

Shade Cover Standards



LAKE HAVASU CITY

“Build a good city by guiding the orderly physical development of Lake Havasu City in accordance with the General Plan and the community development codes and policies adopted by the City Council”

Purpose

- The purpose of this document is to provide clarification for enforcement of existing ordinances pertaining to the construction and installation of shade covers. The intent is to ensure the correct location, architectural appropriateness and structural soundness of shade covers.

Definition

- A shade cover means any structure having a solid or partially open roof supported by columns or posts intended to be used for shelter in which no more than the two sides are enclosed. This includes metal shade covers available from many of our local retailers as do-it-yourself projects. Covered entrances and patios are not deemed shade covers.

Building Permit

- A building permit is necessary for all shade covers over 200 square feet and any shade cover attached to the primary structure, including patio covers, porch covers, and similar type entrances.
- Contact the Building Division of the Community Services Department at 453-4148 to receive application submittal requirements.
- If you have purchased your metal shade cover or intend to as a do-it-yourself project, be sure to get engineering standards from whomever you made your purchase. This information is vital for acquiring a building permit.

Setbacks

- Shade covers cannot encroach into front yard or side yard setbacks. Call the Planning Division at 453-4148 to verify your setbacks prior to construction of your shade cover.
- Shade covers attached to the primary structure must be located within the building setback area of the respective zoning district.
- Shade covers may encroach into the rear yard setback; however, the structure shall maintain a minimum five-foot setback from the rear property line and a ten-foot setback from the eave of the primary structure.
- If an easement exists along any side or rear property line, the easement becomes the setback distance.

Design Standards

- Shade covers cannot exceed the allowable building height of the respective zoning district. Call the Planning Division at 453-4148 to verify your building height prior to construction of your shade cover.

- The shade cover must be color compatible with the primary structure.
- Paneling can extend downward to the ground along one or both sides. If paneling extends downward more than 50% of the total building height, the shade cover will be considered a partially enclosed structure that will require additional engineering specifications and building separations to meet building code requirements.
- If the front and/or rear panels are enclosed, the structure constitutes an accessory building and shall be architecturally compatible with the existing principal dwelling.
- Only wooden or steel posts and columns are permitted. No PVC or similar type posts or columns are allowed.

Metal Building/Shade Cover Permit Requirements:

1. Two site plans showing property lines, setbacks, existing structure locations, and new shade cover location, with dimensions.
**If the property is on septic, Mohave County Health Department approval will be required prior to submittal-provide site plan & application to the Health Department or email to: kgmpermitstaff@mohavecounty.us. (Phone number: 928-757-3577).
2. Two copies of the manufacturer's design and engineering calculations, bound and wet stamped by an Arizona engineer.
3. Current Building Codes: 2012 IRC, 2012 IBC.

Wind Design = Risk Category* I = 105 mph

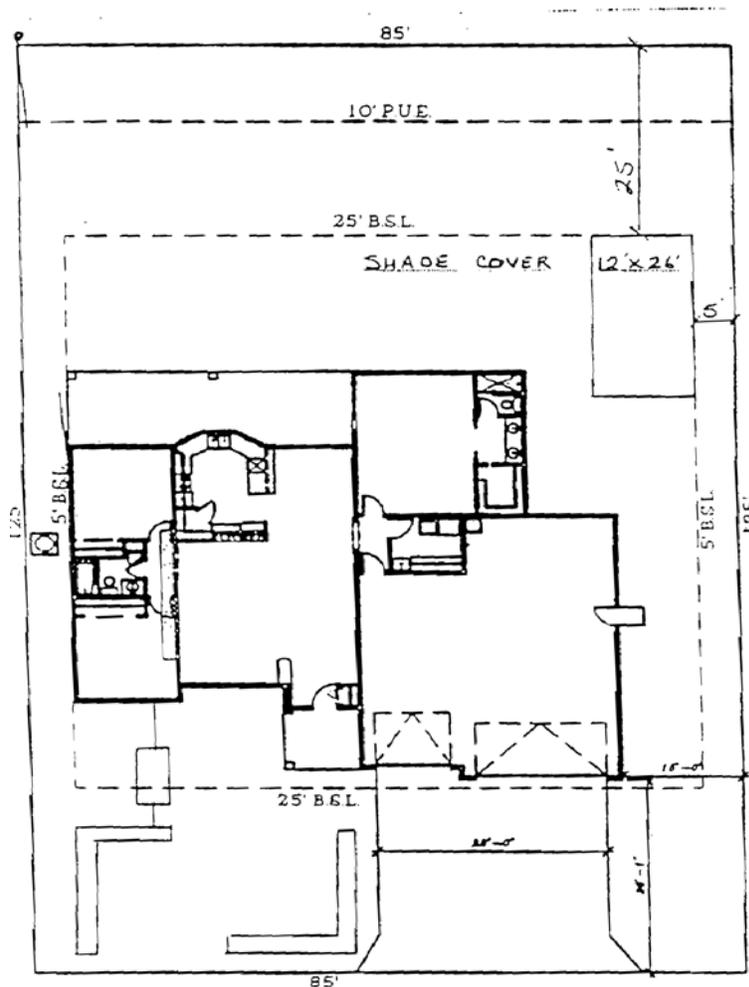
Risk Category* II = 115 mph

Risk Category* III & IV = 120 mph

- Risk Category determined by ASCE 7-10 minimum design loads for buildings and other structures – Table 1.5.1

Wind Exposure = B or C, as determined by Engineer

Seismic Zone = Engineer to calculate



SITE PLAN

SCALE 1"=10'-0"

EXAMPLE