

## ORDINANCE NO. 26-

### AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING LAKE HAVASU CITY CODE SECTIONS 14.02.04(D) AND 14.02.05(G), MIXED USE - CHANNEL RIVERWALK DISTRICT AND ISLAND - BODY BEACH DISTRICT, TO PRESERVE SHORELINE PUBLIC ACCESS

IT IS ORDAINED, by the Mayor and City Council of Lake Havasu City, Arizona, as follows:

**Section 1:** That Lake Havasu City Code Section 14.02.04, Mixed Use Zoning Districts, Subsections (D)(1), (2) and (4) MU-CRW: Mixed Use - Channel Riverwalk District, are amended as follows:

#### § 14.02.04 MIXED USE ZONING DISTRICTS.

##### *D. MU-CRW: Mixed Use–Channel Riverwalk District.*

1. Purpose. This district is intended to provide for a mixture of commercial, resort-related, and medium to high density residential uses in the Bridgewater Channel area. District regulations are designed to preserve the district’s striking natural, historic, and recreational resources while encouraging a unique combination of innovative mixed-use development that attracts full-time residents and visitors, and to encourage pedestrian and visual access to the shoreline and water-based activities. The principal uses are commercial, resort-related, including shoreline public access, shoreline- and water-based uses, and medium to high density residential, as provided in Table 3-1 (Permitted Use Table).

2. Example.



4. Other standards.

a. All development shall comply with all other applicable regulations in this Development Code including, without limitation, the permitted use regulations in Article III and the form and development regulations in Article IV.

b. Enclosed structures shall be setback from the boundary of the shoreline public access area at least 25 feet. Parking garages shall be setback a minimum of 100 feet inland from the 450-foot elevation line, or 25 feet from the boundary of the shoreline public access area, whichever is greater.

c. Enclosed structures and parking garages shall be setback a minimum of 10 feet from all right-of-way property lines. Additional height above 40 feet will be setback at a ratio of 1 foot of building height for every 1/2 foot of setback measured from the 10-foot right-of-way setback line.

d. A shoreline public access area 75 feet in width, measured inland and parallel to the shoreline from the 450-foot elevation line, shall be provided along the island-side shoreline within this district. This shoreline public access area shall be dedicated to the City unless public shoreline access already exists. The required shoreline public access area shall also include one or more perpendicular public access routes, dedicated to the City, that connect the shoreline public access area to a public right-of-way. These perpendicular public access routes are required in addition to the shoreline public access area and shall be provided at intervals not exceeding 1,320 feet, with a minimum of one perpendicular public access route.

e. The shoreline public access area and route(s) may be counted toward open space requirements, and portions may be counted toward landscaping requirements. An agreement for the shoreline public access area and public access route(s) shall be entered into with the City.

**Section 2:** That Lake Havasu City Code Section 14.02.05, Special Purpose Zoning Districts, Subsections (G)(1), (G)(4)(c), and (G)(4)(f), I-B: Island - Body Beach, are amended as follows:

**§ 14.02.05 SPECIAL PURPOSE ZONING DISTRICTS.**

*G. I-B: Island–Body Beach.*

1. This unique district applies to the Island and Body Beach areas, most of which is owned or regulated by a state or federal government agency. The intent of this district is to permit all uses required by state law and to encourage uses of those lands that are consistent with the city’s General Plan. The district serves multiple purposes, including:

- Making the city’s natural, historic, and recreational resources publicly accessible.
- Encouraging high quality resort and lake-oriented resorts and tourism-related development.
- Promoting creative and context sensitive site and building designs that conserve and accentuate the natural landscape.
- Preserving shoreline access for public use and enjoyment.

The principal land uses are agriculture, open space and parks, resorts, and outdoor recreation, as provided in Table 3-1 (Permitted Use Table).

4. Other standards.

c. *Public access along the shoreline.*

i. A shoreline public access area 75 feet in width, measured inland and parallel to the shoreline from the 450-foot elevation line, shall be provided along the shoreline within this district. This shoreline public access area shall be dedicated to the City unless shoreline public access already exists. The required shoreline public access area shall also include one or more perpendicular public access routes, dedicated to the City, that connect the shoreline public access area to a public right-of-way. These perpendicular public access routes are required in addition to the shoreline public access area and shall be provided at intervals not to exceed 1,320 feet, with a minimum of one perpendicular public access route.

ii. Enclosed structures shall be setback from the boundary of the shoreline public access area at least 25 feet.

iii. The shoreline public access area and route(s) may be counted toward open space requirements, and portions may be counted toward landscaping requirements as outlined in Table 2-24 below. An agreement for the shoreline public access area and public access route(s) shall be entered into with the City.

f. *Building design and materials.*

i. Exterior building materials, colors, and treatments, including fences and walls, shall reflect the colors found in the surrounding natural land environment (i.e. browns, beiges, maroons, and muted shades of green, red, and orange).

ii. Innovative use of natural materials is encouraged.

iii. No single horizontal building plane shall exceed 100 feet unless it is designed to include changes in materials, colors, or wall alignment to prevent the appearance of a monolithic wall.

iv. Cornices, expression lines, or other architectural features shall be incorporated into building designs to define ground level spaces.

v. No neon or LED building accents are allowed.

vi. Upper levels of buildings may project balconies and other architectural features above 15 feet in height into a shoreline access area or route(s).

**Section 3:** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

**Section 4:** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the City Council of Lake Havasu City, Arizona, on \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
Cal Sheehy, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

\_\_\_\_\_  
Kelly Garry, City Attorney

\_\_\_\_\_  
Jess Knudson, City Manager