

ORDINANCE NO. 2009-

AN ORDINANCE OF THE CITY OF BULLHEAD CITY,
ARIZONA, AMENDING SECTION 17.06.140 (I, J, K, AND L)
OF THE CITY CODE REGARDING THE SQUARE FOOTAGE
OF ACCESSORY BUILDINGS AND STRUCTURES.

BE IT ORDAINED by the Mayor and City Council of the City of Bullhead City, Arizona, that Title 17, Zoning of the city code is hereby amended to read as set herein below.

***Section 1:** Section 17.06.140(I, J, K, and L) shall be amended to read as set forth below.*

17.06.140 Accessory uses, buildings and structures.

- I. ~~The square footage of accessory building(s) and structure(s) in single family residential districts on lots with their original platted dimensions or on lots that have had their original platted dimension increased by less than twenty five percent shall not exceed fifty percent of the total square footage of the required yards (setbacks) as provided for in Table 17.38.010 or alternatively the square footage of the living area on the lot(s).~~
- J. ~~The square footage of accessory building(s) and structure(s) in single family residential districts on lots that have had their original platted dimension increased by twenty six to fifty percent, shall not exceed forty percent of the total square footage of the required yards (setbacks) as provided for in Table 17.38.010 or alternatively the square footage of the living area on the lot(s).~~
- K. ~~The square footage of accessory building(s) and structure(s) in single family residential districts on lots that have had their original platted dimension increased by more than fifty percent, shall not exceed thirty percent of the total square footage of the required yards (setbacks) as provided for in Table 17.38.010 or alternatively the square footage of the living area on the lot(s).~~

THE SQUARE FOOTAGE OF ACCESSORY BUILDING(S) AND STRUCTURE(S)
IN SINGLE-FAMILY RESIDENTIAL DISTRICTS SHALL NOT EXCEED THE
LIVABLE FLOOR AREA BY THE PERCENTAGES SET FORTH IN TABLE
17.06.040, ACCESSORY BUILDINGS AND STRUCTURES.

Table 17.06.040

Accessory Buildings and Structures

Lot Size	Zoning District	Percentage
10,000 sq.ft. or less	R1L, R1FB, R1MH	20%
10,001 sq.ft. to 25,000 sq.ft.	R1L, R1FB, R1MH	30%
25,001 sq.ft. or more	R1L, R1FB, R1MH	40%
43,560 sq.ft. or more	R1S	50%

~~E. J.~~ On properties less than one-acre in size, the exterior building facade of accessory buildings, including the trim, roof fascias, and the like, shall consist of wood, stucco, horizontal siding, brick, masonry, veneer, adobe, or other facsimile of a building material commonly used in residential construction. The colors and materials used for the accessory buildings and structures shall be compatible and similar to those used for the primary structures. Metal siding is prohibited, unless the siding has a baked on finish or pattern. Prefabricated buildings that do not require a building permit shall be exempt from this regulation.

PASSED AND ADOPTED by the City Council of the City of Bullhead City, Arizona, this 17th day of March 2009.

Jack Hakim, Mayor

ATTEST:

Date: _____

Diane Heilmann, CMC, City Clerk

APPROVED AS TO FORM:

W. Kent Foree, City Attorney