

ORDINANCE NO. 24-1337

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAKE HAVASU CITY, MOHAVE COUNTY, ARIZONA, AMENDING LAKE HAVASU CITY CODE SECTION 14.02.03, RESIDENTIAL UNITS, TABLES 2-3, 2-4, 2-5, 2-6, 2-7, AND 2-8, AND SECTION 14.04.01, DIMENSIONAL STANDARDS, TABLE 4.01-1, TO REMOVE MAXIMUM LOT COVERAGE PERCENTAGE REQUIREMENTS FROM RESIDENTIAL DISTRICTS

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

Section 1: That Lake Havasu City Code Section 14.02.03.B, Table 2-3, Residential Estate District (R-E) is amended as follows:

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.	

Section 2: That Lake Havasu City Code Section 14.02.03.C, Table 2-4, Single Family Residential District (R-1) is amended as follows:

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.	

Section 3: That Lake Havasu City Code Section 14.02.03.D, Table 2-5, Two-Family Residential District (R-2) is amended as follows:

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.	

Section 4: That Lake Havasu City Code Section 14.02.03.E, Table 2-6, Limited Multiple-Family Residential District (R-3) is amended as follows:

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: 20 ft. 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.	

Section 5: That Lake Havasu City Code Section 14.02.03.F, Table 2-7, Multiple Family Residential District (R-M) is amended as follows:

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.	

Section 6: That Lake Havasu City Code Section 14.02.03.G, Table 2-8, Manufactured Home District (RMH) is amended as follows:

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.	

Section 7: That Lake Havasu City Code Section 14.04.01.A.1, Table 4.01-1, Dimensional Standards for Residential Districts is amended as follows:

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								[8]	[8]	[8]
MIN. FRONT YARD (FT.)										
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										

Section 8: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are repealed.

Section 9: 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 _____, 2024.

APPROVED:

Cal Sheehy, Mayor

ATTEST:

Kelly Williams, City Clerk

APPROVED AS TO FORM:

REVIEWED BY:

Kelly Garry, City Attorney

Jess Knudson, City Manager