

### 14.12.100 – Southgate District (SGD)

#### A. Purpose.

1. The purpose of this section is to regulate commercial and residential development on the streets parallel to Highway 95 located generally between Acoma Boulevard South and McCulloch Boulevard South as shown in Figure 1, referred to in this Development Code as the Southgate District.
2. The Southgate District presents special development opportunities and constraints related to its high visibility as the southern entrance to the city.
3. The guidelines and standards in this section are designed to ensure the master planning of the parking-in-common areas, to encourage compatible uses, to achieve a unified design treatment, to allow for designated commercial outdoor display, and to provide a uniform street landscaping theme.
4. The development and use standards contained in this Section are designed to implement the land use policies of the General Plan.

#### B. Transect Zones and Regulating Plan

1. The Southgate District is comprised of two transect zones: Commercial and High Density Residential. Each transect zone controls the placement and intensity of buildings and other uses of the property.
2. The properties within the Southgate District shall be developed per the transect zone designations indicated in Figure 1 - Regulating Plan for the Southgate District.

**Figure 1 - Regulating Plan for the Southgate District**



## C. Commercial Transect Zone

### 1. Permitted Uses.

- a. The following are permitted uses in the Commercial Transect:
  - i. Accessory retail uses
  - ii. Alcoholic beverage sales, off-site
  - iii. Alcoholic beverage sales, on-site
  - iv. Art, antique, collectible, and gift stores
  - v. Artisan shops
  - vi. Auto parts sales
  - vii. Auto repair and maintenance
  - viii. Automated teller machines (ATMs)
  - ix. Bakeries, retail only
  - x. Banks and financial services
  - xi. Broadcasting studios
  - xii. Building material stores
  - xiii. Business support services
  - xiv. Clubs, lodges, and private meeting halls
  - xv. Convenience stores (without motor fuel sales)
  - xvi. Furniture, furnishings, and appliance stores
  - xvii. General retail
  - xviii. Grocery stores
  - xix. Hardware stores
  - xx. Health/fitness facilities
  - xxi. Indoor amusement facilities
  - xxii. Libraries, museums, and galleries
  - xxiii. Medical – clinics, offices, and laboratories
  - xxiv. Medical – extended care
  - xxv. Medical – hospitals
  - xxvi. Night clubs and bars (not a sexually oriented business)
  - xxvii. Offices
  - xxviii. Parking facilities (short-term only - no longer than 24 hours)
  - xxix. Personal services
  - xxx. Plant nurseries and garden supply stores
  - xxxi. Public utility facilities
  - xxxii. Restaurants
  - xxxiii. Schools – specialized education and training
  - xxxiv. Studios – art, dance, martial arts, music, etc
  - xxxv. Theaters and auditoriums
  - xxxvi. Upholstering shops
  - xxxvii. Veterinary clinics, animal hospitals (no boarding and in compliance with the C2 standards of Section 14.40.120 of the Lake Havasu City Code)
  - xxxviii. Warehouse retail (e.g., “big box” facilities)

- b. The following uses are allowed with an approved Conditional Use Permit (see Section 14.44.050 of the Lake Havasu City Code for Conditional Use Permit processing requirements)
  - i. Animal Boarding (in compliance with the C2 standards of Section 14.40.120 of the Lake Havasu City Code)
  - ii. Car wash
  - iii. Convenience stores (with motor fuel sales)
  - iv. Drive-in and drive-through sales
  - v. Gas (motor fuel) stations
  - vi. Recycling facilities – reverse vending machines
  - vii. Recycling facilities – small collection facilities
  - viii. Veterinary clinic, animal hospital (in compliance with the C2 standards of Section 14.40.120 of the Lake Havasu City Code)
- c. Accessory outdoor uses are allowed when in compliance with the following conditions:
  - i. The accessory outdoor use shall be limited to outdoor dining or the display of retail merchandise and shall be accessory and subordinate to the primary use on the property (e.g., occupying an area of less than 50% of the primary building area).
  - ii. Any area designated for accessory outdoor display shall be located to the rear or side of the primary structure.
  - iii. No outdoor use shall be located within the area designated as parking-in-common.
  - iv. Accessory outdoor uses (except outdoor dining) shall be screened in compliance with Section 14.30.030(C) of the Lake Havasu City Code. (Screening).

## **2. Development Standards.**

- a. General Requirements
  - i. Site and architectural design shall comply with the applicable provisions of Chapter 14.30 (General Development Standards) of the Lake Havasu City Code unless otherwise noted within this Section.
  - ii. A use shall not be established or a building permit shall not be issued for a new building or structure, or for the substantial alteration of any existing use, building or structure, until an application including elevations, plans, drawings, site plans and other documents have been reviewed and approved through Design Review.
- b. Building Height
  - i. Structures on properties with parking-in-common plans shall be limited to a maximum of two (2) stories and thirty-six (36) feet in height.
  - ii. Structures on properties without parking-in-common plans shall be limited to a maximum of thirty-six (36) feet in height.
  - iii. When determining building height, twenty (20) percent of the roof area may be used to exceed the building height for stairways, parapets, elevator shafts, air conditioners, mechanical rooms, and other similar features.

- c. **Building Setbacks**
  - i. Structures on properties with parking-in-common plans shall be setback as shown on the approved parking-in-common plans.
  - ii. Structures on properties without parking-in-common plans shall have a ten (10) foot building setback abutting rights-of-way (excluding alleys).

### **3. Building Design & Materials**

- a. Any buildings fronting on a public street, excluding alleys, shall be constructed of painted or decorative masonry or stucco, and shall be designed to encourage covered pedestrian walkway connections between properties.
- b. Vehicle repair, upholstery, and other similar service bays shall not open onto a front building elevation.
- c. Any single horizontal building plane shall not exceed fifty (50) feet unless it is designed to prevent long monolithic building frontages.
- d. Chain link fencing is prohibited in the front elevation or facing the Highway 95 right-of-way.

### **4. Parking**

- a. Parking requirements for properties without parking-in-common plans shall comply with the standards found in Chapter 14.36 of the Lake Havasu City Code.
- b. Parking requirements for properties with parking-in-common plans shall comply with Section 14.36.070 of the Lake Havasu City Code and additionally as follows:
  - i. Parking lot design shall comply with the adopted parking-in-common plan.
  - ii. Parking lot grading shall not adversely affect existing topography of the adjoining properties, and shall maintain the existing slope or gradient of the entire block.
  - iii. Paving shall match and be consistent with the topographical elevations of any abutting paving on adjoining lots. Paving design shall include 2 inches of asphaltic concrete or 4 inches of concrete over 6 inches of aggregate base course.
  - iv. Interim parking striping may be allowed until the block becomes sufficiently developed to implement striping and layout in compliance with the approved master parking-in-common plan.
  - v. Temporary driveways may be allowed on an interim basis, but shall be removed and standard off-site improvements installed by the owner when the block is sufficiently developed to provide common driveways to the parking-in-common areas in compliance with the approved master parking-in-common plan.

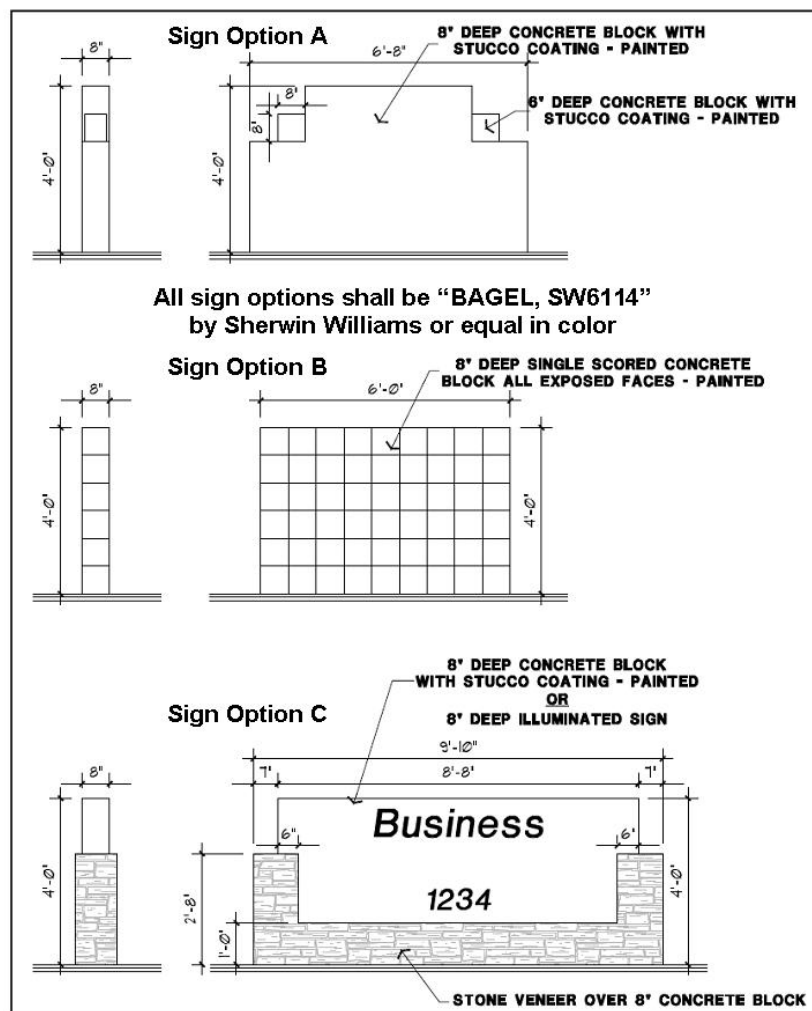
### **5. Landscaping and Streetscape**

- a. Minimum landscaping and streetscape requirements shall comply with the Southgate Landscape and Streetscape Plan.

## 6. Signs

- a. Signs shall comply with the provisions of Chapter 14.38 (Signs) unless otherwise allowed in this section.
- b. No wall signs shall be allowed facing any adjacent residential zoning district except for one business identification sign per development, not to exceed six (6) square feet in area per development.
- c. Monument signs for properties with parking-in-common plans.
  - i. In addition to the sign area allowed in Chapter 14.38 (Signs), each development shall be allowed one additional monument sign measuring up to twenty-four (24) square feet located in the front landscape buffer parallel to the front right-of-way.
  - ii. The sign shall not exceed four (4) feet in height and shall not extend beyond the front property line.
  - iii. The sign shall be designed using one of the options shown in Figure 2.
  - iv. The property shall comply with the Southgate Landscape and Streetscape Plan prior to the monument sign approval.

Figure 2



## D. High Density Residential Transect Zone

### 1. Permitted Uses.

- a. Permitted Uses
  - i. Accessory dwelling units
  - ii. Community centers
  - iii. Multi-family dwellings
  - iv. Residential
  - v. Residential accessory uses and structures
  - vi. Residential care facilities for the elderly

### 2. Development Standards.

- a. Each building shall be built ten (10) feet from the front property line and shall have at least sixty (60) percent building frontage along the front property line. Rear building setbacks shall be a minimum of ten (10) feet. Side yard setbacks shall be a minimum of three (3) feet.
- b. Buildings shall include non-habitable building features which provide shade such as stoops, porches, canopies, and similar features that may encroach within the ten (10) foot front setback area. Habitable building area is prohibited within the front setback.
- c. Garage openings and covered parking areas shall have architectural character compatible with the primary structure and shall not directly face the street.
- d. Accessory structures are allowed within three (3) feet of a side property line and within five (5) feet of the rear property line.
- e. Building height shall not exceed forty-two (42) feet except properties that abut single-family zoned property shall not exceed eighteen (18) feet. Accessory building height shall not exceed twenty (20) feet except properties that abut a single-family zoned property shall not exceed fifteen (15) feet. Twenty (20) percent of the roof area may be used to exceed the building height for stairways, parapets, elevator shafts, air conditioners, mechanical rooms and other similar features.
- f. Balconies and other similar architectural features may encroach up to fifty (50) percent of the ten (10) foot setback area above the first story.



**3. Parking.**

- a. Parking requirements within the High Density Residential Transect shall be as follows:
  - i. Residential Uses;
    - 1. Efficiency Units – One space per unit;
    - 2. One bedroom units – One and one-half spaces per unit;
    - 3. Two bedrooms or more units – Two spaces per unit;
    - 4. A minimum of one space per unit must be covered; and
    - 5. No RV or guest parking is required.
  - ii. Non-residential uses shall provide parking as required in Section 14.36.030 Table 3-3 of the Lake Havasu City Code.
- b. Parking requirements may be satisfied through a joint use agreement with adjacent properties. The parking areas shall not cross a right-of-way and a parking plan for all joint uses shall be approved through the Design Review process.

**4. Landscaping and Streetscape**

- a. Minimum landscaping and streetscape requirements shall be in conformance with the Southgate Landscape and Streetscape Plan.

<b>E. Southgate Landscape and Streetscape Plan</b>
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**1. Southgate Landscape and Streetscape Plan**

- a. The following are the landscape and streetscape standards for the Southgate District. These improvements are to be implemented to achieve a cohesive and visually appealing environment.

**2. General Standards for all Landscape and Streetscape Zones**

- a. Landscaping and streetscape installed as required by the Master Southgate District Landscape and Streetscape Plan will be credited towards meeting the minimum ten (10) percent landscape requirement within the commercial areas.
- b. Landscaping and streetscape installed as required by the Master Southgate District Landscape and Streetscape Plan will be credited towards meeting the minimum ten (10) foot wide landscape strip adjacent to a right-of-way.
- c. Landscaping is to be planted within the landscape areas of the sidewalk/pedestrian area within each zone.
- d. Plant location and density of landscaping will be approved as part of the Design Review process.

**3. Commercial Transect Landscape and Streetscape.**

- a. Landscape and Streetscape design for lots in the Commercial Transect shall comply with Chapter 14.32 (Landscaping Standards) of the Lake Havasu City Code except as described below.
- b. The plant types listed in Figure 3 shall be utilized within the Commercial Transect.

- c. Inert ground cover (gravel) color used for landscaping the right-of-way shall be consistent with the Highway 95 master landscape plan adjacent to the subject property.
- d. Planting areas associated with the building area (e.g., accents and pedestrian entryways) may include any of the plant materials on the Lake Havasu City Water Conserving Plant List or as approved through Design Review.

**Figure 3  
Commercial Transect Plant List**

Planting Area	Trees	Shrubs
Landscape Buffer	Mesquite Species Approx 50 foot on center Minimum one per development	Lantana, Cassia, Texas Ranger
Entry Drives	Sweet Acacia	Mexican Bird of Paradise
Parking Islands	Mesquite Species	Any of the above

- 4. High Density Residential Transect Landscaping.** The following landscape requirements apply within the High Density Residential Transect:
- a. A minimum of twenty (20) percent landscaping is required and plants must be a water conserving plant as listed on the Lake Havasu City Water Conserving Plant List or as otherwise approved through Design Review.
  - b. All landscape and open space areas not otherwise dedicated to buildings or parking must have as a minimum landscape rock ground cover.

<b>F. Exceptions</b>
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Exceptions from the development standards for the Southgate District may be requested through the planned unit development process as outlined in Section 14.44.070 of the Lake Havasu City Code.

<b>G. Legal nonconforming uses and structures.</b>
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Nonconforming uses and structures legally existing on or before the effective date of this section may continue; provided that when the uses or structures are modified by fifty (50) percent or more in area, value, or use, the uses and structures shall be brought into compliance with the provisions of this section.