



Lake Havasu City

Lake Havasu City
Municipal Courthouse
Council Chambers
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Lake Havasu City, Arizona
86403
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Legislation Text

File #: ID 17-1413, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council
FROM: Stuart Schmeling, Zoning Administrator

SUBJECT:

Adopt Resolution No. 17-3176 Declaring as a Public Record the “Lake Havasu City Amendments to Title 14, Zoning” Dated November 14, 2017

FUNDING SOURCE:

N/A

PURPOSE:

To adopt a resolution declaring as a public record the November 14, 2017, Amendments to Title, 14, a public record so the amendments can be adopted by reference.

BACKGROUND:

After over a year of administering the Development Code (City Code Title 14, Zoning) 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 twelve 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.

A copy of Staff’s tracked changes to the Development Code is attached for easy reference. 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/lakehasvu_az/title14zoning?f=templates$fn=default.htm$3.0$vid=amlegal:lakehasvu_az)
<[http://library.amlegal.com/nxt/gateway.dll/Arizona/lakehasvu_az/title14zoning?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:lakehasvu_az](http://library.amlegal.com/nxt/gateway.dll/Arizona/lakehasvu_az/title14zoning?f=templates$fn=default.htm$3.0$vid=amlegal:lakehasvu_az)>

Below is a list of Staff’s proposed amendments:

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. 14.04.01 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 14.04.04.F: Change minimum tree size from caliper size to 24-inch container size.
9. 14.04.04.G.4: New Section intended to screen vehicle headlights in parking lots facing right-of-way.
10. 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.
11. 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.
12. 14.05.06: Establishes Section 1.12 as the Development Code violation process. Same violation process currently used for Nuisance Code.

COMMUNITY IMPACT:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

Resolution No. 17-3176

“Lake Havasu City Amendments to Title 14, Zoning” dated November 14, 2017 (tracked)

SUGGESTED MOTION:

I move to adopt Resolution No. 17-3176 declaring as a public record the “Lake Havasu City Amendments to Title 14, Zoning” dated November 14, 2017.