

BILL NO. 2010-24

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE THE ZONING REGULATIONS PERTAINING TO SHOPPING CENTERS AND MALLS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Steve Wolfson

Summary: Updates the zoning regulations pertaining to shopping centers and malls.

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

SECTION 1: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by deleting from the "Retail and Personal Services" element thereof the entry for the use "Regional Mall."

SECTION 2: Table 2 of the Land Use Tables adopted in Title 19, Chapter 4, Section 10, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by amending the description of the use "Shopping Center," as found in the "Retail and Personal Services" element thereof, to read as follows:

Description:

Any structure or group of structures that:

- 1. House any assemblage of various commercial tenants, including without limitation, retail uses, personal service uses, food service uses, and other ancillary uses;**
- 2. Have a minimum combined gross floor area of 25,000 square feet; [and a maximum combined gross floor area of 350,000 square feet;]**
- 3. Are located upon a single parcel of land or upon contiguous parcels of land; and**
- 4. Have common vehicular access and parking facilities.**

This use includes a regional mall.

SECTION 3: Title 19, Chapter 20, Section 20, of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended by adding thereto the following term, together with its corresponding definition:

1 "Shopping Center" means any structure or group of structures that:

- 2 (1) House any assemblage of various commercial tenants, including without limitation,
3 retail uses, personal service uses, food service uses, and other ancillary uses;
- 4 (2) Have a minimum combined gross floor area of 25,000 square feet;
- 5 (3) Are located upon a single parcel of land or upon contiguous parcels of land; and
- 6 (4) Have common vehicular access and parking facilities.

7 The term includes a regional mall.

8 SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.04.010
9 and 19.20.020 are deemed to be subchapters rather than sections.

10 SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or
11 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
12 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
13 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
14 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
15 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
16 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
17 invalid or ineffective.

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1 SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases,
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
3 1983 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this ____ day of _____, 2010.

5 APPROVED:

6
7 By _____
8 OSCAR B. GOODMAN, Mayor

9 ATTEST:

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11 _____
12 BEVERLY K. BRIDGES, MMC
 City Clerk

13 APPROVED AS TO FORM:

14 Valsted 6-3-10
15 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2010, 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 _____, 2010, 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 first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

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APPROVED:

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By _____
OSCAR B. GOODMAN, Mayor

15 ATTEST:

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BEVERLY K. BRIDGES, MMC
City Clerk

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