



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 23, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-23088 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

- Title 19.04.010 Table 2 is hereby amended to allow manufactured homes, qualifying as Single-Family detached dwellings, as a permitted use in the R-MH zone.

Use	Residential											
	U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP
Manufactured Home (Qualifying for Treatment as Single Family Detached Dwelling)	C	C	C	C	C	C	C	C	C	C	P	
	Description: A structure (as defined in NRS 489.113) that meets the Conditional Use Regulations below.											
	Conditional Use Regulations:											
	1. In order to qualify for treatment as a Single Family Detached Dwelling, a manufactured home must											
	a. Have been constructed or manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot;											
	b. Consist of at least 1200 square feet of living area, unless the Director approves a reduction in size;											
	c. Be permanently affixed to the residence lot;											
	d. Have its foundation masked architecturally or by landscaping, berming or planters; and											
	e. Be demonstrated to be compatible with homes in the immediate vicinity, in terms of siding material, roofing, color, building configuration, design features, etc.											
	On-site Parking Requirement: Two spaces per site.											

TXT-23088 - Conditions Page Two
August 23, 2007 - Planning Commission Meeting

2. Title 19.08.040 (C) (Table 1) is hereby amended to add the following new development standards in the R-MH zone:

Table 1. Single-Family Residential District Development Standards

Standard	U	R-A	R-E	R-D	R-1	R-CL	R-MH	R-MHP
Min. Lot Size (s.f.)	20,000	40,000	20,000	11,000	6,500	3,500	6,500	4,000
Dwelling Units per Lot	1	1	1	1	1	1	1	1
Min. Lot Width (ft.)	100	100	100	90	65	35	65 ⁶	45
Min. Front Yard Setback (ft.)	50	50	50	25	20	14	20 15	5
Min. Side Yard Setback (ft.)	10	10	10	10	5	10	5 ⁷	5
Min. Corner Side Yard Setback (ft.)	15	15	15	15	15	10	10 ⁷	5
Min. Rear Yard Setback (ft.)	35	35	35	30	15	10	15 10 ⁷	5
Max. Lot Coverage	NA	NA	NA	NA	50%	50%	50%	NA
Max. Building Height (ft.)	2 stories or 35 feet, whichever is less							

Notes:

6. All Districts Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.

7. All Districts Side, corner side and rear yard setbacks are subject to the patio cover provisions set forth in Subsection 19.08.040 (B)(4).

TXT-23088 - Staff Report Page One
August 23, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Discussion and possible action to amend Title 19.04.010 Table 2 to allow manufactured homes, qualifying for treatment as Single Family Detached dwellings, as a permitted use in the R-MH zone. Also, discussion and possible action to amend Title 19.08.040 (C) Table 1 to allow a minimum front yard setback of 15 feet and a minimum rear yard setback of 10 feet in the R-MH zone.

EXECUTIVE SUMMARY

The proposed amendment will formally establish manufactured homes, qualifying for treatment as Single Family Detached dwellings, as a permitted use in the R-MH zone. The proposed amendment will decrease the front and rear yard setbacks to accommodate newly manufactured homes that will not fit within the old setbacks.

BACKGROUND INFORMATION

Currently, Title 19.04.010 does not allow manufactured homes, qualifying for treatment as Single Family Detached Dwellings, in the R-MH zone. The proposed text amendment is intended to allow this use in the R-MH zone. In addition, newly developed manufactured homes are larger and contain more amenities than ever before. Currently, the setbacks set forth in Title 19 are not allowing enough buildable space to accommodate the newly designed manufactured homes.

ANALYSIS

The proposal to include manufactured homes in the R-MH zone would allow applicants the opportunity to own a manufactured home, qualifying for treatment as a single family detached dwelling, in the R-MH zone. The production and building standards for manufactured homes is changing face. Manufactured homes are now being built larger and with more amenities than previously provided. As a result, new manufactured homes do not fit the current setbacks in Title 19. The amendment to change the front yard setback from 20 feet to 15 feet and the rear yard setback from 15 feet to 10 feet will create more buildable space and assist in alleviating the problem.

**TXT-23088 - Staff Report Page Two
August 23, 2007 - Planning Commission Meeting**

The following changes are proposed:

- 19.08.040 (C) Table 1, front yard setback is being amended from 20 feet to 15 feet in the R-MH zone.
- 19.08.040 (C) Table 1, rear yard setback is being amended from 15 feet to 10 feet in the R-MH zone.
- 19.04.010 Table 2, the Manufactured House, Qualifying for Treatment as Single Family Detached Dwelling, Use is being amended from not permitted to Permitted in the R-MH zone.

Code Section	Existing	Proposed
19.08.040 (C) (Table 1)	Front Yard Setback - 20 feet	Front Yard Setback - 15 feet
19.08.040 (C) (Table 1)	Rear Yard Setback - 15 feet	Rear Yard Setback - 10 feet
19.04.010 (Table 2) (R-MH zone)	Manufactured Home: Not Permitted	Manufactured Home: Permitted

FINDINGS

Please note the following findings relative to the proposed amendment:

- The proposed amendment will formally establish manufactured homes in the R-MH zone.
- Text in Title 19 development standards will be amended to adjust the front and rear yard setbacks to expand the build-able area in the R-MH zone.

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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