uses.

Exemption Process Requirements

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 the written request, the business license applicant will need to submit a site plan of the subject parcel showing all of the following:

1. Existing building(s) on the subject property, including dimensions and square footage of the building(s);
2. Existing landscaping on the subject property, if applicable, including names of plants and/or type of ground covering (i.e. native ground, rock, concrete, etc.);
3. Existing parking spaces on the subject property – standard and handicap spaces provided, including dimensions;
4. Show improvements, if any, being proposed, including proposed signage with square footage and length of use;
5. Show 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 fifteen days of the request. It is the city's intent to exempt certain requirements to reasonably assist businesses to get started, but the city would still seek/full compliance at a future date unless some requirements are exempted fully given particular situations. Requests that are fully supported by specific facts and that propose phased/future compliance will receive more favorable consideration than requests for unsupported permanent exemptions. *All code references above are to the Bullhead City Municipal Code, Zoning, Chapter 17.*