



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
92 Acoma Boulevard
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Legislation Text

File #: ID 17-1326, Version: 1

STAFF REPORT

TO: Planning & Zoning Commission Members

FROM: Planning Division Staff

REQUEST:

A Request For Multiple Text Amendments to Title 14, Zoning (Development Code), to Make Thirteen Necessary Corrections to Sections 14.03.02; 14.03.03; 14.04.01; 14.04.02; 14.04.04; 14.05.01; 14.05.04; 14.05.06; and 14.06.03, Regarding Alcohol Sales, Shipping Containers, Setbacks, Height Exceptions, Guest Parking, Universal Handicapped Standards, Driveway Paving, Tree Sizes, Parking Screening, Board of Adjustment, Protests and Compliance.

GENERAL INFORMATION:

Application No.:	17-1326
Property Legal:	N/A
Lot Size:	NA
Applicant:	City Staff
Owner:	N/A
Staff Project Manager:	Stuart Schmeling
Current Zoning:	N/A
Existing / Proposed Use:	N/A

PROPERTY AND APPLICATION BACKGROUND:

After over a year of administrating the Development Code adopted in 2016, a number of necessary corrections have been identified and require revision. Approximately two dozen sections of the Code need some modification. This agenda item proposes thirteen of the more critical changes necessary. Staff anticipates moving forward with the remaining changes at a later date. Below is a list of the proposed changes. The page number is also provided for your reference.

A copy of staff's tacked changes to the Development Code is attached for easy reference. Staff will discuss each change individually as part of the presentation during the public hearing. If you have any questions prior to the meeting, please let me know, and I will provide additional information as necessary. Due to the size of the Development Code, please use this link for on-line access [Title 14 - Zoning - Development Code <http://library.amlegal.com/nxt/gateway.dll/Arizona/lakehavasu_az/title14zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:lakehavasu_az>](http://library.amlegal.com/nxt/gateway.dll/Arizona/lakehavasu_az/title14zoning?f=templates$fn=default.htm$3.0$vid=amlegal:lakehavasu_az)

Staff Proposed Amendments to the Development Code:

1. 14.03.02 Table 3-1: Adds "Alcohol beverage sales" as an allowed use in the LI (Light Industrial) District. LI District currently allows a bar/restaurant/microbrewery but not retail alcohol sales.
2. 14.03.02 Table 3-1: Adds Shipping Container standards for Accessory Uses (14.03.03.E.9) and Temporary Uses (14.03.03.F.5) only. Not allowed as a primary use. Adds "Shipping Containers" to

Definitions Section 14.06.03.

3. 14.04.01 Table 4.01-1: Allows R-3 setbacks for one single-family or one two-family structure on a lot in the R-UMS, R-CHD, & R-SGD Districts.
4. 14.04.01 Table 4.01-5: Clarifies that Height Exceptions from table apply only to Mixed-Use, Special Purpose, R-UMS, R-CHD, & R-SGD Zoning Districts.
5. 14.04.02 Table 4.02-1: Establishes minimum visitor parking calculations for Multiple-family uses as 1 space per 5 dwelling units. Previous language created confusion by including calculations for both “visitor” and “guest” parking.
6. 14.04.02.E Fig 4.02-2: Removes reference to a specific parking space depth for ADA parking space standards. Parking space depth is not specified in Federal ADA rules. LHC standard parking space depth was 20 feet but is now a minimum of 18.5 feet.
7. 14.04.02.F.1: Provides parking location and improvement standards for a lot with one single-family or one two-family home and higher standards for Multiple-Family zoning. Space depth changed from 20 feet to 18.5 feet to match commercial parking size standards.
8. 14.04.04.C.4: Eliminates non-ornamental and ornamental tree types and combines them as “trees.” Change minimum tree size from caliper size to 24-inch container size.
9. 14.04.04.F: Change minimum tree size from caliper size to 24-inch container size.
10. 14.04.04.G.4: New Section intended to screen vehicle headlights in parking lots facing right-of-way.
11. 14.05.01.C: Specifies staggered terms for BOA members and that they serve until a successor is appointed. Reflects language used by Planning Commission.
12. 14.05.04.K.5: Zoning Map amendment protest. Aligns code to comply with recent state law changes. Defines the “zoning area” to match state law definition. Sets protest deadline of noon five business days prior to City Council Meeting.
13. 14.05.06: Establishes Section 1.12 as the Development Code violation process. Same violation process currently used for Nuisance Code.

ATTACHMENTS:

Tracked Changes Development Code 2017

STAFF RECOMMENDATIONS:

Staff recommends that land use action No. 17-1326, amending Title 14, Zoning (Development Code), to make thirteen necessary corrections to sections 14.03.02; 14.04.01; 14.04.02; 14.04.04; 14.05.01; 14.05.04 and 14.05.06, regarding alcohol sales, shipping containers, setbacks, height exceptions, guest parking, universal handicapped standards, driveway paving, tree sizes, parking screening, board of adjustment, protests and compliance, be forwarded to the City Council for approval.

SUGGESTED MOTION

I move to approve item No. 17-1326, amending Title 14, Zoning, to make necessary corrections to sections 14.03.02; 14.04.01; 14.04.02; 14.04.04; 14.05.01; 14.05.04 and 14.05.06, regarding alcohol sales, shipping containers, setbacks, height exceptions, guest parking, universal handicapped standards, driveway paving, tree sizes, parking screening, board of adjustment, and protests and compliance.