Exhibit VI.4
Countywide Land Use Diagram

Legend
GP_Diagram
Land_Use
- Public Facilities
- Church
- Commercial Recreation
- FMIR
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Light Industrial/PUD
- Low Density Residential
- Medium Density Resid/PUD
- Mixed Use
- Neighborhood Commercial
- Public Facilities
- Public Lands
- Public Parks
- Rural Development Area
- Rural Development Area 10
- Rural Industrial
- Suburban Development Area
- Suburban Estates
- Suburban Residential
- Urban
- Water Element
Exhibit VI.5
Countywide Land Use Diagram – Sub Area 1
Exhibit VI.7
Countywide Land Use Diagram – Sub Area 6
Exhibit VI.8
Countywide Land Use Diagram – Sub Area 5
Exhibit VI.9
Countywide Land Use Diagram – Sub Area 4
Exhibit VI.10
Countywide Land Use Diagram – Sub Area 7

Legend
GP_Diagram
Land_Use
- Public Facilities
- Church
- Commercial Recreation
- FMIR
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Light Industrial/PUD
- Low Density Residential
- Medium Density Resid/PUD
- Medium Density Residential
- Mixed Use
- Neighborhood Commercial
- Public Facilities
- Public Lands
- Public Parks
- Rural Development Area
- Rural Development Area 10
- Rural Industrial
- Suburban Development Area
- Suburban Estates
- Suburban Residential
- Urban
- Water Element

Mohave County General Plan

69
Exhibit VI.11
Countywide Land Use Diagram – Sub Area 3
Exhibit VI.12
Countywide Land Use Diagram - Sub Area 8

Legend

<table>
<thead>
<tr>
<th>GP_Diagram</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Public Facilities</td>
</tr>
<tr>
<td></td>
<td>Church</td>
</tr>
<tr>
<td></td>
<td>Commercial Recreation</td>
</tr>
<tr>
<td></td>
<td>RMIR</td>
</tr>
<tr>
<td></td>
<td>General Commercial</td>
</tr>
<tr>
<td></td>
<td>Heavy Industrial</td>
</tr>
<tr>
<td></td>
<td>High Density Residential</td>
</tr>
<tr>
<td></td>
<td>Low Density Residential</td>
</tr>
<tr>
<td></td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td></td>
<td>Medium Density Residential PUD</td>
</tr>
<tr>
<td></td>
<td>Light Industrial/PUD</td>
</tr>
<tr>
<td></td>
<td>Rural Development Area</td>
</tr>
<tr>
<td></td>
<td>Rural Development Area 10</td>
</tr>
<tr>
<td></td>
<td>Rural Industrial</td>
</tr>
<tr>
<td></td>
<td>Suburban Development Area</td>
</tr>
<tr>
<td></td>
<td>Suburban Estates</td>
</tr>
<tr>
<td></td>
<td>Suburban Residential</td>
</tr>
<tr>
<td></td>
<td>Urban</td>
</tr>
<tr>
<td></td>
<td>Public Parks</td>
</tr>
<tr>
<td></td>
<td>Public Facilities</td>
</tr>
<tr>
<td></td>
<td>Public Lands</td>
</tr>
<tr>
<td></td>
<td>Water Element</td>
</tr>
</tbody>
</table>

0.1 2 3 4 Miles
The Land Use Diagram is not the County's zoning map. It is a guide to future land use patterns. Zoning and area plan designations may be more restrictive than the land use categories of the Land Use Diagram.

Land Use Categories

A consistent set of land use categories is used in all Land Use Diagrams to describe the type and intensity of use anticipated. Exhibit VI.13 shows the relationship between planning area types and land use categories. Exhibit VI.14 lists these categories and briefly summarizes their policy intent. Each category is described in more detail in the following section of this Element. In each case, the exhibit gives a name and abbreviation for the land use category.

For residential uses, the exhibit shows the range of densities consistent with each category. Density is expressed as the number of Dwelling Units per Acre (DU/A). For example, the category "Medium Density Residential" includes development at densities ranging from five to twelve dwelling units per acre. The method for calculating a development project's density is described in Exhibit VI.15. The goals and policies of the Land Use Element define this method and other factors to be considered in evaluating a project's consistency with the Land Use Diagram.

In addition to the residential density range, Exhibit VI.14 also indicates the typical uses found in each land use category. This list is not comprehensive, and does not address the accessory uses that a zoning district might permit. It simply describes the primary uses typically found in this category, so residents and property owners can understand the County's general policy intent for a certain area.

The Land Use Diagram uses sixteen categories to describe the future land uses in Mohave County. Land use categories are meant to be more general than zoning districts -- there may be several zoning districts that could be consistent with a particular land use category. In some cases, the land uses found in an Area Plan are also more specific than these land use categories. These categories, which are listed in Exhibit VI.13, are described in more detail below. Included in the following general descriptions of each category is a statement of whether land uses within the category are intended to be rural, suburban or urban in character.

---

13 Zoning is part of the property owner's "bundle of rights" and is based on an adopted ordinance which prescribes a set of discrete uses and activities while the land use diagram shows the idealized or highest and best use of the property based on contemporary planning theory and public input.

14 For planning purposes, these densities are expressed in terms of gross land area.
## Exhibit VI.13: Land Use Categories in Planning Areas

<table>
<thead>
<tr>
<th>Land Use Categories</th>
<th>RDA</th>
<th>SDA</th>
<th>UDA</th>
<th>Outlying Communities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Residential (RR)</td>
<td>Y</td>
<td>M</td>
<td>M</td>
<td>Y</td>
</tr>
<tr>
<td>Suburban Estates (SE)</td>
<td>N</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Suburban Residential (SR)</td>
<td>N</td>
<td>Y</td>
<td>M</td>
<td>M</td>
</tr>
<tr>
<td>Low Density Residential (LR)</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>M</td>
</tr>
<tr>
<td>Medium Density Residential (MR)</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>M</td>
</tr>
<tr>
<td>High Density Residential (HR)</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td><strong>Non-Residential Uses</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Commercial (NC)</td>
<td>M</td>
<td>M</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>General Commercial (GC)</td>
<td>N</td>
<td>M</td>
<td>Y</td>
<td>M</td>
</tr>
<tr>
<td>Commercial Recreation (CR)</td>
<td>M</td>
<td>M</td>
<td>Y</td>
<td>M</td>
</tr>
<tr>
<td>Rural Industrial (RI)</td>
<td>Y</td>
<td>NA</td>
<td>NA</td>
<td>M</td>
</tr>
<tr>
<td>Light Industrial (LI)</td>
<td>M</td>
<td>M</td>
<td>Y</td>
<td>M</td>
</tr>
<tr>
<td>Heavy Industrial (HI)</td>
<td>M</td>
<td>M</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Airport Industrial (AI)</td>
<td>M</td>
<td>M</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td><strong>Public Lands</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Facilities &amp; Institutions (PF)</td>
<td>M</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Public Parks (PP)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>Public Lands (PL)</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>

Y = Land use category is consistent with this planning area.
M = Land use category may be consistent with this planning area, depending on the location, natural features and surrounding uses.
N = Land use category is not typically consistent with this planning area.
NA = Not Applicable
### Exhibit VI.14: Detailed Land Use Categories for Unincorporated Mohave County

<table>
<thead>
<tr>
<th>Code</th>
<th>Designation</th>
<th>Typical Density/Intensity</th>
<th>Maximum Density</th>
<th>Policy Intent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RR</td>
<td>Rural Residential</td>
<td>0.2 DU/A</td>
<td>0.5 DU/A</td>
<td>Single family dwellings on large parcels in rural, agricultural or environmentally constrained setting</td>
</tr>
<tr>
<td>SE</td>
<td>Suburban Estates</td>
<td>0.4 DU/A</td>
<td>0.5 DU/A</td>
<td>Single family dwellings on large semi-rural parcels</td>
</tr>
<tr>
<td>SR</td>
<td>Suburban Residential</td>
<td>1.0 DU/A</td>
<td>1.0 DU/A</td>
<td>Single family dwellings at low density</td>
</tr>
<tr>
<td>LR</td>
<td>Low Density Residential</td>
<td>3.5 DU/A</td>
<td>5 DU/A</td>
<td>Single family dwellings on standard to large urban lots</td>
</tr>
<tr>
<td>MR</td>
<td>Medium Density Residential</td>
<td>8 DU/A</td>
<td>12 DU/A</td>
<td>Predominantly low density apartments, duplexes, cluster developments and mobile home parks</td>
</tr>
<tr>
<td>HR</td>
<td>High Density Residential</td>
<td>16 DU/A</td>
<td>25 DU/A</td>
<td>Apartments and condominiums</td>
</tr>
<tr>
<td></td>
<td>Non-Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NC</td>
<td>Neighborhood Commercial</td>
<td>NA</td>
<td>NA</td>
<td>Small scale retail and service establishments meeting the needs of residents within a neighborhood</td>
</tr>
<tr>
<td>GC</td>
<td>General Commercial</td>
<td>NA</td>
<td>NA</td>
<td>Retail, office and service uses meeting community or regional needs</td>
</tr>
<tr>
<td>CR</td>
<td>Commercial Recreation</td>
<td>NA</td>
<td>NA</td>
<td>Privately-owned facilities providing outdoor recreational opportunities</td>
</tr>
<tr>
<td>RI</td>
<td>Rural Industrial</td>
<td>NA</td>
<td>NA</td>
<td>Includes a variety of industrial activities located in rural areas, although primarily along arterial roadways</td>
</tr>
<tr>
<td>LI</td>
<td>Light Industrial</td>
<td>NA</td>
<td>NA</td>
<td>Includes low intensity manufacturing and warehousing with limited outdoor activity</td>
</tr>
<tr>
<td>HI</td>
<td>Heavy Industrial</td>
<td>NA</td>
<td>NA</td>
<td>Includes uses such as construction yards, heavy manufacturing, factories and operations involving significant outside production or transfer of goods</td>
</tr>
<tr>
<td>AI</td>
<td>Airport Industrial</td>
<td>NA</td>
<td>NA</td>
<td>Includes uses that are compatible with, and benefit from airport adjacency</td>
</tr>
<tr>
<td></td>
<td>Public Land</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PF</td>
<td>Public Facilities &amp; Institutions</td>
<td>NA</td>
<td>NA</td>
<td>Includes schools, fire stations, libraries, hospitals and other public buildings</td>
</tr>
<tr>
<td>PP</td>
<td>Public Parks</td>
<td>NA</td>
<td>NA</td>
<td>Publicly-owned parks and open space</td>
</tr>
<tr>
<td>PL</td>
<td>Public Lands</td>
<td>NA</td>
<td>NA</td>
<td>Publicly-owned lands that are not designated for park or open space uses</td>
</tr>
</tbody>
</table>

**Notes**
- NA: Not Applicable
- Typical - Those densities which are likely to be achieved through normal development.
- This chart highlights primary uses anticipated in each category; the detailed descriptions of land use categories on this page provide detailed explanations.
Exhibit VI.15: Calculation of Residential Development Density

Residential Density Measured as Dwelling Units per Acre (DU/A):

\[
\text{DU/A} = \frac{\text{Number of Dwelling Units}}{\text{Number of Gross Acres in Site}}
\]

For Example:

\[
\text{DU/A} = \frac{100 \text{ Dwelling Units}}{50 \text{ Gross Acres}} = 2 \text{ DU/A}
\]

Residential Land Uses

Residential land use categories are used to identify places where the principal planned land use is for residential purposes. There are six residential land use categories. The rural residential category applies to most land within Rural Development Areas (RDA’s). The two suburban residential land use categories (Suburban Residential and Suburban Estate) have higher densities, and will generally have higher service requirements than rural development. However, suburban residential development in UDA’s may be required to provide urban levels of service. Three of the residential categories (Low Density Residential, Medium Density Residential & High Density Residential) reflect urban residential development. Urban residential development means that lots are smaller than one acre in size and that urban services (i.e., paved roads, centralized water and sewer, etc.) must be provided to serve the development. Urban residential uses are planned only within identified Urban Development Areas; a plan amendment will be required to establish urban development in rural or suburban development areas.

**Rural Residential (RR).** All RDA’s are designated Rural Residential, permitting single family development on lots of five (5) or more acres. Larger lot sizes may be appropriate to address environmental concerns (such as steep slopes, flood hazard zones, etc.) and infrastructure deficits (such as unimproved and un-maintained roads). The existing rural/agricultural character of these areas should be maintained. Residents in these areas are able to keep their own livestock. Land use may be served by septic systems, wells, and other services planned at rural levels. Non-residential land uses may be permitted in rural residential areas through the rezoning process. Outlying communities, typically found within these the rural parts of the county, will be permitted to continue growing at existing intensities, with uses which are consistent with, or will enhance, the existing character of the community.

**Suburban Estates (SE).** This suburban land use is characterized by single-family lots ranging from two (2) to five (5) acres. It is a category used in the Suburban Development Areas (SDA’s). Non-residential land uses are not the primary uses in a Suburban Estate area. Septic systems will be the primary means of wastewater disposal. Many lots will use well water, but this will vary based on groundwater conditions and proximity to existing organized water systems.

---

15 Zoning district regulations determine what additional uses may be allowed within a primarily residential area. These land uses typically include public facilities, parks and supporting commercial.
Suburban Residential (SR). This is the highest density non-urban land use category, with densities ranging from greater than one-half (0.5) dwelling unit per acre to a maximum density of one (1) dwelling unit per acre. These densities result in lot sizes of one to two acres. While Suburban Residential areas will be mostly single-family, some neighborhood commercial development will be permitted as part of a planned development. Suburban service requirements generally will be lower than in urban areas, but will vary as dictated by site conditions. Septic tanks will generally be permitted, but soil conditions, groundwater quality concerns, proximity to existing utilities and other factors may create the need for urban sewer systems. Minimum road or water system improvement requirements may also vary from one site to the next.

Low Density Residential (LR). This is the lowest density residential development planned within urban areas. It is designed to reflect development between one (1) and five (5) units per acre. This category is used only in Urban Development Areas (UDA’s). Since the lot sizes are less than one acre, community sewer or ADEQ approved on-site sewage disposal and water systems are needed, as are other urban services. Low density residential areas will be developed exclusively with single family homes, except where planned developments permitting neighborhood commercial uses are approved.

Medium Density Residential (MR). This urban land use category is used to show areas with five (5) or more dwelling units per acre, but less than twelve (12) dwellings per acre. Typical residential uses in these areas are patio and zero lot line homes, mobile home parks, mobile home subdivisions, duplexes, some multi-family projects, and, where specifically approved as part of a planned development, neighborhood commercial development. Full urban services are required for medium density residential development.

High Density Residential (HR). This urban residential category is used to show the highest density planned in Mohave County. Development could range from twelve (12) to a maximum of twenty-five (25) dwelling units per acre. Higher density areas provide opportunities to develop uses such as townhomes, apartments or condominiums. Mixed use developments incorporating office and retail space may be approved in HR areas through the planned development process. High Density Residential uses can serve as an effective buffer between non-residential development and lower density residential neighborhoods. Full urban services are required for HR development.

Non-Residential Land Uses

Non-residential land use categories are used to identify places where the principal uses are for non-residential purposes, such as office, retail, resorts, manufacturing, and others. There are six non-residential land use categories. All will be permitted within urban areas depending upon urban setting and availability of services. The categories are listed in Exhibits VI.13 and VI.14 and are described in more detail below. Exhibit VI.14 describes the typical uses expected in each of these categories. The uses shown here are intended to describe the general character of development. Zoning districts, consistent with these general categories, will establish the specific uses and

16 New subdivisions approved by the County with lots less than in one-acre size must be connected to a community sewer system.
development standards for a particular non-residential property.

**Neighborhood Commercial (NC).** Neighborhood commercial uses are those that meet the needs of residents in the adjacent neighborhood. Small scale retail and service establishments, as well as small office buildings, will be permitted in this land use category.

**General Commercial (GC).** This land use category is used to indicate locations for retail, service and office uses that serve an entire community or region. Major retail centers, fast food restaurants, service stations, multi-story office buildings and other intensive commercial uses should be located in areas designated for general commercial uses.

**Commercial Recreation (CR).** This land use category encompasses a broad range of privately-owned or leased facilities for active recreation, where the primary activity occurs outside of buildings. Uses include golf courses, equestrian centers, small and large scale amusement parks, as well as recreational vehicle parks and campgrounds providing sites for temporary habitation.

**Rural Industrial (RI).** This land use category provides for industrial activities in rural areas. Uses found in Sections 11 and 21 of the North American Industrial Classification System (NAICS), such as timber harvesting and sand and gravel mining, respectively, are considered rural industrial. Rural Industrial is also an appropriate land use for renewable power generation (NAICS Section 221119). Section X, Appendix K for NAICS listings.

**Light Industrial (LI).** This land use category is intended for a variety of lighter industrial uses. These uses typically involve fewer impacts on the surrounding areas, in terms of noise, fumes, nuisances and hazards, than do the uses described under Heavy Industrial. This category includes such uses as warehousing, wholesale sales and distribution, and light manufacturing. Some related office uses also occur in this category. Most activities associated with uses in this category take place within buildings. Certain construction and manufacturing activities found in Sections 23, 31, 32 and 33 of the NAICS are allowed in this land use category.

**Heavy Industrial (HI).** This land use category allows for a relatively wide range of industrial uses, including heavy manufacturing, construction yards and support retail commercial. These uses may have safety, nuisance or environmental effects which make them undesirable neighbors to residential areas. They should be located near or adjacent to major transportation facilities (such as rail lines, airports or freeways). Design standards focus on minimizing the effects of these uses on surrounding development. Power generation, construction and manufacturing activities found in Sections 22, 23, 31, 32 and 33 of the NAICS are allowed in this land use category.

**Airport Industrial (AI).** This land use category is intended for industrial development that is compatible with adjacent airport use and development that benefits from proximity to airport facilities. Such uses include certain manufacturers, transport service providers, wholesalers and warehouse facilities.
Public Land Uses

Public land use categories are used to identify land that is owned by the Federal, State or local government. Public land may be used for facilities ranging from libraries to wastewater treatment plants, for parks and open space, or for other public purposes. On occasion, public lands are sold or exchanged to consolidate blocks of developable land and preserve natural resource areas. All publicly owned lands fall into one of the three broad categories described below.

**Public Facilities (PF).** This category includes such public and quasi-public institutional uses as schools, colleges, fire stations, libraries, government buildings and hospitals.

**Public Parks (PP).** Local, State and National parks that are publicly owned and managed for the benefit of the general public are included in this category.

**Public Lands (PL).** This category is used to indicate land in rural areas that is owned by a public agency, but is not primarily devoted to parks and recreational use. Lands owned and managed by the BLM, BoR and Arizona State Lands Department are included in this category. The Land Use Element contains special policies for the County's involvement in more intense development of these properties. Certain public lands under the administration of the BLM have also been designated for renewable energy production.

Countywide Land Use Goals and Policies

Community Balance

**Goal 10:** To retain the beauty, the natural setting and resources, and the rural character of the County while providing opportunities for coordinated growth and development.

Policy 10.1 Mohave County shall establish and maintain its land use plans to provide areas for different types of future land uses and intensities, and shall plan for public services and facilities appropriate to the planned land uses.

Policy 10.2 Mohave County shall plan for urban, suburban and rural development areas.

Policy 10.3 Mohave County should identify sufficient locations for residential and non-residential development to accommodate growth anticipated through the year 2025, with provision of additional land use capacity for market choice and flexibility.

Policy 10.4 Locations for commercial and industrial uses should be identified to support the County's economic development objectives, including diversification of the economic base.

Policy 10.5 Mohave County shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
Policy 10.6 Proposed non-residential structures adjacent to residential neighborhoods shall be designed and located to protect the privacy of residences.

Policy 10.7 Development adjacent to a park or public open space should be designed to facilitate public access to, and use of, the park while minimizing potential conflicts between park users and residents of the development.

Policy 10.8 In reviewing development proposals, Mohave County should consider issues of community character, compatibility of use, environmental impact, resident security and safety, and efficient service provision.

Policy 10.9 Mohave County shall require phased commercial and industrial projects to be designed so a project is able to function effectively as each phase is completed.

Policy 10.10 The County shall encourage future patterns of development and land use that reduce infrastructure construction costs and make efficient use of existing and planned public facilities.

Policy 10.11 In planning for expansion of its growth areas, Mohave County should give first priority to development of vacant or under-utilized land within these growth areas and second priority to development that expands the community.

Designation of Planning and Land Use Areas

Goal 11: To use the General Plan Land Use Diagram to graphically depict the County's desired community form and character.

Policy 11.1 The Mohave County General Plan Land Use Diagrams depict planned land use in the unincorporated areas of Mohave County. These diagrams are Exhibits VI.4 through VI.12 and Exhibits VI.16 through VI.19. These diagrams should establish the general pattern of future land use appropriate to achieve the County's goals.

Policy 11.2 The official copies of the Land Use Diagrams are on file at the Mohave County Planning Department. The boundaries of land use categories, as depicted on these official diagrams, should be used to determine the appropriate land use category for areas that are not clearly delineated on the Land Use Diagrams contained in the General Plan document. Due to their size, the Land Use Diagrams reproduced in the General Plan document may not completely reflect the official copy.

Policy 11.3 Exhibit VI.3 lists the general planning area types used in planning for future development in Mohave County. Mohave County shall use these planning area types to describe the general policies appropriate to particular parts of the unincorporated County.

-79-
Policy 11.4 Exhibit VI.4 is the Countywide Land Use Diagram. It shows the location of areas planned for urban, suburban or rural development; it also shows the outlying communities subject to special planning policies. Exhibits VI.5 through VI.12 show these planning areas for each part of Mohave County. Mohave County should use these exhibits and the policies in this Land Use Element to establish the general pattern of development in the County's unincorporated areas. Zoning of individual parcels may continue to be more restrictive than the land use categories shown on the Land Use Diagram. Existing conditions, such as environmental or public facility constraints, may prevent the realization of the maximum development potential permitted in the designated land use category.

Policy 11.5 Exhibits VI.13 and VI.14 provide the general description of the land use categories used in the County's Detailed Land Use Diagrams. These exhibits, along with the descriptions of these categories found in the Land Use Element text, shall explain the purpose and intent of the land use categories shown on the Detailed Land Use Diagrams.

Policy 11.6 Exhibits VI.16 through VI.19 are the Detailed Land Use Diagrams for areas of the unincorporated County with substantial amounts of planned urban or suburban development. Mohave County should use these exhibits and the policies in this Land Use Element to establish the pattern of land uses and residential densities in the County's unincorporated areas.

Policy 11.7 Mohave County shall only approve requests for rezoning, special permits, the division of land, other new development proposals or public projects that are consistent with these Land Use Diagrams, the policies contained in this Land Use Element and the other Elements of this General Plan, as further set forth in the County's Development Regulations. Amendments to specific area plans or the general plan may accommodate other requests.

Policy 11.8 A residential proposal's density shall be considered consistent with the applicable Land Use Diagram if the average gross density of the entire project is within the range of the land use category for the property. Mohave County may approve projects at any density within this range, if consistent with zoning regulations; the category does not ensure approval at the maximum density. The actual density approved will take into consideration the policies found in the other elements of the General Plan. Appropriate infrastructure must either exist or be provided by the developer to fulfill the goals and policies within the Public Infrastructure Element. Land within a floodway should be excluded from density calculations. Floodway fringe lands may be included in the calculation if development can be appropriately engineered.
Exhibit VI.16
Kingman Area Detailed Land Use Diagram
Exhibit VI.17
Golden Valley Detailed Land Use Diagram
Exhibit VI.18
Mohave Valley Area Detailed Land Use Diagram
Exhibit VI.19
Lake Havasu Area Detailed Land Use Diagram

Legend
GP_Diagram
Land_Use
- Public Facilities
- Church
- Commercial Recreation
- FMIR
- General Commercial
- Heavy Industrial
- High Density Residential
- Light Industrial
- Light Industrial/PUD
- Low Density Residential
- Medium Density Residential
- Medium Density Resid/PUD
- Mixed Use
- Neighborhood Commercial
- Public Facilities
- Public Lands
- Public Parks
- Rural Development Area
- Rural Development Area 10
- Rural Industrial
- Suburban Development Area
- Suburban Estates
- Suburban Residential
- Urban
- Water Element