

Sec 24. REGULATIONS FOR HEAVY MANUFACTURING (M-X) ZONE (2 pgs)

A. Purpose. The principal purpose of this zoning district is to provide for Heavy Manufacturing uses (processing and manufacturing of material or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions) in locations which are suitable and appropriate, taking into consideration land uses on adjacent or nearby properties, access to a major street or highway, rail service or other means of transportation, and the availability of public utilities. It is the intention of the Mohave County Board of Supervisors to promote industrial growth that will benefit the community and not subject it to unexpected hazards or other conditions that would affect adversely the public health, safety and general welfare. The Heavy Manufacturing district corresponds to and implements the Heavy Industrial (HI) land use designation in the General Plan adopted by Mohave County.

B. Uses Permitted.

1. Any use permitted in M (General Manufacturing) without a zoning use permit
2. Canneries
3. Fertilizer plants.
4. Refineries.
5. Commercial feed lots.
6. Meat packing plants.
7. Tallow works.
8. Sanitary landfill—solid waste disposal or the recycling of the same.
9. Tire re-treading or rebuilding.
10. Wood planning mills.
11. Manufacturing, assembly and/or testing of aircraft, automotive, locomotive, spacecraft or other vehicular equipment.
12. Mining and milling operations, except as exempted by State laws.
13. Public and private utility power stations and commercial generating plants.
14. Public and quasi-public facilities such as trade schools, vehicle maintenance or public works facilities, public utilities, correctional facilities, office complexes or emergency services.
15. Similar type uses as indicated above as approved by the Board of Supervisors after receiving a recommendation from the Mohave County Planning and Zoning Commission.
16. Wireless communication towers and facilities with a maximum antenna height of 120 feet (see Section 27.U).

C. Uses Allowed With a Zoning Use Permit.

1. All uses permitted in any “R” (Residential) Zone without a Zoning Use Permit when associated with a permitted use as per Section 24.B.
2. Storage of flammable liquids and gases, and bulk fuels for sale or distribution.

3. Manufacturing or storage of hazardous chemicals or materials.
4. Wireless communication towers and facilities with an antenna height of 121 feet to 250 feet (see Section 27.U.).

D. Location of Property Requirements.

1. In addition to meeting the setback and area requirements of this ordinance, buildings and structures shall be located on the property in compliance with the yard, fire resistance, opening protection and other pertinent requirements of the location on property provisions of the building code adopted by Mohave County and the fire code adopted by the fire district in which the project is not located within a fire district, the fire code adopted by Mohave County apply.

E. Height and Setback Regulations.

The maximum height of building and the minimum dimensions of lots and yards, permitted shall be as follows:

1. Maximum height – none, except as provided below:
 - a. Within one-quarter (¼) mile of any federal highway the height limit shall be one hundred twenty (120) feet and between one-quarter (¼) mile and one (1) mile of federal highway the height limit is one hundred fifty (150) feet: height of building may increased or “stepped”.
 - b. Within three (3) miles of any incorporated city or town the maximum height is sixty (60) feet. The height within the three (3) mile area may be waived via a zoning use permit after receiving comments from the city or town. In any case. The maximum height allowed, via the zoning use permit, is one hundred twenty (120) feet.
2. Minimum front yard – 0 feet.
3. Minimum side yard – 0 feet.
4. Minimum rear yard – 0 feet.

F. Development and Performance Standards.

1. All applicable provisions of Sections 25, 26, and 27, and the Mohave County Outdoor Light Control (Dark Sky) Ordinance shall apply in this District.
2. All site plans submitted for projects in this zone that are located within three (3) miles of an incorporated city or town shall be submitted to the city for review or comments. Comments from the city or town shall be accepted for fifteen (15) days following submission to the city or town and shall be given due consideration by the county and the applicant.
3. A view-obscuring device, as per Section 27.H.4, will be placed on all property lines abutting against Agricultural, Residential properties or incompatible uses.