

Residential Accessory Structures
Lake Havasu City – Development Code Excerpt

14.03.03.E.1. ACCESSORY DWELLING UNITS.

- a. A maximum of one accessory dwelling unit is allowed per parcel.
- b. The use shall not alter the character of the premises as a single-family residence.
- c. The use shall be a minimum of 400 square feet in area and a maximum of 1,000 square feet in area or 50% of the living area of the primary structure, whichever is less.
- d. No accessory structure shall be located within five feet of a side or rear property line or into or onto a public utility easement.
- e. Detached structures may occupy not more than 50% of the required rear yard, may not exceed 15 feet in height. The minimum separation from the closest structural projection of the primary structure shall be 3 feet or the minimum required by the adopted building code, whichever is greater.
- f. The use shall comply with all applicable Building and Fire Code requirements.
- g. The use may be serviced with separate utility meters for electric, gas, sewer, telephone and water. The second electrical and gas meter shall be identified by the placement of metal plaques with a letter designation of 1/2-inch in height on each meter clearly identifying the total number of service meters.
- h. Structures for detached accessory living quarters shall be architecturally compatible with the primary structure through the use of similar architectural features, building materials, and colors.

14.03.03.E.7. ACCESSORY STRUCTURE, NOT FOR OCCUPANCY.

- a. Accessory structures may occupy not more than 50% of the required rear yard, may not exceed 15 feet in height. The minimum separation from the closest structural projection of the primary structure shall be 3 feet or the minimum required by the adopted building code, whichever is greater.
- b. No accessory structure shall be located within 5 feet of a side or rear property line or into or onto a public utility easement.
- c. Accessory structures and structures not to be used for living purposes may be serviced with separate utility meters for electric, gas, sewer, telephone, and water. Second electrical and gas meters shall be identified by the placement of a metal plaque with letters a minimum of ½ inch in height on each meter clearly identifying the total number of service meters.
- d. These structures shall be architecturally compatible with the primary structure through the use of similar architectural features, building materials, and colors.