

BILL NO. 2008-24

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE TOWN CENTER DEVELOPMENT STANDARDS IN VARIOUS RESPECTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steven D. Ross Summary: Amends the Town Center Development Standards Manual in various respects.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The Town Center Development Standards Manual, adopted under Section 19.06.110(B) of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended as set forth in Sections 2 to 29, inclusive, of this Ordinance. Except as otherwise indicated, deletions are shown by bracketing and additions by underlining.

SECTION 2: Section A.4.A of the Manual is amended by amending the last sentence thereof to read as follows:

Text may be amended by following the procedures found in [Section 19.06.] LVMC 19.18.120.

SECTION 3: Map Four, as found between Sections A.5.H and A.5.I of the Manual, is replaced by the Map Four that is attached to this Ordinance.

SECTION 4: Section A.5.I of the Manual is amended by amending the second sentence thereof to read as follows:

This district includes a variety of multi-family units such as [plexes,] multi-plexes, townhouses, condominiums and low density apartments.

SECTION 5: Section B.2 of the Manual is amended by adding thereto, as Section B.2.B, the following language, with the remaining provisions of Section B.2 being re-lettered accordingly:

B. Accessory Uses (A): The use is permitted as an accessory use to a main use in the district. This does not exclude other land uses which are generally considered accessory to the primary use.

1 SECTION 6: Table 1 (the Permitted Uses Matrix), as found at the end of Section B.2
2 of the Manual, is amended by inserting therein, at the appropriate location, an entry for the use
3 “Massage, Accessory,” and indicating by means of the letter “A” that the use is permitted as an
4 accessory use in the GC, SC, UC and SX Districts.

5 SECTION 7: Section B.3.A of the Manual is amended by amending the first
6 paragraph thereof to read as follows:

7 In addition to the other requirements of these standards, the following regulations shall apply to each
8 of the uses in districts where they are indicated with a “C” in the [Land Use] Permitted Uses Matrix.
9 The Conditional Uses are listed alphabetically below. Except as otherwise specifically provided
10 regarding a particular use, when not all the itemized conditions can be met, a Special Use Permit is
11 required for the use. Special Use Permit approval may require additional conditions beyond those
12 itemized below.

13 SECTION 8: Section B.3.B.6.e of the Manual is amended to read as follows:

14 e. Any permanent structure shall have a Site Development Review, per LVMC [19] 19.18.050.

15 SECTION 9: Section B.3.B.27.a of the Manual is amended to read as follows:

16 a. The use shall comply with all minimum conditions, standards and requirements applicable to
17 the use [“Beer Wine/Cooler/On-Sale Establishment” under LVMC 19.04.050.] “Temporary
18 Real Estate Sales Office.” as set forth in Table 2 of LVMC 19.04.010.

19 SECTION 10: Section B.4.B.28 of the Manual is amended to add a new subdivision
20 (c) to read as follows:

21 c. Must obtain FAA review and approval.

22 SECTION 11: Section C.1.C.2.c of the Manual is amended to read as follows:

23 c. Urban Center Mixed-Use (UC-TC)

24 Development within this land use designation will typically be multi-storied having ground
25 floor offices and/or retail, with similar or residential uses utilizing the upper floors. Minimum
26 development shall be two stories in height. Developments in excess of twelve (12) stories
27 along the Durango corridor are possible with a Special Use Permit (SUP). [There are no
28 density limitations in the UC District.] Within the UC-TC District, there are no density

1 limitations, and the provisions of LVMC Chapter 19.08 shall not apply.

2 SECTION 12: Map Five, following Section C.1.F of the Manual, is replaced by the
3 Map Five that is attached to this Ordinance.

4 SECTION 13: Section C.2.A.6 of the Manual is amended to read as follows:

5 6. Subdivision perimeter walls with retaining walls with a height of greater than six feet shall be
6 designed with a minimum five foot wide landscape planter as a buffer [(Figure 3).] Figure 10.

7 SECTION 14: Section C.2.A.8 of the Manual is amended to read as follows:

8 8. Wall height shall be in accordance with LVMC [19.12.] 19.12.075.

9 SECTION 15: Section C.2.G of the Manual is amended by amending its introductory
10 language to read as follows:

11 Parking [requirements] areas, lots and other facilities within the Centennial Hills Town Center shall
12 comply with [city of Las Vegas Title 19] LVMC Chapters 19.04 and 19.10, and the following
13 provisions:

14 SECTION 16: Section D of the Manual is amended by amending its title and
15 introductory paragraph to read as follows:

16 D. SINGLE-FAMILY RESIDENTIAL STANDARDS

17 Together with the Residential Development Standards found in LVMC 19.08.040 [of the city of Las
18 Vegas Zoning Code,] the following shall be the standards for single-family subdivisions with public
19 streets in the future residential development areas in Town Center.

20 SECTION 17: Section D.1.i.2 of the Manual is amended to read as follows:

21 2) A combination of a 2'-10" low masonry wall with a 3'-2" wrought iron fence is the required
22 design in residential districts when privacy is not compromised (See Figure 19). The
23 perimeter wall designed per Figure 20 is required in all residential areas where the wall
24 separates property from a street and where privacy is an issue. Perimeter walls that separate
25 a house lot from other house lots shall be constructed in conformance with LVMC [19.]
26 19.12.075. The text of Figure 20, "Centennial Hills," is only required at those intersections
27 where arterials enter the residential area of Town Center.

28 SECTION 18: Section D.6 of the Manual is amended to read as follows:

1 6. GATED COMMUNITIES

2 Gated communities with private streets will be permitted by a Special Use Permit approved
3 by the Las Vegas City Council. [Such developments shall be consistent with the standards for
4 RP-D developments as described in LVMC 19. Landscaping of a gated, private street
5 subdivision shall also be consistent with the landscaping requirements of the RP-D standards
6 in LVMC 19.] A minimum of six (6) feet of landscaping is required between the sidewalks and
7 the perimeter walls. The required landscaping shall not include turf.

8 SECTION 19: Sections E.1.C.3.a and E.1.E.3.a of the Manual are each amended to
9 read as follows:

- 10 a. All sidewalk patterns shall conform to the Town Center Development Standards for Special
11 Pavement and Sidewalk Treatment. [(See page 61.)] (See Section C.2.C and Figure 14).

12 SECTION 20: Map Six, following Section E.1.D of the Manual, is replaced by the Map
13 Six that is attached to this Ordinance.

14 SECTION 21: Section E.1.D.3.a of the Manual is amended by amending the last
15 paragraph thereof to read as follows:

- 16 • A five foot sidewalk of standard gray concrete with broom finish and expansion joints every
17 five feet shall be located between the four foot Amenity Zone and a ten foot landscape
18 [setback as required by LVMC 19.] buffer.

19 SECTION 22: The following sections of the Manual, namely:

20 F.2.A.1.a.8

21 F.2.A.1.b.8

22 F.2.A.2.i

23 F.2.B.1.a.8

24 F.2.B.1.b.9

25 F.2.B.2.i

26 F.2.C.3.b

27 are each deleted and replaced with the following language, in each case numbered or lettered as was
28 the language being replaced:

1 Permits will be issued in accordance with LVMC Chapter 19.14.

2 SECTION 23: Section F.2.A of the Manual is amended by adding a new Paragraph 11
3 to read as follows:

4 11. Real estate signs advertising commercial property per LVMC 19.14.090(G).

5 SECTION 24: Section F.2.B.6 of the Manual is amended to read as follows:

6 6. Construction signs per LVMC [19.14.070 (F).] 19.14.090(F).

7 SECTION 25: Section F.2.B of the Manual is amended by adding a new Paragraph 12
8 to read as follows:

9 12. Real estate signs advertising commercial property per LVMC 19.14.090(G).

10 SECTION 26: Section F.2.E.4.i of the Manual is amended to read as follows:

11 Violations. Weekend directional signs that are without proper certification; that are placed
12 within 25 feet of a street intersection or driveway; that block or overhang sidewalks and other
13 public pedestrian walkways; advertise projects not located within the boundaries of Town
14 Center; or that are left remaining after the time limitations set forth in this subsection may be
15 impounded immediately. Violations [and the recovery of signs] are subject to the [following
16 charges and remedies.] penalties set forth in Table 6 below.

17 SECTION 27: Section F of the Manual is amended by moving Table 6 from where it
18 appears currently (following Section F.3) to a location next following Section F.2.E.4.i, and by
19 changing its title to “Violations–Table 6.”

20 SECTION 28: Section F.2 of the Manual is amended by adding new Subsections (F)
21 and (G) to read as follows:

22 F. Temporary Real Estate Sales Office for Residential Development

23 1. Maximum Number. One sign per street frontage on lot where office is located. The sign may
24 be a wall sign or a freestanding sign, but not both.

25 2. Maximum Area Per Sign: 32 square feet.

26 3. Maximum Height: 8 feet

27 4. Illumination Permitted: No.

28 5. Certificate required: No

- 1 6. All signage for this use must first be approved by the Planning and Development Department.
- 2 G. Temporary Special Event Signs
- 3 1. General Standards.
- 4 a. Temporary special event signs may be approved by the Director for a limited time as
- 5 a means of publicizing special events such as grand openings.
- 6 b. Temporary special event signs may be permitted in the GC, SC, UC, SX, MS and EC
- 7 districts.
- 8 c. Temporary special event signs may include balloons, banners, portable signs, and
- 9 streamers.
- 10 d. Banners and portable signs shall be restricted to a maximum of 80 square feet per sign.
- 11 2. Certificate Required.
- 12 a. A temporary sign certificate is required for a temporary special event sign.
- 13 b. The certificate allows the holder to display temporary special event signs on the lot
- 14 where the event is to occur. Temporary special event signs may be displayed by the same business
- 15 license holder on the same lot up to four times in any one calendar year. The aggregate time of display
- 16 of such signs shall not exceed 60 days in any one calendar year. A temporary special event sign that
- 17 advertises an event for the community, such as a farmers' market, movie night, or blood drive, and
- 18 that does not serve as advertising for a particular business entity is not subject to the calendar-year
- 19 display limitations contained in this Subparagraph (b).
- 20 ...
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- 25 ...
- 26 ...
- 27 ...
- 28 ...

1 3. Violations. Temporary special event signs in violation of this Subsection (G) may be
2 impounded immediately. In addition to the nuisance remedies available under the Municipal Code,
3 the City may take the actions set forth in Table 7 below for violations of this Subsection:

4 **Violations–Table 7**

5

Violation	Action
1st	For a sign that is properly certified but otherwise in violation, a warning or notice to correct will be issued. For any sign not properly certified, the violation is subject to a civil penalty* in the amount of \$300.00 per sign per day. The penalty may be waived if a proper sign certificate is obtained within 48 hours.
2nd	A civil penalty* in the amount of \$400.00 per sign per day.
3rd	A civil penalty* in the amount of \$500.00 per sign per day, plus a misdemeanor citation and revocation of all special event sign certificates held by the person in violation.

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11 *Civil penalties are imposable by the City Council

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13 SECTION 29: Sections F.4 and F.5 of the Manual are deleted and are replaced by the
14 following Section F.4:

15 4. SIGN DEFINITIONS

16 Address Sign: A sign consisting of numerals and letters identifying a property address. Letter and
17 numeral height shall not exceed 12 inches.

18 Area: See LVMC 19.14.020(I).

19 Community Interior Directional Sign: A sign which is constructed within the interior of a
20 development to provide identification and direction to various buildings, residences and major
21 amenities such as parks, schools, pedestrian trails, bike paths or similar community facilities, within
22 the development.

23 Channel Letters: A wall sign that consists of individual letters that is affixed directly to the face of
24 the wall.

25 Development Entry Statement Sign: Any permanent on premise architectural design statement or
26 feature sign at the entrance to a commercial development, subdivision, condominium complex,
27 apartment complex or identifiable community that serves to announce the identity of the development
28 where the sign is located. In order to qualify as this type of sign, the sign shall not contain the name

1 of the developer, contractor, or business(es) in or of the project or subdivision.

2 Ground (freestanding) Sign: Any sign supported from the ground by one or more poles, or similar
3 upright structures or supports that are anchored in the ground and that are independent from any
4 building or other structure.

5 Height: See LVMC 19.14.020(K).

6 Internal Illumination: The light source of the sign is behind the channel letters or within the sign
7 cabinet.

8 Marquee Sign: Any sign attached to, in any manner, or made a part of a marquee.

9 Monument Sign: Any sign that stands independently from any building or other structure and are
10 attached to and wholly supported by a solid base, such as brick or concrete, and where the lineal width
11 of the sign is greater then the lineal height of the sign.

12 Political Sign: Any sign advertising the candidacy for the office of any person or any sign advertising
13 support or non-support of a candidate for office or of an action on a ballot matter of a primary, general
14 or special election.

15 Projecting Sign: Any sign affixed to a building in such a manner that its leading edge extends more
16 than 12 inches beyond the surface of the building. The term does not include a lighted or nonlighted
17 decorative awning or canopy.

18 Pylon Sign: A sign that is mounted on freestanding poles or other similar upright structures, that are
19 wrapped by metal, wood, stone or brick, so that the bottom edge of the sign face is six feet or more
20 above grade, and where the lineal height of the sign is equal to or greater than the lineal width of the
21 sign.

22 Suspended Sign: A sign that is suspended from the underside of a horizontal plane surface and is
23 supported by the surface.

24 Wall sign: Any sign (other than a projecting sign) that is attached parallel to a wall or building. The
25 sign may be painted on or erected upon the building, but shall be confined within the limits of the
26 building elevation to which it is attached. The wall of the building to which it is attached shall support
27 the sign. Only one sign surface shall be displayed.

28 SECTION 30: The Planning and Development Department is authorized and directed

1 to republish the Manual, and in so doing:

2 (A) Incorporate into the Manual the amendments made by this Ordinance;

3 (B) Replace within the Manual each reference to "LVMC 19.04.050" with a reference to "Table
4 2 of LVMC 19.04.010."

5 (C) Make corresponding adjustments and corrections to the Table of Contents; and

6 (D) Make any additional technical, nonsubstantive corrections to the Manual as may be deemed
7 necessary.

8 SECTION 31: If any section, subsection, subdivision, paragraph, sentence, clause or
9 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
10 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
11 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
12 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
13 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
14 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
15 invalid or ineffective.

16 SECTION 32: All ordinances or parts of ordinances or sections, subsections, phrases,
17 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
18 1983 Edition, in conflict herewith are hereby repealed.

19 PASSED, ADOPTED and APPROVED this _____ day of _____, 2008.

20 APPROVED:

21
22 By _____
OSCAR B. GOODMAN, Mayor

23 ATTEST:

24 _____
25 BEVERLY K. BRIDGES, CMC
City Clerk

26 APPROVED AS TO FORM:

27 Val Steed 5-13-08
Date

28

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2008, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2008, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as amended and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11

12

APPROVED:

13

By _____
OSCAR B. GOODMAN, Mayor

14

15 ATTEST:

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17 _____
BEVERLY K. BRIDGES, CMC
City Clerk

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