

Article III. Zones.
Ord. No. 427-AC

Sections

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Sec. 93.00 Establishment of zones. In order to classify, regulate, restrict and segregate the uses of land and buildings; to regulate and restrict the height and bulk of buildings; and to regulate the area of yards and other open spaces about buildings; and to regulate the density of population, the following classes of land zones are established, with their general purpose as indicated:

- R-1 Single Family Zone
- R-2 Two-Family Zone
- R-3 Multifamily Zone
- P Public Facilities Zone
- PD Planned Unit Development Overlay Zone
- C-1 Neighborhood Commercial Zone
- C-2 General Commercial Zone
- C-3 Highway Commercial Zone
- CRR Commercial, Residential, Resort Zone
- M-1 Light Manufacturing Zone
- M-2 General Manufacturing Zone
- OS Open Space Zone. (Ord. 427-AC)

Sec. 93.01. Zoning map. The zones aforesaid and the boundaries of such zones are shown upon the maps attached and made a part of the ordinance codified in this part, being designated as the zoning map and said map and all the notations, references and other information shown thereon shall be as much as a part of the ordinance codified in this part as if the matter and information set forth by said map were all fully described herein. Ord. 427-AC

Sec. 93.02. Boundaries of zones. Where uncertainty exists as to the boundaries of any zone shown on such map, the following rules shall apply:

- (a) Where such boundaries are indicated as approximately following streets and alley lines or lot lines, such lines shall be construed to be such boundaries;
- (b) In subdivided property or where a zone boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the map;

(c) In case any uncertainty exists, the planning commission shall determine the location of boundaries;

(d) Where any public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley;

(e) Where any private right-of-way or easement of any railroad, railway, canal, transportation or public utility company is vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned property;

(f) All property in the city not otherwise classified, and all property hereafter annexed and not zoned upon annexation, is classified as OS zone. Ord. 427-AC

Sec. 93.03. Residential zones. (a) The following residential zones are established: R-1, R-2 and R-3. Each of those zones is designed and intended to secure for the persons who reside there a comfortable, healthy, safe and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential zones. Other objectives of some of these zones are explained in the remainder of this section.

(b) R-1 Single-Family Zone. This zone is intended to provide for the development of low density, single-family residential areas (one (1) to seven (7) units per net acre).

(c) R-2 Two-Family Zone. This zone is intended to provide for the development of medium density, two-family residential areas (eight (8) to seventeen (17) units per net acre).

(d) R-3 Multifamily Zone. This zone is intended to provide for the development of high density multiple family units (eighteen (18) to thirty (30) units per net acre), such as apartments, condominiums, townhouses or other group dwellings compatible for the neighborhood environment.

(e) CRR Commercial, Residential, Resort Zone. This zone is intended to allow for sufficient diversity of land use types in the area along the Colorado River catering to the resort atmosphere. Depending upon the nature of the development, this zone can support the full range of residential and commercial densities as appropriate. Ord. 427-AC

Sec. 93.04. Commercial zones. (a) The following commercial zones are established: C-1, C-2, and C-3. These zones are created to accomplish the purposes and serve the objectives set forth in the remainder of this section.

(b) C-1 Neighborhood Commercial Zone. This zone is intended to serve the daily or frequent food and convenience needs of families within their respective service areas -- usually one-half (1/2) to one (1) mile. The uses normally include a supermarket and small shops such as drug store, barber and beauty shops, laundry and cleaning service. The overall site area should be sufficient to provide for the supportable commercial facilities as well as sufficient parking.

(c) C-2 General Commercial Zone. This zone is generally intended for uses in central business district (particularly those that are pedestrian oriented) accommodating a wide range of commercial and associated residential uses.

(d) C-3 Highway Commercial Zone. This zone is intended for uses that do not fit into any of the other commercial development in that businesses would include those not associated with the CBD or neighborhood center such as shopping centers, automobile

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sales and services, commercial recreation, gasoline service stations, restaurants and motels and miscellaneous commercial uses. Naturally, many of the highway commercial uses would be located adjacent to the freeway interchanges.

(e) CRR Commercial, Residential, Resort Zone. This zone is intended for types of uses that would occur essentially along the river and contain apartments, hotels, motels, restaurants, boat clubs, marinas, specialty and gift shops and convenience services, goods and supplies for boat owners, water skiers, scuba divers and the visiting public, using marina and aquatic recreational facilities. This zone is intended to allow for sufficient diversity of land use types in the resort tourist areas for interest, convenience and resort atmosphere while avoiding the dangers of overcrowding and haphazard mixing of land uses. Ord. 427-AC

Sec. 93.05. Manufacturing zones. The following are established primarily to accommodate enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment: M-1 and M-2. The performance standards set forth in later sections place limitations in the characteristics of uses located in these zones. The limitations in the M-1 zone are less restrictive than those in the M-2 zone. Ord. 427-AC

Sec. 93.06. Public facilities zone. This zone is intended for public facilities such as schools, parks, civic centers, etc. Ord. 427-AC

Sec. 93.07. Open space zone. This zone category is for land in the city not designated for residential commercial, industrial, parks and recreation or institutional uses. Development may be allowed in open space areas under the PUD process. Ord.427-AC)