

Design Review Standards – City Code Excerpts – Lake Havasu City

The purpose of this document is to provide excerpts from various sections of the Development Code used during evaluation of Design Review applications.

Please refer to the following Development Code Sections for more information:

GENERAL INFORMATION

- ☐ Use allowed in zoning district
- ☐ Setbacks and Easements
- ☐ Lot coverage
- ☐ Addressing Plan
- ☐ Base elevation, Max grade, & Building height

14.04.07 SITE AND BUILDING DESIGN

B. Site design

2. Grading and drainage
3. Site utilities

C. Building design

2. Materials
3. Colors
4. Entries and accessibility
5. Wall plane length and articulation

14.04.03 ACCESS AND CIRCULATION

A. Public streets

2. Connectivity
 - c. *Internal pedestrian walkways*

C. Driveways

D. Vision clearance

1. Corner lots
2. Height of obstructions

E. Off-site public improvements

F. Bicycle and pedestrian routes

14.04.02 PARKING AND LOADING

B.2 Small non-residential lots

B.4 Parking-in-common

C. Parking requirements

2. Accessible parking
3. Number spaces required & provided

E. Parking design standards

1. Parking layout dimensions
 - a. *Standard spaces*
 - b. *Accessible parking*
2. Surfacing, marking, and drainage

F. Residential standards

H. Drive-through vehicle stacking

1. Stacking space requirements
2. Location and design of stacking lanes
 - Screened from ROW

I. Off-street loading requirements

J. Landscaping and screening

14.04.04 LANDSCAPING AND SCREENING

C. General landscaping standards

2. Minimum required landscaping
3. Plant materials
4. Minimum plant sizes
5. Plant material spacing
6. Landscape features
7. City right-of-way

D. Street frontage landscaping

1. Required depth
2. Street trees and shrubs

E. Parking area landscaping

2. Minimum required area
3. Location and design
4. Pedestrian walkways
 - a. *Location*
 - b. *Design*

F. Property edge buffering

1. Buffering required
2. Location and design
 - a. *Landscape buffer*
 - b. *Screening device*

G. Screening

1. Fences, walls, and hedges
 - a. *Height*
 - b. *Articulation and design*
 - c. *Wall and fence materials*
2. Screening; mechanical equipment
 - c. *Multi-family, mixed-use, commercial, and industrial screening*
3. Screening service, loading, and storage areas
 - a. *Placement*
 - b. *Outside storage areas and loading docks*
 - c. *Refuse enclosure and screening*

14.04.05 EXTERIOR LIGHTING

C. Design and illumination standards

1. Lighting height
2. Light shielding
3. Neon lighting

14.04.06 NEIGHBORHOOD PROTECTION

B. Applicability

C. Building height

D. Screening and buffering

E. Parking, loading, and circulation

F. Lighting height

Design Review Standards – City Code Excerpts – Lake Havasu City

14.04.07 SITE AND BUILDING DESIGN STANDARDS.

B. *Site design*

2. Grading and drainage.

- a. Site grading and drainage system designs shall be in compliance with the adopted city Stormwater Management Plan and approved by the city.
- b. Exposed graded areas shall be restored with revegetation or inert ground covers.
- c. No lot may be altered to permit water from any source to flow from that lot to an adjoining lot other than as nature intended unless it is directed to an existing drainage easement.

3. Site utilities. On-site utilities that provide direct service to a property shall be installed underground. The developer or owner shall be responsible for complying with this requirement and making the necessary arrangements with the utility companies for installation of necessary facilities, unless the Commission or Council waives this requirement when approving a development project. Appurtenances and associated equipment (not including light or power poles) may be placed aboveground, provided they are not be placed in required front or side yard setbacks and are adequately screened to prevent visibility from the street.

C. *Building design.*

2. Materials. Materials used in constructing and finishing a structure shall be of high quality, adobe, brick, stone, or cementitious materials, durable under desert climate conditions, that display a similar level of quality and architectural interest as materials used in the design of structures adjacent to the proposed structure. Materials may not create shine or create glare that the Director determines will create a risk to traffic safety.

3. Colors. The color of exterior building walls and roofs, retaining walls, and accessory structures on a proposed site shall be similar to and reflect (1) the predominant natural colors of the area or (2) the colors used on the built environment adjacent to the proposed development.

4. Entries and accessibility.

a. Each principal building shall have 1 or more operating entry doors facing and visible from an adjacent public street.

b. The location of the building entry shall be emphasized by the use of different materials, wall articulation, or foundation plantings around the entry.

c. Building entries and window openings shall be protected and shaded using roof overhangs, building projections or recesses, or other similar design elements.

d. All principal entrances of principal buildings shall have direct access to a sidewalk, walkway, or pathway that leads to a public street. Each of these pedestrian connections shall comply with § 14.04.03. If a sidewalk does not currently exist, and there is a sidewalk system in place on either adjacent property with frontage on the same street, sidewalks shall be installed to connect to the existing sidewalk system.

Design Review Standards – City Code Excerpts – Lake Havasu City

14.04.07

5. Wall plane length and articulation. When the primary use of the building is not categorized as Industrial in Table 3-1, each façade greater than 100 feet in length abutting a public street shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any façade shall exceed 100 hundred horizontal feet.

Dimensional Standards

14.04.01

Table 4.01-3: Dimensional Standards for Special Districts										
Note: Dimensions may be modified by Neighborhood Standards in Sec. 14.04.06 and Landscaping and Screening Standards in Sec 14.04.04										
PROPOSED ZONING DISTRICT	C-CHD	C-SGD	C-1	C-2	LI	I	I-B	A-P	P-1	GC
LOTS										
MIN. AREA (SQ. FT.)	N/A	N/A	2,000	2,000	2,000	N/A	Public: 1 acre New subdivision: 1 acre		2,000	N/A
MIN. WIDTH (FT.)(MIN.)	N/A	N/A	N/A	N/A	N/A	N/A	Public: N/A New subdivision: 60 ft.		N/A	N/A
MIN. DEPTH (FT.)(MIN.)	N/A	N/A	N/A	N/A	N/A	N/A	Public: N/A New subdivision: 120 ft.		N/A	N/A
MAX. COVERAGE	N/A	N/A	N/A	N/A	60%	N/A	N/A		N/A	N/A
BUILDING FRONTAGES & SETBACKS										
MIN. FRONT YARD/ STREET FACING (FT.)										
ALL	General: 10 Adjacent to McCulloch: 20	10	N/A	N/A	25[1]	50	50		25	50
MIN. SIDE YARD (FT.)										
GENERAL INTERIOR	N/A	N/A	N/A	N/A	N/A[1]	10	10		10	50
CORNER LOT	N/A	N/A	N/A	N/A	N/A[1]	10	20		10	50
REVERSE CORNER LOT	N/A	N/A	N/A	N/A	N/A[1]	N/A	N/A		25	50
MIN. REAR YARD (FT.)										
GENERAL	N/A	N/A	N/A	N/A	N/A[1] [2][3]	N/A	N/A		25	50
REVERSE CORNER LOT	N/A	N/A	N/A	N/A	N/A	N/A	N/A		10	50
MAX. BUILDING HEIGHT (FT.)										
ALL BUILDINGS	General: 60; Hospitals: 100 Parking structure: 48 or height of primary structure, whichever is lower	36	25	25	30	50	40		30	30
Notes										
[1] 50 ft. if across a street from a residential zone district or use.										
[2] The required setback may be used for parking.										
[3] When the site is across an alley from a residential zone, the required setback may be used for parking or storage.										

Dimensional Standards

Table 4.01-2: Dimensional Standards for Mixed Use Districts

Note: Dimensions may be modified by Neighborhood Protection Standards in Sec. 14.04.06 and Landscaping and Screening Standards in Sec.14.04.04

PROPOSED ZONING DISTRICT	MU-N	MU-G	MU-UMS	MU - CRW
LOTS				
MIN. AREA (SQ. FT.)	2,000	2,000	N/A	N/A
MIN-MAX. DENSITY (DUS/ACRE)	N/A	40	N/A	N/A
MAX. COVERAGE	60%	N/A	N/A	N/A
BUILDING FRONTAGE & SETBACKS				
FRONT YARD/STREET FACING (FT.)	0	0	0 Min to 10 Max [1]	See Section 14.02.05.D.4
MIN. % OF FRONT PROPERTY LINE OCCUPIED BY BUILDING	N/A	N/A	65%	
MIN. SIDE YARD (FT.)	0	0	0	
MIN. REAR YARD (FT.)	0	0	0	
BUILDING HEIGHT (MAX. FT.)				
PRIMARY BUILDING (FT.)	25	30	60 [2]	60
PARKING STRUCTURE (FT.)	N/A	N/A	48 [3]	48

[1] Buildings along McCulloch shall be built to the property line, but those along Swanson and Mesquite may be built up to 10 ft. from the property line (max.).

[2] Heights are limited to 42 feet on sites adjacent to or across the street from R-UMS zone district.

[3] Heights are limited to 20 feet on sites adjacent to or across the street from R-UMS zone district.

14.04.03 ACCESS AND CIRCULATION.

14.04.03

A. Public streets.**1. Frontage.**

a. All lots, structures, and uses shall have frontage upon a public street. In context sensitive situations, where actual frontage is not feasible, the Director may permit a lot, structure, or use, with accessible street frontage, using a public or private easement or access agreement, if the public health, safety, and general welfare is not compromised.

b. Owners of 2 or more lots, uses, or structures may agree to share access to a public street if the length of the combined access way is as short as practicable and the combined access way complies with all other requirements in this Code.

2. Connectivity.**c. Internal pedestrian walkways.**

i. Multi-family dwelling units shall be connected to vehicular parking stalls, common open-space, and recreation facilities through a pedestrian pathway system having a minimum width of 3 feet and constructed of all-weather material.

ii. Mixed-use and nonresidential developments containing more than 1 principal building on a single lot or parcel shall include an unobstructed walkway or pathway, of at least 6 feet in width, providing access between the principal buildings.

C. Driveways. Driveways shall be fully improved with a hard surface pavement and shall meet the standards in Table 4.03-1 below:

Table 4.03-1: Minimum Driveway Standards				
LAND USE	NUMBER OF DRIVEWAYS	ACCESS	WIDTH (FT)	LENGTH (FT)
Single-Family	1	N/A	10	20
Two-Family	1	N/A	20	20
	2	N/A	10 each	20
Multi-Family	1	1-way	12	N/A
		2-way	18 (9 each)	N/A
Nonresidential	1	1-way	15	N/A
		2-way	24 (12 each)	N/A

D. Vision clearance.

1. Corner lots.

a. Corner lots shall be developed to ensure visibility across the corners of the intersecting streets, alleys, and private driveways.

b. The corner cutback area shall be designed as a triangular shaped area on a corner lot formed by measuring 25 feet from the intersection of the front and street side property lines, or an intersecting alley or driveway, and connecting the lines diagonally across the property making a 90-degree triangle, as shown in the following diagram. See Figure 4.03-2.

2. Height of obstructions.

a. The maximum height of any structure, fence or landscaping located in the corner cutback area shall be 2 feet, measured from the elevation at the property line.

b. The 2-foot height limit shall not apply to traffic safety devices, trees trimmed to 8 feet above the adjacent top of curb, utility poles, and other government or utility installed devices.

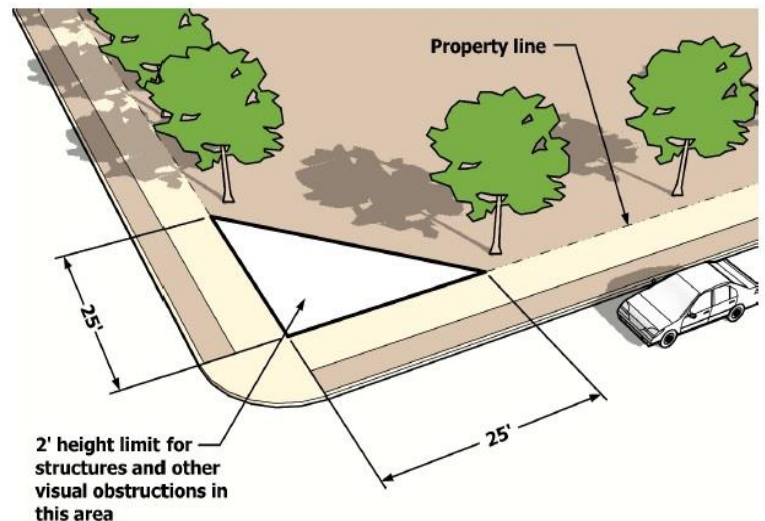


Figure 4.03-2: Corner Vision Clearance Area

E. Off-site public improvements. All development shall provide those public improvements required by the city subdivision regulations (Title 13 of the City Code), other sections of the City Code, and all adopted city regulations.

F. Bicycle and pedestrian routes. Where adopted city or regional plans show bicycle, pedestrian, or multi-use pathways, a proposed site plan shall provide connections to those paths and trails unless the Director determines that site or topography constraints, public safety considerations, or legal concerns related to the impacts of the proposed development require that connections not be provided.

14.04.02 PARKING AND LOADING.

14.04.02

A. Purpose and applicability. It is the intent of this section to provide adequate parking and loading facilities to prevent street and traffic congestion while allowing for efficient use of land. The standards of this section shall apply to all development and redevelopment unless specifically excepted or modified by another provision of this Code.

B. Exceptions and exemptions.

2. Small non-residential lots. No off-street parking shall be required for any non-residential primary use on a lot in any mixed use district that is smaller than 5,000 square feet where no portion of the front lot line is located within 100 feet of a residential district.

4. Parking-in-common.

c. Owners of properties subject to an existing parking-in-common agreement may not physically separate or bar access to any part of the parking-in-common area in a manner not permitted by the parking-in-common agreement unless the owner first obtains modifies that agreement pursuant to § 14.05.04.

C. Parking requirements.

2. Accessible parking. Within the requirements of Table 4.02-1, accessible parking shall be provided for all multi-family and non-residential uses as required by the City Building Code and the Americans with Disabilities Act (ADA).

3. Mixed uses. Where several uses occupy a single structure or parcel of land, the total requirement for off-street parking and loading may be calculated based on Section 14.04.02.D.

E. Parking design standards. In mixed-use and special purpose districts, parking area and facility designs shall comply with the following standards:

1. Parking layout dimensions.
- a. *Standard spaces.* All required parking spaces must be a minimum of 9 feet in width by 18.5 feet in length and must comply with the minimum dimensions for spaces and aisles shown in the following Table 4.02-4.

Table 4.02-4: Off-Street Parking Layout Dimensions						
	ONE-WAY DRIVE AISLE			TWO-WAY DRIVE AISLE		
Parking Angle	Stall Row Depth	Aisle Width	Stall Width	Stall Row Depth	Aisle Width	Stall Width
30°	17' 10"	12' 0"	9' 0"	13' 11"	18' 0"	9' 0"
45°	20' 6"	13' 0"	9' 0"	17' 4"	18' 0"	9' 0"
60°	21' 10"	18' 0"	9' 0"	19' 7"	18' 0"	9' 0"
90°				24' 0" for interior; 20' 0" for end of row	24' 0"	9' 0"

b. *Accessible parking.* All required accessible parking spaces must comply with the following standards and minimum dimensions, as illustrated in Figure 4.02-2.

i. *Slope requirements.*

(A) A 5-foot square area cannot exceed 1:50 slope ratio in any direction if a raised sidewalk situation exists.

(B) Curb ramps are required with a raised sidewalk situation. Ramps cannot exceed a 1:12 slope ratio.

(C) An 11-foot space and 5-foot access aisle cannot exceed a 1:50 slope ratio in any direction.

ii. *Wheel stops.*

(A) Wheel stops are optional with curbed sidewalks.

(B) Wheel stops shall be setback a minimum of 3 feet from the edge of a curbed sidewalk.

iii. *Markings.*

(A) Accessible spaces shall be distinguished from standard parking spaces using different colors or physical barriers to outline the accessible spaces, and shall meet the requirements of Figure 4.02-2.

(B) The international handicap symbol shall mark the accessible space, with a blue background and yellow symbol.

(C) A minimum 3-inch outline striping is required. This striping shall be white on asphalt and traffic yellow on concrete. Measurements shall be taken from center to center.

(D) The access aisle adjacent to an accessible space shall be clearly marked with cross-hatching stripes spaced 2 feet apart on center.

(E) Access aisle must be clearly marked with diagonal stripes spaced 2 feet on center.

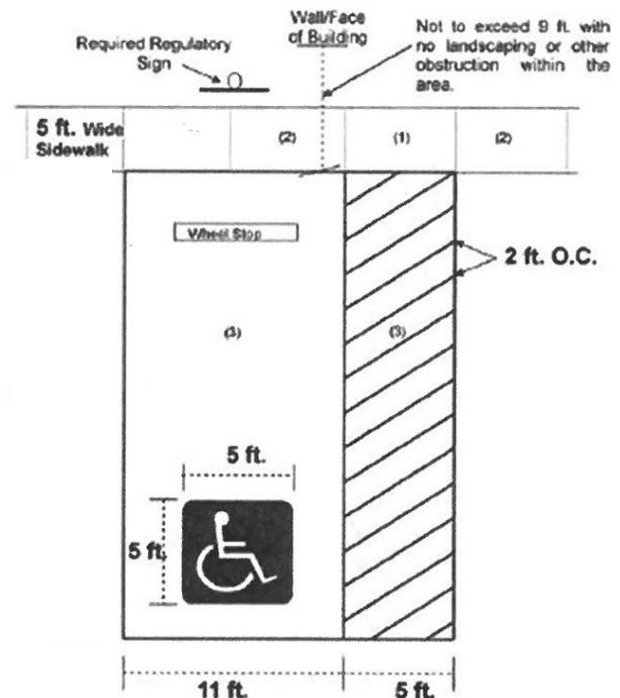


Figure 4.02-2:
Universal Handicap Space Standards

iv. *Signage.*

(A) The accessible space shall be identified by a standard regulatory sign (0.80 reflective aluminum with blue letters on a white background) meeting the requirements of Figure 4.02-3.

(B) The sign shall be mounted on a custom or decorative post, or may be mounted on a wall if located within four feet of the edge of a sidewalk.

(C) No landscaping or other obstruction is permitted to block the view of the sign from the accessible parking space.

(D) The height of the sign shall not be more than 7 feet above grade level.

c. *Recreational vehicle spaces.* Recreational vehicle and boat trailer parking spaces shall be a minimum of 10 feet in width by 36 feet in length or 360 square feet in area.

d. *Motorcycle spaces.* Motorcycle spaces shall be a minimum of 5 feet in width by 12 feet in depth and appropriately identified.

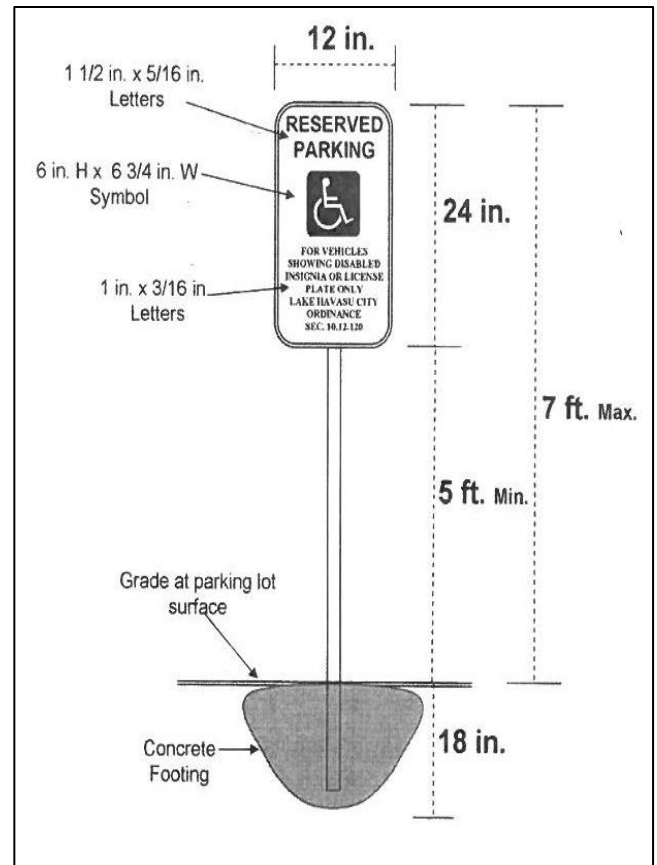


Figure 4.02-3:

Universal Handicap Space Signage Standards

2. Surfacing, marking, and drainage.

a. Areas used for the parking and maneuvering of any vehicle, boat, or trailer shall be improved with asphalt or concrete surfaces, or an alternate paving material approved by the Zoning Administrator.

b. Pervious or semi-pervious parking area surfacing materials may be approved alternatives, if the Zoning Administrator determines that they are appropriate for the city's climate and the durability required for their intended use. Permitted materials may include, but are not limited to grass, mulch, "grasscrete," ring and grid systems used in conjunction with grass seed or sod, permeable concrete or asphalt, porous or grid pavers, or recycle materials such as glass, rubber, used asphalt, brick, block, and concrete.

c. Vehicle storage areas may be surfaced with a permanent, dust-free pavement in lieu of concrete or asphalt pavement.

d. Required off-street parking spaces, drive aisles, and traffic flow indicators shall be clearly marked using reflectorized paint on the parking area pavement to maintain vehicular and pedestrian safety.

e. All on-site parking and loading areas shall include drainage facility designs that channel runoff to off-site drainage facilities as approved by the city.

F. Residential standards.

2. The following standards apply to parking for multiple-family residential dwellings constructed in the R-3, R-M, R-UMS, R-CHD, R-SGD Districts and any mixed-use district:

- a. Required parking spaces shall be hard surfaced, located off-street, and have access from a public street
- b. Required parking spaces shall be a minimum of 9 feet in width by 18.5 feet in length if uncovered and 10 feet by 18.5 feet if covered.
- c. Driveways and parking access ways shall not occupy more than 50% of the required front setback area
- d. Required parking spaces shall not be located within the front setback of a lot.
- e. The parking area shall be designed to prevent a vehicle from backing onto, into, or over a public right-of-way.

H. Drive-through vehicle stacking. The following standards apply to all properties with a drive-through facility.

1. Stacking space requirements.

Table 4.02-5: Drive-Through Stacking Space Requirements		
ACTIVITY	MINIMUM STACKING SPACES (PER LANE)	MEASURED FROM
Bank, Financial Institution, or ATM	3	Teller or Window
Restaurant/Retail Store	3	Pick-Up Window
Full Service Car Wash	3	Outside of Washing Bay
Self-Service Car Wash	1	Outside of Washing Bay
Other	Determined by the Zoning Administrator based on anticipated need to avoid traffic congestion on adjacent streets	

2. Location and design of stacking lanes.

- a. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.
- b. Drive-through stacking lanes shall have a minimum width of 10 feet.
- c. Stacking lanes shall be set back 15 feet from each right-of-way.

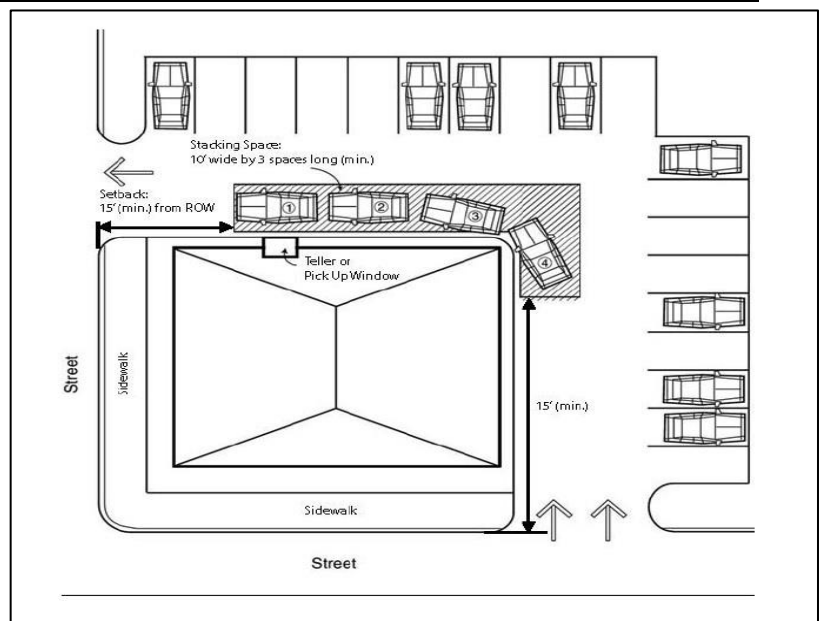


Figure 4.02-4: Stacking Lanes

Design Review Standards – City Code Excerpts – Lake Havasu City

14.04.02

I. *Off-street loading requirements.*

1. Minimum requirements for off-street loading space.
 - a. A required off-street loading space shall not be less than 10 feet in width by 25 feet in length and shall have an unobstructed height of 14 feet.
 - b. Off-street loading space shall be provided as set forth in Table 4.02-6 below, except as provided in division J.2. below.

Table 4.02-6: Off-Street Loading Space Standards For Buildings Exceeding 20,000 sq. ft. of gross floor area	
TYPE OF USE OR FACILITY	OFF-STREET LOADING REQUIREMENT
<ul style="list-style-type: none">• Office or Lodging• Personal services and repair• Retail store (large)	1 space for each 50,000 sf of gross floor area in the structure, or part thereof, up to a maximum of 3 spaces
<ul style="list-style-type: none">• Building or Garden material sales, Furniture and floor covering sales• Industrial Services and Manufacturing Light vehicle sales, rental, storage, repair, or service• Heavy vehicle and equipment sales, rental, storage, repair, or service• Wholesaling	1 space for each 50,000 sf of gross floor area in the structure, or part thereof, up to a maximum of 2 spaces

2. Existing structures. If the aggregate gross floor area of any existing building is increased by more than 50%, off-street loading space shall be provided in accordance with Table 4.02-6 above, to the extent required for the original gross floor area and its expansion. If the aggregate gross floor area of any existing building is increased by 50% or less, then the new off-street loading space shall be provided to the extent required for the expansion only.

3. Design and use of off-street loading areas.

- a. Off-street loading space shall be located on the same lot occupied by the use served and shall be accessible from a public street or alley.
- b. Off-street loading space shall not be occupied by or considered as any part of the required off-street parking areas.
- c. No portion of an off-street loading space shall be located within any fire lane required by city ordinance or within aisles, driveways, or maneuvering areas necessary to provide reasonable access to any parking space.
- d. Off-street loading space and the aisles or driveways leading to them shall not be used for the sale, repair, dismantling, or servicing of any vehicles, equipment, materials or supplies.
- e. Any off-street loading area located within 100 feet of the boundary of a residential zone district shall be screened from view from the district by a masonry wall at least 8 feet in height of a color matching 1 of the primary colors used on the primary façade of the building.

J. *Landscaping and screening.* All parking areas and facilities shall comply with the screening and landscaping requirements of §14.04.04.

14.04.04 LANDSCAPING AND SCREENING.

14.04.04

C. General landscaping standards.

2. Minimum required landscaping:

- a. *R-3, R-M, R-CHD, R-SGD, and R-UMS Zoning Districts.* In multi-family residential zoning districts, a minimum of 20% of the total lot area shall be landscaped.
- b. *Mixed use zoning districts.* In all mixed-use zoning districts, a minimum of 15% of the total land area shall be landscaped.
- c. *Special purpose zoning districts.* In all special purpose zoning districts, a minimum of 10% of the total land area shall be landscaped.

3. Plant materials.

- a. Plant materials shall be from the city's approved water conserving plant list, or as otherwise approved through the site plan/design review process. All plant material shall be hardy to northwestern Arizona (USDA hardiness Zone 10a), free of disease and insects, and conform to the American Standard for Nursery Stock of the American Association of Nurserymen.
- b. Except for plantings used for screening, no 1 species of tree or shrub may make up more than 50% of the total amount of landscape plantings.
- c. Invasive species, as identified by the Arizona Department of Agriculture Plant Services Division and the Arizona Invasive Species Advisory Council, are prohibited.
- d. At least 50% of all landscaped areas containing trees and shrubs shall be planted with ground cover, and remaining areas shall incorporate a minimum 2-inch layer of inert ground cover.
- e. The use of artificial plant material is prohibited, unless approved by the Director based on considerations of similarity of appearance to live vegetation, durability appropriate for its anticipated use, and public safety.

4. Minimum plant sizes. When included as part of the required landscaping, trees shall be a minimum of 24-inch container size and shrubs shall be a minimum 5-gallon container size. The above dimensions apply to sizes at time of planting.

5. Plant material spacing. Except for the provisions of division F. below, plant materials shall not be placed closer than 4 feet from any fence line or property line. Where tree planting requirements are based on linear street frontage, areas occupied by driveways shall be included when calculating the number of trees required to be planted, and any trees that would otherwise be required in driveways shall be planted in other landscaped front yard areas unless prohibited by minimum spacing requirements for that species.

6. Landscape features. Landscaped areas may include architectural features that add visual interest and a public amenity to the site including rock groupings, sculptures, public art, water features and benches.

7. City right-of-way. Property owners are encouraged to install landscaping on portions of the public right-of-way located between the front property line and the vehicle travel lanes not occupied by sidewalks, above-ground utility structures, or curb and gutter structures. However, all planting or removal of trees or vegetation in city rights-of-way is subject to approval by the city.

D. Street frontage landscaping. The street frontage of a property subject to this section shall meet the following landscaping requirements:

1. Required depth. Street yard landscaping strips within private yards adjacent to city rights-of-way shall be at least 10 feet in width.
2. Street trees and shrubs. Street trees and shrubs shall be planted along a property's street frontage in accordance with the following:
 - a. One tree per 40 feet of linear street frontage, planted on center, and in alignment with any similar street frontage landscaping on adjacent lots, or if that is not possible or adjacent lots do not contain front yard landscaping, then within 10 feet of the front property line.
 - b. One shrub per 25 feet of linear frontage.
 - c. No more than 50% of required trees shall be from 1 tree species.
 - d. Street trees may be clustered and placed at uneven intervals, to increase visual appeal or to avoid utility or site obstructions, with approval from the Zoning Administrator during the site plan/design review process.

E. Parking area landscaping.

1. Purpose. The purpose of this section to provide landscaping areas internal to parking lots to break up large expanses of pavement, provide shaded areas, delineate pedestrian walkways and vehicular drive aisles to improve visitor safety, and improve the overall appearance of the site.

2. Minimum required area. Ten percent of the interior parking area occupied by parking spaces and interior vehicle circulation aisles (but not including access driveways between the public street and the edge of the parking area) shall be landscaped. Landscaping required to meet the requirements of division D. above, or division F. below shall not be used to satisfy this requirement.

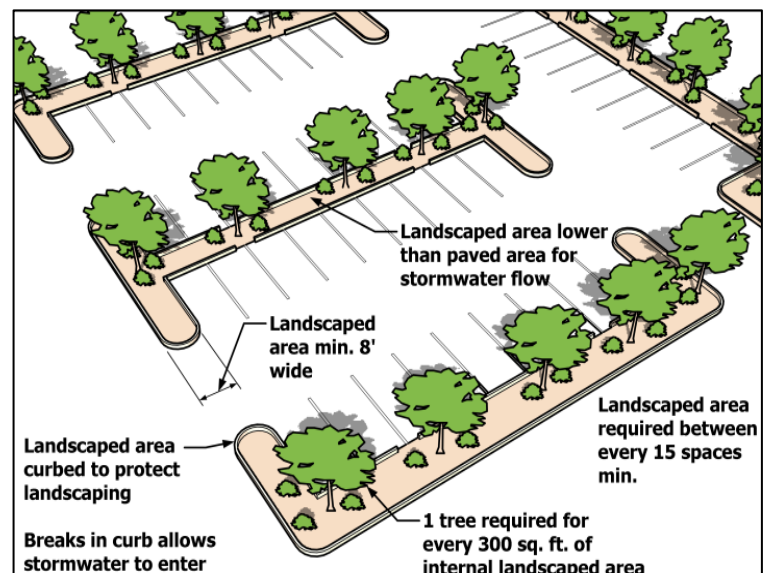


Figure 14.04-2: Parking Lot Landscaping Locations

3. Location and design. Internal landscape areas shall be designed in accordance with the following standards, as depicted in Figures 4.04-2 to 4.04-4.

- a. A landscape area shall be located between every 15 parking spaces at a minimum.
- b. A landscape area shall be a minimum of 8 feet in width.
- c. One tree is required for every 300 square feet of internal landscape area.
- d. A landscape area shall be designed lower than the paved area so that stormwater from the paved parking areas can flow into the landscape areas, unless a different result is required by the adopted city Stormwater Management Plan.
- e. A landscape area shall be curbed to protect the landscape materials, and this curbing shall include breaks to permit stormwater to enter the landscaped areas.

4. Pedestrian walkways.

- a. *Location.*
 - i. Each surface parking area containing 100 or more parking spaces, any of which are located more than 300 feet from the front façade of the building shall contain at least 1 walkway that enables a pedestrian to travel from the farthest row of parking to the primary building entrance without crossing any parking spaces or drive aisles.

ii. Additional walkways shall be included and spaced 200 feet apart to ensure that no parking space in the farthest row of the parking lot is more than 200 feet from any walkway.

iii. If there is a public sidewalk along the street frontage located within 50 feet of any required walkway, the walkway shall connect to that sidewalk.

b. *Design.* The required walkway shall be at least 5 feet wide; shall be located in a landscaped island and shall run perpendicular to the primary building, to the greatest extent practicable. If the walkway is located in a landscaped island, the width of the island shall be increased by 5 feet to accommodate the walkway without reducing the amount of landscaped area.

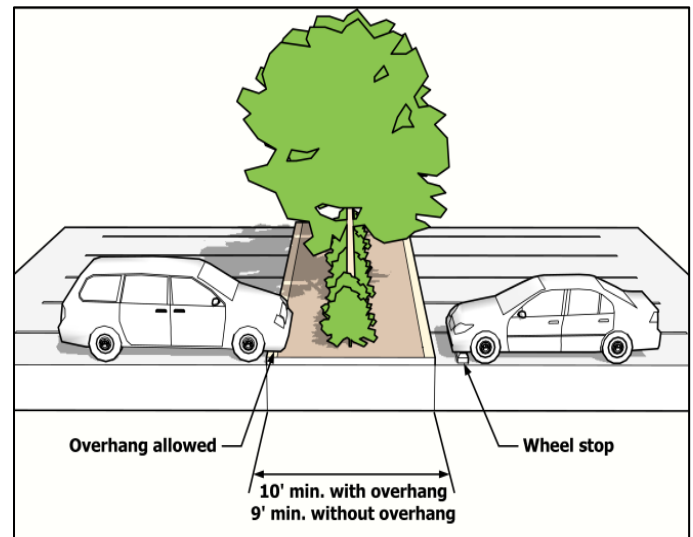


Figure 4.04-3: Interior Landscape Area

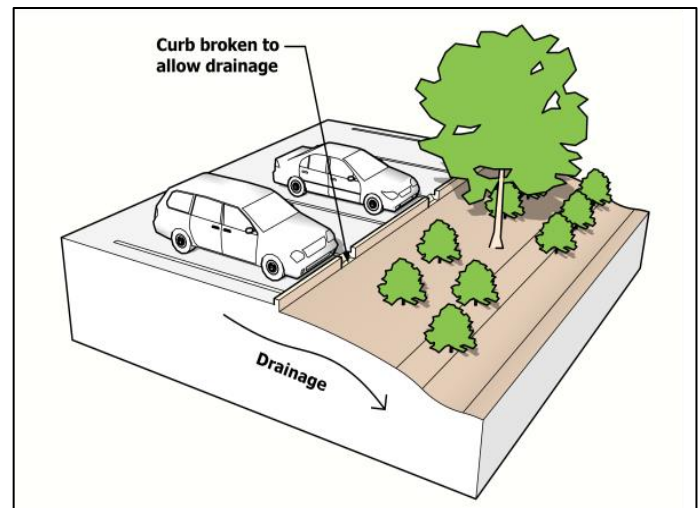


Figure 4.04-4: Parking Area Curb Breaks

Design Review Standards – City Code Excerpts – Lake Havasu City

F. *Property edge buffering.*

14.04.04

1. Buffering required. Where a property contains at least 10,000 square feet of area, more than 1,500 square feet of paved area, or any vehicle loading/ unloading areas, buffering shall be installed as required by Table 4.04-2

Table 4.04-2: Transitional Buffering and Screening										
Applicant's Zone and Use			R-A, R-E, or R-1 Zone		Other Resid. Zone		Mixed-Use Zone	Special Purpose Zone		
Adjacent District & Use	Adjacent Zone District	Structure Type	Res.	Non-Res.	Res.	Non-Res.	All	Other 1-2 Stories	Other 3+ Stories	Industrial
	R-A, R-E, R-1	Residential	0	1	1	2	2	2	3	3
		Non-Residential	1	0	1	1	1	2	3	
	Other Resid. Zone	Residential	1	1	0	2	2	2	3	3
		Non-Residential	2	0	2	0	1	1	3	
	Mixed-Use Zone	All	2	1	1	1	0	1	2	3
	Special Purpose Zone	Other 1-2 Stories	2	1	2	1	1	0	0	3
		Other 3+ Stories	3	2	3	2	2	0	0	3
		Industrial	3	3	3	3	3	3	3	0
	Level 0 does not require a landscape buffer or screen. Level 1 requires a four- foot wide landscape buffer and a six-foot tall screening device. Level 2 requires a 6-foot wide landscape buffer and a six-foot tall screening device. Level 3 requires a 6-foot wide landscape buffer and an eight-foot tall screening device.									

2. Location and design.

a. *Landscape buffer.*

i. The required landscape buffer shall be installed on the applicant's side of the screening device.

ii. The landscape buffer shall include the following plant mix:

(A) One tree with a minimum of 24-inch container size at the time of installation for each 200 square feet of buffer area, and

(B) Three shrubs of minimum 5-gallon size for each 200 square feet of buffer area.

b. *Screening device.*

i. The screen shall be located along the property line of the applicant's lot, and shall not extend into the established setback of the adjoining lot.

ii. The screen shall be designed to achieve at least 80% opacity and shall be constructed of wood, masonry, brick, stone, wrought iron, compact hedging, an earth berm, or some combination of those materials. Chain link fencing is prohibited.

iii. The combined height of the screening methods in this division F.2.b. and division F.2.a. above shall not be less than 6 feet.

G. Screening.

1. Fences, walls, and hedges. Fences, walls, and hedges are permitted in any required setback yard or along the edge of any yard in accordance with the following standards, except as provided under § 14.04.03D., relating to corner lots.

a. Height.

Table 4.04-4: Maximum Allowed Fence, Wall, and Hedge Height	
LOCATION	HEIGHT (FT) (MAX)
Front Yard	5 ft.
Side Yard	
Street	5 ft.
Interior	6 ft.
Rear Yard	6 ft.
On top of a Retaining Wall	
Front Yard	5 ft.
All other yards	6 ft.

b. Articulation and design.

i. No wall or fence facing a collector or arterial street or adjacent to an interstate highway shall extend continuously for more than 100 feet without articulation as described below.

ii. No wall or fence facing any other type of public street shall extend continuously more than 50 feet without at least the following types of articulation:

- (A) The use of columns or pilasters; or
- (B) Changes in material or texture; or
- (C) Offsets in alignments (projections or recessions) or at least 1 horizontal foot; or

(D) The installation of similar features approved by the Zoning Administrator as creating at least the same degree of visual variation to passing drivers, bicyclists, and pedestrians.

iii. Fences, walls, and hedges may be placed up to the property line, and any outstanding posts or supporting rails shall face inward toward the property being fenced.

c. *Wall and fence materials.* Walls and fences shall be designed to reflect and enhance the surrounding built and natural environment and shall be constructed with any 1 or more of the following materials:

- i. Integrally-colored, split-face, or ground-face concrete masonry units (CMU);
- ii. Concrete masonry units that have been painted, stuccoed, or faced with another permitted material;
- iii. Stone (natural or simulated);

- iv. Brick;
- v. Wrought-iron or other decorative metal; or
- vi. Wood (painted or stained); or
- vii. Compact hedging.

2. Screening; mechanical equipment.

a. *Applicability.* The standards of this section shall apply to all electrical and gas-powered mechanical equipment, ductwork and major plumbing lines used to heat, cool, or ventilate; and power systems for the building or site upon which the equipment is located. However, these standards shall not apply to roof and/or wall-mounted antennas and vent openings, ground or roof mounted solar, wind, or geothermal energy devices, rain barrels, composting equipment, or franchise utility boxes.

c. *Multi-family, mixed-use, commercial, and industrial screening.* For all developments other than single-family detached, single-family attached, or 2-family residential, mechanical equipment shall be screened in accordance with the following standards:

i. Roof-mounted mechanical equipment shall be screened by a parapet wall or similar feature that is an integral part of the building's architectural design. The parapet wall or similar feature shall be of a height equal to or greater than the height of the mechanical equipment being screened.

ii. Ground-mounted mechanical equipment shall be screened from view by landscaping or by a decorative wall that is compatible with the architecture and landscaping of the development site. The wall shall be of a height at least equal to or greater than the height of the mechanical equipment being screened.

3. Screening of service, loading, and storage areas. Outside service, loading, and storage areas shall be buffered from adjacent properties in accordance with division F. above and located and screened as follows:

a. *Placement.*

i. All service areas shall be placed at the rear, on the side of, or inside buildings.

ii. No service area shall be visible from a public right-of-way or from adjacent residential areas.

iii. Service areas and access drives shall be located so they do not interfere with the normal activities of building occupants or visitors on driveways, walkways, in parking areas, or at entries.

b. *Outside storage areas and loading docks.* All storage areas, service areas, and loading docks not screened by an intervening building shall be screened from view from any public street right-of-way in accordance with the following standards. These standards are in addition to any property edge buffer requirements identified in Table 4.04-2.

i. The screen shall be constructed of wood, masonry, brick, stone, wrought iron, compact hedging, an earth berm, or some combination of those materials, in conjunction with trees and other landscaping; and/or landscaping that shall block all views of the equipment. Chain link fencing is prohibited.

ii. The screen shall be 100% opaque if the service or storage area is adjacent to a residential land use and 60% opaque in all other instances.

iii. Screening shall be a minimum height of 6 feet to screen truck berths, loading docks, areas designated for permanent parking, or storage of heavy vehicles and equipment or materials. Landscaping used for screening purposes shall be 6 feet in height within 18 months of planting.

iv. Screening shall be long enough to screen the maximum size trailer that can be accommodated on site.

c. *Refuse enclosure and screening.* All refuse facilities, including new refuse facilities placed on an existing developed site, shall be designed and installed in accordance with the following:

i. The refuse enclosure shall be large enough to accommodate both a trash dumpster and a recycling dumpster, and shall meet the requirements of Figure 4.04-5.

ii. The refuse enclosure shall be completely screened from view of public streets and adjoining nonindustrial zoned property by meeting the requirements of other sections of this Code.

iii. The refuse enclosure shall meet the standards shown in Figure 4.04-5

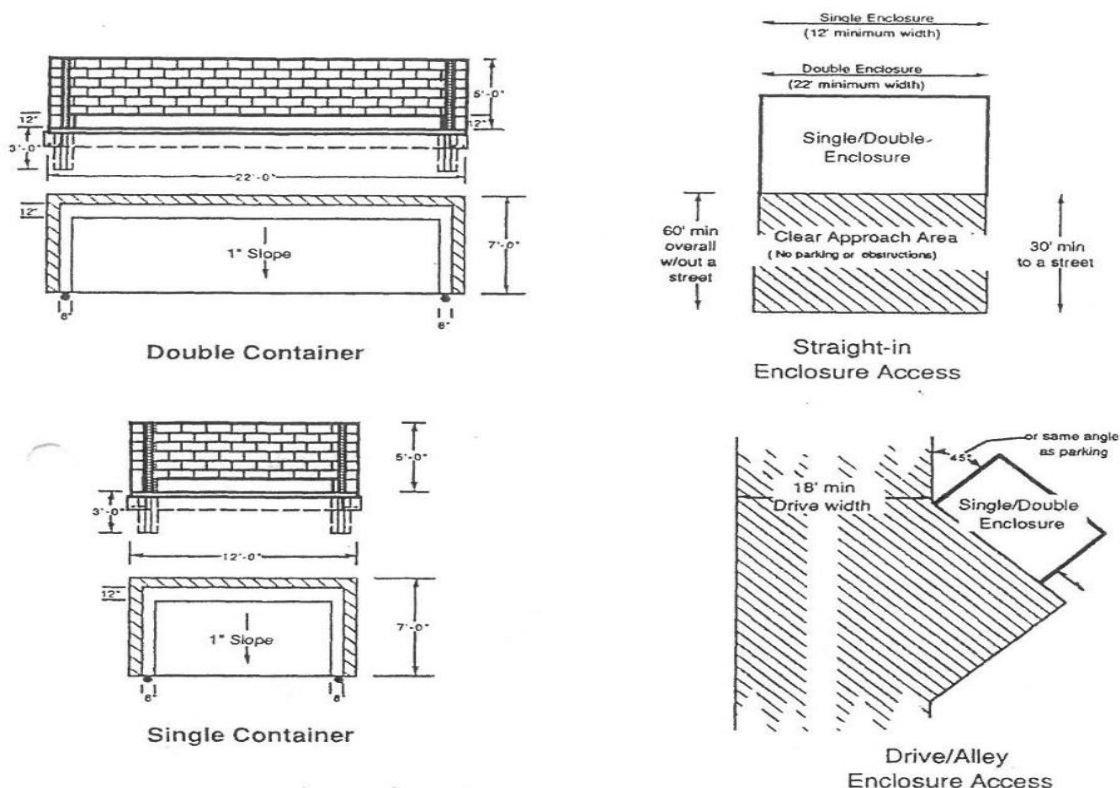


Figure 4.04-5: Typical Trash Enclosures

14.04.05 EXTERIOR LIGHTING.

C. Design and illumination standards. All lighting subject to this section shall be designed and illuminated in accordance with the following standards, unless specifically excepted or modified by the Zoning Administrator based on site context and community safety considerations.

1. Lighting height. The maximum height of light poles, or lighting mounted on the side of a roof or building shall be as follows in Table 4.05-1, unless otherwise provided in § 14.04.06.

Table 4.05-1: Maximum Height of Light Poles	
DISTRICT OR USE	HEIGHT (FT.)
Residential districts, MU-N, MU-UMS, MU-CRW, MU-G, MU-SGD, C-CHD, and Special Purpose Districts (except LI and I)	20
LI and I	50

2. Light shielding.

a. Any light source or lamp that emits more than 375 lumens (25 watt incandescent or 7 watt compact fluorescent) shall be concealed or shielded with an Illuminations Engineering Society of North America (IESNA) full cut-off style fixture with an angle not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion on adjacent property.

b. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Wall mounted lights shall be directed downward. Soffit or canopy mounted light fixtures shall be recessed in the soffit or otherwise fully shielded.

c. Lighting on automobile service station, convenience store, and other outdoor canopies shall not protrude downward beyond the ceiling of the canopy.

3. Neon lighting. Neon lighting as building accent lighting may be approved in compliance with the following criteria:

a. Neon lighting may be used to accent architectural building elements, except that vertical bands may not be used along building corners.

b. Neon lighting shall be a minimum of 6 inches below the top of the parapet or roof eave line and shall not be on top of the parapet or above the eave or along roof hips and/or ridge lines.

c. Neon lighting shall only be used on building elevations facing residential zoning districts where a public right-of-way of at least 70 feet in width buffers the residential district from the property containing the neon lighting.

d. Neon lighting shall not be used with reflective backgrounds that intensify the emitted light.

e. Neon lighting shall be kept in good repair at all times.

14.04.06 NEIGHBORHOOD PROTECTION STANDARDS.**B. *Applicability.***

1. These standards apply to:
 - a. All lots in the R-3 and R-M Districts that contain a principal use other than a single- or 2-family dwelling; and
 - b. All lots located in any zoning district other than the R-A, R-E, R-1, and R-2 Districts that share a side or rear lot line with a lot in the R-A, R-E, R-1, and R-2 Districts containing a single- or 2-family dwelling.
2. If any of these standards conflict with the dimensional standards in § 14.04.01, intended for neighborhood protection, the stricter standard shall apply.

C. *Building height.* Buildings constructed after the effective date of this Code with a height greater than 30 feet shall reduce the perceived height of the building when viewed from adjacent lots by using at least 1 of the following techniques.

1. “Stepping down” building height of any portion of the building within 100 feet of the side and rear lot lines to a maximum of 30 feet, unless the dimensional standards of § 14.04.01 require stepping down to a lower height.
2. Increasing the side yard and rear yard setbacks a minimum of 10 feet beyond that otherwise required in the zone district where the property is located.

D. *Screening and buffering.*

1. The standards of § 14.04.04F. apply.
2. When the standards of that section require the construction of a wall or fence, the following applies:
 - a. If the applicant’s property is in the R-3 or R-M Districts, the required landscaping shall be installed on the side of the fence or wall facing towards the adjacent lot with a single- or 2- family dwelling; and
 - b. If the applicant’s property is in any other district except the R-A, R-E, R-1, R-2, or RMH Districts, the required landscaping shall be installed on the side of the fence or wall facing towards the R-A, R-E, R-1, R-2, or RMH Districts.

E. *Parking, loading, and circulation.*

1. No parking area, drive-through lane, or vehicle circulation driveway shall be located between a primary structure on a lot containing a use other than a single- or 2-family use and any side property line abutting a lot containing a single- or 2-family dwelling.
2. If the context of a site makes division E.1. above impractical, the Zoning Administrator may approve a parking lot design that locates a parking area, drive-through lane, vehicle circulation driveway, or a combination of these 3 site planning elements, in the area described in division E.1. above, provided all of those 3 site planning elements are located at least 6 feet from an adjacent lot containing a single- or 2-family dwelling.

F. *Lighting height.* The maximum height of any lighting pole within 50 feet of the side or rear lot lines of lots subject to this section shall be 20 feet.