

**TRACKED CHANGES – REMOVAL OF LOT COVERAGE
REQUIREMENTS IN RESIDENTIAL DISTRICTS
DEVELOPMENT CODE TEXT AMENDMENTS**

1. Section 14.02.03.B, Table 2-3:

R-E: RESIDENTIAL ESTATE

PURPOSE

This district is intended to provide for large-lot, single-family residential development along a golf course, or centered around other recreational or open space uses. To encourage this recreational component, in addition to single-family dwellings, principal land uses include golf courses, parks and playgrounds, and community gardens, as provided in Table 3-1 (Permitted Use Table).

TABLE 2-3 R-E DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	15,000 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	50%
Maximum density	3 du/ac
BUILDING STANDARDS	
Minimum depth front yard	20 ft.
Minimum width of side yard	General: 10 ft. Corner: 10 ft. Reverse: 20 ft.
Minimum depth of rear yard	General: 20 ft. Reverse: 10 ft.
Maximum height of primary building	30 ft.

This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.

2. Section 14.02.03.C, Table 2-4:

R-1: SINGLE-FAMILY

PURPOSE

This district is intended to promote and preserve Lake Havasu City’s most predominant land use —single-family homes on individual lots – in safe and attractive community settings. Primary land uses include single-family detached and attached homes and public or community oriented land uses such as schools, day care facilities, parks, and community gardens, as provided in Table 3-1 (Permitted Use Table).

TABLE 2-4 R-1 DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	10,000 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	50%
Maximum density	4 du/ac
BUILDING STANDARDS	
Minimum depth front yard	20 ft.
Minimum width of side yard	General: 5 ft. Corner: 10 ft. Reverse: 20 ft.
Minimum depth of rear yard	General: 20 ft. Reverse: 5 ft.
Maximum height of primary building	15 ft.

This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.

3. Section 14.02.03.D, Table 2-5:

R-2: TWO-FAMILY

PURPOSE

This district is intended to provide for a mixture of single-family and two-family development within a density range of 5-7 dwelling units/acre. The principal land use is residential, complemented by community service uses (e.g., day care facilities and libraries), as provided in Table 3-1 (Permitted Use Table).

TABLE 2-5 R-2 DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	12,000 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	60%
Maximum density	7 du/ac
BUILDING STANDARDS	
Minimum depth front yard	20 ft.
Minimum width of side yard	General: 5 ft. Corner: 10 ft. Reverse: 20 ft.
Minimum depth of rear yard	General: 20 ft. Reverse: 5 ft.
Minimum area of dwelling unit	900 sq. ft.
Maximum height of primary building	15 ft.
This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.	

4. Section 14.02.03.E, Table 2-6:

R-3: LIMITED MULTIPLE-FAMILY

PURPOSE

This district is intended to provide for a mixture of single-family, two-family, and medium-density multiple-family development within a density range of 4 to 10 dwelling units/acre. This district is also appropriate for redevelopment and infill development that accommodates co-housing and student housing options. The principal land use is residential, complemented by community service uses (e.g., day care facilities and libraries), as provided in Table 3-1 (Permitted Use Table).

TABLE 2-6 R-3 DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	7,200 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	60%
Maximum density	10 du/ac
BUILDING STANDARDS	
Minimum depth front yard	20 ft.
Minimum width of side yard	General: 5 ft. Corner: 10 ft. Reverse: 20 ft.
Minimum depth of rear yard	General: 20ft. Reverse: 5 ft.
Minimum area of dwelling unit	500 sq. ft.
Maximum height of primary building	15 ft.
This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.	

5. Section 14.02.03.F, Table 2-7:

R-M: MULTIPLE FAMILY

PURPOSE

This district is intended to provide for higher-density, multiple-family development adjacent to commercial corridors, business centers, and other community service activity centers, at a density range of 10 to 20 dwelling units/acre. The principal land use is residential, ranging from single-family to multi-family, complemented by both principal and secondary community service uses (e.g., rooming or boarding houses and long-term medical care facilities), as provided in Table 3-1 (Permitted Use Table).

TABLE 2-7 R-M DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	7,200 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	60%
Maximum density	20 du/ac
BUILDING STANDARDS	
Minimum depth front yard	15 ft.
Minimum width of side yard	General: 5 ft. Corner: 10 ft. Reverse: 15 ft.
Minimum depth of rear yard	General: 15 ft. Reverse: 5 ft.
Minimum area of dwelling unit	400 sq. ft.
Maximum height of primary building	30 ft.
This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.	

6. Section 14.02.03.G, Table 2-8:

RMH: MANUFACTURED HOME DISTRICT

PURPOSE

This district is intended to provide for the development and operation of medium density residential manufactured home parks, at a density range of 4 to 10 dwelling units/acre. A residential manufactured home park may provide manufactured home spaces for lease or rent, and some spaces may be occupied by recreational vehicles in accordance with this Section and Section 14.03.03.A.7 (Use-Specific Standards, Manufactured Housing Parks). The principal land uses are manufactured homes and single-family dwellings, as provide in Table 3-1 (Permitted Use Table).

TABLE 2-8 RMH DISTRICT DIMENSIONAL STANDARD SUMMARY	
LOT STANDARDS	
Minimum lot area	7,200 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	60%
Maximum density	10 du/ac
BUILDING STANDARDS	
Minimum depth front yard	10 ft.
Minimum width of side yard	General: 5 ft. Corner: 10 ft.
Minimum depth of rear yard	General: 10 ft. Reverse: 5 ft.
Maximum height of primary building	15 ft.
This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.	

7. Section 14.04.01.A.1, Table 4.01-1:

A. GENERAL DIMENSIONAL STANDARDS

The following Tables 4.01-1 to 4.01-3 include the dimensional standards for residential, mixed-use, and special purpose zoning districts contained in Article 2 (Zoning Districts). Exceptions and encroachments to these standards are contained in Section 14.04.01.B. In case of conflict between the dimensions shown in this Section and the dimensions shown for individual zoning districts in Article 2, the provisions of this Section shall apply. In each table, a blank cell indicates that there is no standard for that dimension or measurement.

1. RESIDENTIAL SUMMARY TABLE

Table 4.01-1: Dimensional Standards for Residential Districts										
Note: Dimensions may be modified by Neighborhood Protection Standards in Sec. 14-4-06										
PROPOSED ZONING DISTRICT	R-A	R-E	R-1	R-2	R-3	R-MH	R-M	R-UMS	R-CHD	R-SGD
LOTS and DENSITY										
MIN. AREA (SF.)	1 acre [1]	15,000 [1]	10,000 [1]	12,000[1]	7,200	7,200	7,200	N/A	N/A	N/A
MIN. WIDTH (FT.)	60	60	60	60	60	60	60	N/A	N/A	N/A
MIN. DEPTH (FT.)	120	120	120	120	120	120	120	N/A	N/A	N/A
MIN-MAX. DENSITY (DUS/ACRE)	0-1	0-3	0-4.5	5-7	4-10	4-10	10-20	15 MIN - NO MAX	15 MIN - NO MAX	N/A
MIN. AREA OF DWELLING UNIT (SQ. FT.)	N/A	N/A	N/A	900	500	N/A	400	N/A	N/A	N/A
MAX. LOT COVERAGE	N/A	50%	50%	60%	60%	60%	60%	N/A	N/A	N/A
BUILDING SETBACKS AND FRONTAGE										
MIN. FRONT YARD (FT.)								[8]	[8]	[8]
MIN. % OF FRONT SETBACK LINE THAT MUST BE OCCUPIED BY BUILDING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60%	60%	60%
MIN. BUILDING SETBACK	50	20[2][3]	20[2]	20	20	10	15	10[2]	10[2]	10[2]
MIN. SIDE YARD (FT.)	See Also Sec. 14.04.06 (Neighborhood Protection Standards)									
GENERAL INTERIOR	10 [6]	10 [4][6]	5	5	5	5	5	3	3	3
CORNER LOT [5]	20	10	10	10	10	10	10	0	0	0
REVERSE CORNER LOT	50	20	20	20	20	N/A	15	0	0	0
MIN. REAR YARD (FT.)	See Also Sec. 14.04.06 (Neighborhood Protection Standards)									
GENERAL	50[6]	20 [6]	20 [6]	20 [6]	20 [6]	10[6]	15 [6]	10 [6]	10 [6]	10 [6]
REVERSE CORNER LOT	10	10	5	5	5	5	5	0	0	0
MAX. BUILDING HEIGHT (FT.)										
PRIMARY RESIDENTIAL BUILDING										
GENERAL	30	30	15	15	15	15	30	42 [9]	42 [10]	42
ADJACENT TO SINGLE-FAMILY ZONING	SEE ALSO SECTION 14.04.06 (NEIGHBORHOOD PROTECTION STANDARDS)						18	18	18	18
ADJACENT TO SINGLE AND TWO-FAMILY USES EXISTING PRIOR TO THE EFFECTIVE DATE OF THIS CODE							30	42	42	18
Accessory Structure										