

ORDINANCE NO. 26-1383

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 ~~the~~ Table 3-1 (Permitted Use Table).

2. Example.





3. Illustration. (*no change*)

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. ~~property line along the channel or 450-foot elevation line at a ratio of 1 foot of building height to 1 foot of setback for the first 40 feet. Additional height above 40 feet will be allowed at a ratio of 1 foot of building height for every 1/2 foot of setback.~~ Parking garages shall be setback a minimum of 100 feet inland from the ~~channel or 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. ~~Parking garages shall be setback a minimum of 100 feet inland from the channel or 450-foot elevation line, whichever is greater.~~

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) and (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).

2. Example. (no change)

3. Illustration. (no change)

4. Other standards.

a. *General.*

i. 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.

ii. All development shall secure all applicable state and federal government approvals, in addition to all local approvals.

b. *Development above and below 455 feet.*

i. Areas at or above an elevation of 455 feet shall be developed in accordance with this Code.

ii. Areas below an elevation of 455 feet are governed by the United States Bureau of Reclamation and/or the Bureau of Land Management and shall be developed in accordance with their regulatory standards (e.g., landscaping and environmental design).

c. *Public access along the ~~lakefront~~ shoreline.*

i. A shoreline public easement access area of at least 15-75 feet wide 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, along the shoreline in accordance with state law.

ii. Enclosed structures shall be setback from the boundary of the A-shoreline public access area at least 25 feet, may include shaded areas, benches, and linkages to public rights-of-way.

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. This requirement may be waived for properties separated from the 455 foot elevation by a public right-of-way, or if a sufficient amount of public access near the proposed development is already provided.

d. *View corridors to the lake.* The following provisions apply to buildings constructed after the effective date of this Code on lots that are located between the lake shoreline and the nearest public street inland from the shoreline that runs roughly parallel to the shoreline.

i. Primary buildings shall be no more than 200 feet in width, measured parallel to the waterfront.

ii. A 40 foot view corridor, running from the nearest public street inland from the lakeshore to the lakeshore, shall be provided between each primary building. The width of the view corridor shall be measured from each building's lowest ground level elevation.

e. *Landscaping and open space.*

i. In addition to the requirements in § [14.04.04](#), landscaping and open space shall be provided in accordance with Table 2-24, below:

TABLE 2-24			
LANDSCAPING AND OPEN SPACE REQUIREMENTS			
<i>Building Height</i>	<i>Open Space (Min.)</i>	<i>Landscaping (Min.)</i>	<i>Total Minimum Landscape/Open Space Required</i>
30 feet and less	25%	10%	35%
31 to 40 feet	30%	10%	40%
41 to 50 feet	35%	10%	45%
51 to 60 feet	40%	10%	50%

ii. Each square foot of a proposed development with public recreation facilities shall count as 2 square feet of the open space required in the above table.

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\(s\) easement](#).

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 5: 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