



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 17-1414, Version: 1

COUNCIL COMMUNICATION

TO: Honorable Mayor and Council

FROM: Stuart Schmeling, Zoning Administrator

SUBJECT:

Adopt Ordinance No. 17-1188 Amending Lake Havasu City Code Title 14, Zoning, (Development Code) 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, Setbacks, Height Exceptions, Guest Parking, Universal Handicapped Standards, Driveway Paving, Tree Sizes, Parking Screening, Board of Adjustment, Protests and Compliance

FUNDING SOURCE:

N/A

PURPOSE:

To adopt an ordinance amending the Development Code by reference.

BACKGROUND:

The previous item requested the City Council to adopt a resolution declaring a public record a document containing twelve proposed changes to City Code Title 14, Zoning (Development Code). If declared a public record, the adoption of the ordinance proposed in this item is necessary to make the changes to the Code by reference. Staff briefly described each change individually as part of the presentation during the Public Hearing of item #17-1371. Below is a list of the proposed changes.

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:

Ordinance No. 17-1188

SUGGESTED MOTION:

I move to adopt Ordinance No. 17-1188 amending Lake Havasu City Code Title 14, Zoning, by reference.