

North Kiowa Overlay District Lake Havasu City – Development Code Excerpt

14.02.06.C. NK-O: North Kiowa Overlay.

1. Purpose. The purpose of this section is to regulate commercial development along North Kiowa Boulevard between Catalina Drive and Havasupai Boulevard in order to protect the public interest in achieving distinctive and internally consistent architectural and site design elements. The North Kiowa corridor presents special development opportunities and constraints related to its association with the Central Business Park and its relationship with the surrounding residential development. The guidelines and standards in this section are designed to achieve a unified design treatment, to increase the buildable area, to allow for designated outdoor display or storage, and to provide a uniform street landscaping theme.

2. General development plan required. Rezoning of property to the North Kiowa Overlay District shall include the adoption of a general development plan conforming to the standards and guidelines in this section and applicable standards of the underlying base zoning district and shall serve as a guide to further development within the overlay district.

3. Design standards.

a. *General requirements.* Site and building design shall comply with the applicable provisions of § [14.04.07](#), unless otherwise noted within this section.

b. *Building design.*

i. All building frontages on a public street, excluding alleys, shall be constructed of painted or decorative masonry or stucco, and shall include a pedestrian path connecting the front of the structure to North Kiowa Boulevard.

ii. The development shall contain a pedestrian sidewalk, covered by a projecting canopy mounted to the structure's wall, along the entire length of the front portion of the structure adjacent to the business entrance.

iii. Structures shall not conflict with the adopted master parking-in-common plan.

c. *Screening of vehicle parking and maneuvering areas.*

i. The vehicle parking and maneuvering areas shall be screened from the adjoining right-of-way with a 3-foot high stucco masonry wall to similar in color to other screening walls on the block.

ii. The screen wall may be located on the front property line or be within the 10-foot buffer area inside of the property line.

d. *Screening of outdoor uses.*

i. Outdoor storage and display areas shall be designated with a perimeter masonry screen wall using materials and textures similar to those used on the primary façade of the primary structure.

ii. The perimeter screen wall shall be 6 feet in height and be completely sight obscuring where the outdoor use abuts single- or multi-family residential zoning districts.

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iii. Materials may be stored to a maximum height of 6 feet.

iv. Fencing materials (e.g., chain link or wrought iron) may not be used, except for gates and loading areas. Where permitted, fencing materials shall include plastic lath or netting to obscure views into outdoor use areas and be of a similar color to adjacent screen walls.

4. Additional permitted uses. In addition to the uses allowed by the underlying C-1 Zoning District, the following uses are allowed if is sited in compliance with the design standards in this division C.

a. Accessory warehouse uses conducted entirely within an enclosed structure, but requiring some outdoor storage.

b. Accessory outdoor uses in compliance with the following conditions:

i. The outdoor use shall be limited to storage materials or supplies directly related to the business use and shall be accessory and subordinate to the primary use on the property. The area of the outdoor use shall not exceed the area of the primary structure. Stand-alone storage without a primary structure shall not be allowed.

ii. The area designated for accessory outdoor storage uses shall be located to the rear or side of the primary structure. No outdoor storage shall be located within the area designated as parking-in-common.

iii. The accessory outdoor use shall be screened in compliance with § [14.04.04](#).

5. Prohibited uses and materials. The following uses and materials shall be prohibited:

a. Chain link fencing in the front elevation or facing Kiowa Boulevard;

b. Exposed metal panel systems for the exterior of the front elevation of the primary structures facing Kiowa Boulevard;

c. Manufacturing;

d. Stand-alone outdoor storage uses;

e. Repair garages.

6. Parking design standards. Parking design and layout shall be consistent with an approved typical master parking-in-common plan and approved general development plan and site plan and the following requirements:

a. *Grading*. Parking lot designs on the same block shall be aligned to the greatest extent practicable. Grading activity shall not adversely affect existing topography of the adjoining properties, and shall maintain the existing slope or gradient of the entire block.

b. *Paving*. Paving shall match and be consistent with the topographical elevations of any abutting paving on adjoining lots. Paving design shall include 2 inches of asphaltic concrete over 6 inches of aggregate base course.

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c. *Paint striping.* Interim parking striping may be allowed until the block becomes 60% developed or as determined by the Zoning Administrator to implement striping and layout in compliance with the approved site plan.

d. *Driveways.* Temporary driveways may be allowed on an interim basis, but shall be removed and standard off-site improvements installed by the owner when the block becomes 60% developed or as determined by the Director to provide common driveways to the parking-in-common areas in compliance with the approved site plan.

e. *Trash enclosures.* Trash bins shall be screened by means of a 5-foot high masonry wall on 3 sides and be located in the rear parking area behind the structure and conform to the adopted general development plan and general city standards.

7. Landscaping. Landscaping shall comply with the following guidelines:

a. *Building landscape.* Special planting areas associated with the building (e.g., accents and entryways) may include any of the plant materials identified on the city's approved plant list available at the Community Investment Department.

b. *Site landscape irrigation.* Irrigation of landscaping at the building or parking areas shall be provided by the private domestic water system.

8. Master grading plan. Pending the adoption of a master grading plan, each lot shall be graded in a manner not to impede the implementation of any adopted master grading plan over the entire block by maintaining existing gradient across lots. The grading plan shall clearly indicate the maximum grades and pad heights.

9. Signs.

a. *General requirements.* Signs shall comply with the provisions of § [14.04.08](#) unless otherwise noted in this section.

b. *Project signs.*

i. Each block shall be entitled to one project sign identifying the block as a commercial center located at each driveway entry to the master parking-in-common areas.

ii. The project sign shall be a monument-type sign limited to 50 square feet in area, including the base.

c. *Wall signs.*

i. In addition to the wall sign area allowed for each parcel in § [14.04.08](#) an additional 30-square foot sign of consistent design and lettering shall be allowed on the parking area screen wall facing the right-of-way.

ii. No wall signs shall be allowed facing any abutting residential zoning district except for identification only, not to exceed 6 square feet in area.

10. Parking lot lighting.

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- a. Parking area lighting shall be serviced from underground utilities.
- b. Light poles are allowed subject to a height limit of 20 feet.
- c. Light emissions may not spread onto adjacent properties in compliance with § [14.04.05](#) (Exterior Lighting).
- d. The lighting fixtures shall be located only in landscape areas and may not be installed in the open paving of the parking lot.
- e. One area lighting fixture shall be installed for each lot in the required landscape area as designated on the typical parking-in-common plan.