

 Mohave County

- Code of Ordinances
- Part II. ZONING

## § 13. REGULATIONS FOR GENERAL OR "A" ZONE.

*Latest version.*

### A. Purpose.

The "A" zone was originally established to be used in areas where it was unclear whether the pattern of development would be residential or commercial, with eventual rezoning of the properties as development progressed.

### B. General Requirements.

1. No subdividing shall be conducted, or approved, in any area zoned "A" without prior rezoning of the land so parceled, unless all parcels created meet the required minimum parcel size.
2. All applicable provisions of Sections 35, 36, [37](#), 38 and 42 shall apply to this zone.
3. A view-obscuring device, as per Section 37.E.4, will be placed on all property lines abutting against Agricultural-Residential properties or incompatible uses if the property is used for General Commercial uses.
4. A kennel may be permitted as allowed by [Section 37.J](#).
5. Accessory residences may be permitted as allowed by [Section 37.P](#).

### C. Uses Permitted.

1. A single-family dwelling, including a site-built home, a manufactured home (see [Section 37.H](#)) or a factory-built building, designed and used for single-family occupancy as defined in this Ordinance, duplexes, multiple dwellings, and accessory buildings for these uses.
2. General commercial uses, offices, and accessory buildings.
3. Factory-built buildings may be used for duplexes, multiple dwellings, and general commercial buildings if they are so designed.
4. All agricultural uses including grazing and all accessory uses and facilities related to the production, servicing, and shipping of the permitted uses.

5. Landing strips, home occupations, childcare and childcare group homes, and adult foster care is allowed on lots where the established primary use is residential, with a Home Occupation Permit as provided in Sections [37.L](#), [37.Q](#), and [37.S](#). Assisted living homes and assisted living centers are allowed on lots where the established primary use is commercial as provided in [Section 37.S](#).
6. Signs related to the uses of the property or to its sale or lease.
7. Wireless communication towers and facilities with a maximum antenna height of forty (40) feet on lots where the established primary use is residential. On lots where the established primary use is commercial, the maximum antenna height is fifty (50) feet (see [Section 37.R](#)).
8. Schools and churches.

D. Uses Allowed After Acquiring a Special Use Permit.

1. Public buildings, automobile wrecking yards, and junkyards.
2. Borrow pits and removal of petroleum or natural gas on a commercial basis, as limited by A.R.S. § 11-812.
3. Recreational vehicle parks (see [Section 37.G](#)).
4. Manufactured home parks (see [Section 37.F](#)).
5. Childcare group homes (see [Section 37.Q](#)).
6. Wireless communication towers and facilities with an antenna height of forty-one (41) feet to one hundred fifty (150) feet on lots where the established primary use is residential (see [Section 37.R](#)).
7. Wireless communication towers and facilities with an antenna height of fifty-one (51) feet to one hundred ninety-five (195) feet on lots where the established primary use is commercial (see [Section 37.R](#)).
8. Assisted Living Home [where the established primary use is residential] (see [Section 37.S](#)).

