

Permitted Uses

Table 3-1: Lake Havasu City Permitted Use Table																					
P = Permitted Use C = Conditional Use A = Accessory Use T = Temporary																					
Zoning District	Residential Use									Mixed Use					Special Purpose						
	R-A	R-E	R-1	R-2	R-3	R-M	R-MH	R-UMS	R-CHD	R-SGD	C-CHD	MU-N	MU-G	MU-UMS	MU-CRW	C-SGD	C-1	C-2	LI	I	I-B
Land Use Category																					
RESIDENTIAL USES																					
Household Living																					
Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P									A	A
Dwelling, single-family attached				P	P	P		P	P	P	P										
Dwelling, two-family				P	P	P		P	P	P	P										
Dwelling, co-housing				P	P	P		P	P	P	P	P	P	P							
Dwelling, live/work				P	P	P		P	P	P	P	P	P	P	P				P		
Dwelling, multi-family				P	P	P		P	P	P	P	P	P	P	P					P	
Dwelling, vacation rental	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P	A/ P						
Manufactured housing park							P														
Group Living																					
Continuing care retirement community				C	C	C		C	C	C		C		C							
Residential care facility				C	C	C		P	P	P										C	
PUBLIC AND INSTITUTIONAL USES																					
Community Service																					
Cemetery or mausoleum																				P	
Clubs, lodges, and private meeting halls												C	P			P	P	P	P		
College or university											C		C	P							P
Community centers	P	A		A	A	A	A	P	P	P	P	P	P	C							P
Day care facility	P	P	P	P	P	A	A	A	A	P	P	P	P	A		P	A	A	P	P	P
Elementary and secondary school	P	P	P	P	P	P	P	P	P	P		P									P
Funeral home or mortuary											P							C	P		
Golf course	P	P										P							P	C	P
Hospital											P	P				P	P	P	P		P
Library, museum, or gallery				C	C	C		C	C	C	P	P	P		P	P	P	P		A	P
Long-term medical care facility	P					P			P	P	P										
Open space, park, or playground	P	P	P	P	P	P	P	P	P	P		P	P	P	P					P	P
Public safety facility												P				P	P	P	P	P	P
Religious facility	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		
Water-related facility															A					P	
Utilities & Communications																					
Public utility facility, major																P	P	P	P		P
Public utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications facility			C			A		A	A	A	A	A	A	A	A	C	A	C	C	C	A
COMMERCIAL USES																					
Agriculture and Animal Related																					
Agriculture	P																			P	
Animal care and boarding	C												C			C	C	C	P	P	C
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Plant nursery or garden supply	P															P	P	P	P		P
Veterinary hospital											P	P	P			P	P	P	P	P	
Food & Beverage Service																					
Bar or nightclub											P		P	P	A	P	P	P	P		A
Restaurant											P	P	P	P	P	P	P	P	P	A	A

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	Residential Use										Mixed Use					Special Purpose							Use-Specific Standards		
Zoning District	R-A	R-E	R-1	R-2	R-3	R-M	R-MH	R-UMS	R-CHD	R-SGD	C-CHD	MU-N	MU-G	MU-UMS	MU-CRW	C-SGD	C-1	C-2	LI	I	I-B	A-P [1]		P-1	GC
Lodging																									
Bed and breakfast				A	A	C		P	P	P		P		P	P						C	C			14.03.03.C.7
Hotels, motels, and conference facilities											P		P	P	P		P	P	P	P		A			14.03.03.C.8
Resort													P		P						P				
Office																									
Business, art, or vocational schools											P	C	P	C		P	P	P	P						
Offices											P	P	P	P	P	P	P	P	P	P			P		
Medical offices and clinics											P	P	P			P	P	P	P						
Research and development laboratory											P		P			P	P	P	P	P					
Personal Services																									
Personal services											P	P	P	P	P	P	P	P	P	P	A				14.03.03.C.9
Self-storage (mini-storage)													P			P		P	P	P					14.03.03.C.10
Recreation & Entertainment																									
Entertainment, Adult																			C						14.03.03.C.11
Indoor recreation or entertainment											P	P	P	P	P	P	P	P	P		A				14.03.03.C.12
Motorsports facility																			C	C					14.03.03.C.13
Outdoor recreation or entertainment												A	P	P	P			P	P	P	A	A	P		
Shooting range																							C		
Studio											P	P	P	P		P	P	P	P						
Theaters and auditorium													P	P	P	P	P	P					C		
Retail																									
Alcohol beverage sales												P	P	P	P	P	P	P			P				14.03.03.C.14
Building material store																P	P	P	P	P					
Convenience store (with fuel sales)													P			C	C	C	P	P	A				14.03.03.C.15
General retail, small											P	P	P	P	P	P	P	P	P		A				14.03.03.C.16
General retail, large													P			P	P	P	P						14.03.03.C.16
Medical marijuana dispensary or infusion facility																		P	P						14.03.03.C.17
Retail, adult													P			P		P	P						14.03.03.C.11
Retail, big box																P	P	P	P	P					
Vehicles & Equipment																									
Airport and support services																							P		
Car wash													P			C		P	P	P					
Heavy vehicle and equipment sales, rental, or service																		C	C	P					
Light vehicle sales or rental													C			P		P	P						
Light vehicle service or repair																P		P	P						
Light watercraft sales, rental, or service adjacent to water															C						C				
Marina													C		C						A		P		
Marine equipment sales, rental, service, and storage																P		P	P	P					
Parking facility											A	A	P	P	P	P	A	P	P	A	P		P		14.03.03.C.18
Recreational vehicle park																		C	C	C	C				14.03.03.C.19
Vehicle and freight terminals																			P	P					

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INDUSTRIAL USES																								
Commercial Services																								
Outdoor storage																A		C	P	P		A	A	14.03.03.D.1
Warehouse and wholesale distribution																		P	P	P				
Manufacturing & Processing																								
Heavy industry																				P				
Light industry																			P	P				
Medical marijuana cultivation facility																		C	C			P		14.03.03.C.17
Storage or use of hazardous materials																				C				
Waste & Salvage																								
Recycling, large collection or light processing facility																			P	P				
Recycling, small collection facility						A	A	A	A	A	A	A	P	A	A	C	A	P	P	P	A	A	A	
ACCESSORY USES																								
Accessory automated teller machine (ATM)											A	A	A	A	A	A	A	A			A		A	
Accessory drive-in or drive-through											A		A			A	A	A	A					
Accessory dwelling unit	A	A	A	A	A	A		A	A	A		A	A						A	A	A	A		14.03.03.E.1
Accessory heliport											A													
Accessory home occupation	A	A	A	A	A	A	A	A	A	A		A	A	A								A		14.03.03.E.2
Accessory navigational use															A									14.03.03.E.3
Accessory outdoor dining											A	A	A	A	A	A	A	A			A			14.03.03.E.4
Accessory outdoor retail sales																A		A	A		A			14.03.03.E.5
Accessory residential care home	A	A	A	A	A	A	A	A	A	A		A	A	A								A		14.03.03.E.6
Accessory residential recreation facility				A	A	A	A																	
Accessory structure, not for occupancy	A	A	A	A	A	A	A	A	A	A		A	A	A							A	A		14.03.03.E.7
Accessory swimming pools	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	14.03.03.E.8
Accessory water related use													A		A						A			
Accessory use, other customary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Temporary Uses																								
Temporary construction office or yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	14.03.03.F.1
Temporary event or sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	14.03.03.F.2
Temporary real estate sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		14.03.03.F.3
Temporary use, other customary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	14.03.03.F.4
[1] In the A-P District, land uses are permitted as indicated, provided the applicant obtains any required federal, state, or county permits for the activity.																								

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14.03.01. General – Using the Permitted Use Table

Table 3-1 (Permitted Use Table) lists each land use available in the City and indicates whether it is allowed by right, with a Conditional Use Permit, as an accessory or temporary use, or prohibited, in each base zoning district. References to additional regulations (i.e., use-specific standards) applicable to a certain land use are also included in the right hand column. Other property uses or restrictions on uses may be contained in the City's base or overlay zoning district regulations in Article 2 (Zoning Districts). If a property is located in a PD-O (Planned Development Overlay) district, the permitted uses, conditional use, and any conditions on those uses are contained in the rezoning ordinance and related documents for that property.

A. PERMITTED USES

A "P" in a cell of the Permitted Use Table indicates that the land use is allowed by right in that zoning district, subject to compliance with the use-specific standards referenced in the right hand column for that use.

B. CONDITIONAL USES

A "C" in a cell of the Permitted Use Table indicates that the land use is allowed in that zoning district only upon approval of a Conditional Use Permit as described in Section 14.05.04.G (Conditional Use Permit, Minor and Major) and subject to compliance with any use-specific standards referenced in the right hand column for that use.

C. PROHIBITED USES

A blank cell in the Permitted Use Table indicates that the land use is prohibited in that zoning district.

D. ACCESSORY USES

An "A" in a cell of the Permitted Use Table indicates that the land use is allowed in that zoning district only if it is incidental and subordinate to a permitted primary use of the land in that district (i.e., a P or C use that has been approved for the site).

E. TEMPORARY USES

A "T" in a cell of the Permitted Use Table indicates that the use is permitted in that zoning district for a temporary amount of time and only after approval of a Temporary Use Permit (Section 14.05.04.F) and subject to compliance with any use-specific standards referenced in the right hand column for that use.

F. OVERLAY DISTRICT PROVISIONS GOVERN

When a property is located within the boundaries of one or more of the overlay districts listed in Section 14.02.06 (Overlay Zoning Districts), the provisions for that overlay district prevail over those in the base zoning district. For example, if a use is prohibited in the base zoning district where the property is located, but is a permitted use in an overlay district applicable to the same property, then the use is allowed on that property. On the other hand, if a use is listed as a permitted use in the base zoning district but is listed as a conditional use in an overlay zoning district applicable to the same property, then the use is a conditional use for that property. Where a property is located in more than one overlay district, then the most restrictive use provision in those overlay zoning districts shall apply to the property.

Permitted Uses

G. USE-SPECIFIC STANDARDS

When a land use is allowed in a zoning district, there may be additional standards that apply to that specific use. Those additional standards (use-specific standards) are cross-referenced in the right hand column of the Permitted Use Table. These cross-referenced standards appear in Section 14.03.03 (Use-Specific Standards) immediately following the Permitted Use Table.

H. UNLISTED USES

When a proposed land use is not explicitly listed in the Permitted Use Table, the Zoning Administrator shall determine whether or not it is included in the definition of a listed use or is so consistent with the size, scale, operating characteristics and external impacts of a listed use that it should be treated as the same use. Any such interpretation shall be made available to the public and shall be binding on future decisions of the City until the Director makes a different interpretation or this Development Code is amended to treat the use differently.

I. LICENSES AND PERMITS REQUIRED

All uses required by the State of Arizona or the federal government to have an approval, license, or permit to operate, issued by the State or by another public, quasi-public, or regulatory agency, are required by Lake Havasu City to obtain and maintain that State approval, license, or permit at all times. Failure to do so constitutes a violation of this Code.