

Exceptions and Encroachments
Lake Havasu City – Development Code Excerpt

14.04.01 DIMENSIONAL STANDARDS.

B. Exceptions and encroachments.

1. Yard areas. Table 4.01-4 identifies exceptions and encroachments to required yard areas. Except for permitted exceptions in the table, each yard shall be open and unobstructed from the ground upward.

Table 4.01-4: Yard Area Exceptions and Encroachments		
STRUCTURE, FEATURE, OR USE	MAX. YARD ENCROACHMENT	CONDITIONS OR LIMITS
Site design elements placed directly upon the average lot grade that are less than 18 inches above the surrounding average lot grade including: <ul style="list-style-type: none"> ▪ Decks ▪ Free-standing solar devices ▪ Steps ▪ Terraces 	<ul style="list-style-type: none"> ▪ Decks and Free-standing solar devices: Not closer than 3 feet to property line ▪ Steps and Terraces: May encroach any amount 	
Chimney or fireplace	3 ft., but not closer than 3 ft. to side property line	
Cantilevered architectural features that do not increase the floor area of the enclosed structure including: <ul style="list-style-type: none"> ▪ Awnings ▪ Balconies ▪ Bay windows ▪ Canopies ▪ Cornices ▪ Eaves ▪ Solar devices 	<ul style="list-style-type: none"> ▪ Front: 3 ft. ▪ Side: 2 ft. and no closer than 3 ft. to side property line ▪ Rear: 3 ft. 	
Courtyard entries	<ul style="list-style-type: none"> ▪ Front: Within 10 ft. of property line 	<ul style="list-style-type: none"> ▪ 1 per front yard ▪ Height: 12 ft. (max.) ▪ Width: 20 ft. (max.) <ul style="list-style-type: none"> ○ 12 ft. of width can be at max height of 12 ft. ○ Additional 8 ft. must transition to wall height ▪ Depth: 2 ft. (max.)
Non-habitable, shade providing building features including: <ul style="list-style-type: none"> ▪ Stoops ▪ Porches ▪ Canopies ▪ Etc. 	<ul style="list-style-type: none"> ▪ Front: 5 ft. 	
Walls	<ul style="list-style-type: none"> ▪ May encroach any amount 	No construction over any easement unless City encroachment permit is obtained

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2. Height. Table 4.01-5 identifies exceptions to height limits provided in this Code.

Table 4.01-5: Height Exceptions		
STRUCTURE, FEATURE, OR USE	MAX. HEIGHT	CONDITIONS OR LIMITS
<ul style="list-style-type: none"> ▪ Stairways ▪ Parapets ▪ Elevator shafts ▪ Air conditioners ▪ Mechanical rooms ▪ Other similar features 	<ul style="list-style-type: none"> ▪ 6 ft. above maximum height limit of zone district 	<ul style="list-style-type: none"> ▪ A maximum of 20% of the roof area may be used to exceed the building height for these features ▪ Applies only to Mixed-Use, Special Purpose, R-UMS, R-CHD, & R-SGD Zoning Districts
Solar Collectors	3 ft. above maximum height limit of zoning district	<ul style="list-style-type: none"> ▪ Requires building permit ▪ Shall be setback 2 ft. (min.) from roof perimeter
Flagpoles and Religious Institution towers or steeples	Exempt from height limit if not exceeding 20% of ground floor footprint of building	

3. Reverse corner lot lines. Where the secondary street frontage of a corner lot line is subject to a reverse corner lot setback in Tables 4.01-1, 4.01-2, or 4.01-3, but the lot immediately to the rear of the corner lot is not improved with a permanent structure, or is improved with a non-residential permanent structure, the Zoning Administrator may adjust the required reverse corner lot setback, provided that the adjustment does not create a significant adverse impact on the use or development of the lot immediately to the rear of the corner lot.