

DIR-39291

Unified Development Code

- Merge Title 18 Subdivision Code with Title 19 Zoning Code.
- No substantive changes to these four sections:
 - 19.00 General Provisions
 - 19.12 Permitted Uses
 - 19.14 Nonconforming Uses and Structures
 - 19.18 Definitions and Measures

DIR-39291

Unified Development Code

- 19.00 General Provisions:
 - Merged Title 18 and Title 19 elements related to the stated purpose, reference title, administration, interpretation, enforcement and fee schedule.
 - Relocated Official Zoning Map sections.

Before

Las Vegas Zoning Code	Chapter 19.00
CHAPTER 19.00 GENERAL PROVISION	
19.00.010 SHORT TITLE	
The provisions of this Title shall be known and may be cited as the Zoning Code of the City of Las Vegas and may be referred to as "this Title".	
19.00.020 AUTHORITY	
This Title is adopted pursuant to the provisions of the Nevada Revised Statutes (NRS), including NRS Chapter 278. The City Council may amend the text of this Title or the Official Zoning Map Atlas which is a part of this Title whenever public necessity, safety, general welfare or convenience requires.	
19.00.030 PURPOSE AND INTENT (Ord 5486 - 10/20/02)	
It is the purpose and intent of the City Council that this Title promote the following purposes:	
General	
1. To preserve and enhance the present qualities and advantages that exist in the City;	
2. To encourage the most appropriate use of land, water and natural resources consistent with the public interest;	
3. To overcome present problems and handicaps and effectively manage future problems that may result from the use and development of land and property;	
4. To prevent the impacts of both overcrowding of land and undue concentrations of population as well as the negative effects of leapfrogging sprawl and underutilization of land and property;	
5. To manage the orderly and efficient provision of adequate levels of public facilities and services necessary to support planned development;	
6. To protect human, environmental, social, natural and economic resources;	
7. To maintain, through orderly growth and development, the character and stability of present and future land use and development in the City.	
Implementation of General Plan	
8. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.	
Chapter 19.00 General Provision	Adopted March 1997
- 1 -	



After

Draft (Printed 09/10/10)	
SHORT TITLE	19.00.010
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C. To overcome present problems and handicaps and effectively manage future problems that may result from the use and development of land and property;	
D. To prevent the impacts of both overcrowding of land and undue concentrations of population as well as the negative effects of leapfrogging sprawl and underutilization of land and property;	
E. To manage the orderly and efficient provision of adequate levels of public facilities and services necessary to support planned development;	
F. To protect human, environmental, social, natural and economic resources;	
G. To maintain, through orderly growth and development, the character and stability of present and future land use and development in the City;	
H. To ensure that required on-site and off-site dedications and public improvements are properly installed or guaranteed.	
Implementation of General Plan	
I. To coordinate and ensure the execution of the City's General Plan through effective implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.	
Comprehensive, Consistent and Equitable Regulations	
J. To establish a system of fair, comprehensive, consistent and equitable regulations, standards and procedures for the review and approval of all proposed development, divisions, and mapping of land within the City in a manner consistent with State law.	
Efficiently and Effectively Managed Procedures	
K. To promote fair procedures that are efficient and effective in terms of time and expense and that appropriate process is followed in the review and approval of applications made under this Title;	
L. To be effective and responsive in terms of the allocation of authority and delegation of powers and duties among ministerial, appointed and elected officials; and	
M. To foster a positive customer service attitude and to respect the rights of all applicants and affected citizens.	
Sustainability	
N. To promote the implementation of the "Sustaining Las Vegas" Policy, Sustainable Energy Strategy and Climate Protection resolution of the City.	
RELATIONSHIP TO GENERAL PLAN	19.00.040
The adoption of this Title is consistent and compatible with and furthers the goals, policies, objectives and programs of the General Plan. It is the intent of the City Council that all regulatory decisions made pursuant to this Title be consistent with the General Plan.	
For purposes of this subchapter, "consistency with the General Plan" means not only consistency with the Plan's land use and density designations, but also consistency with all policies and programs of the General Plan, including those that promote compatibility of uses and densities, and orderly development consistent with available resources.	
City of Las Vegas Title 19 Zoning Code - DRAFT -	May 15, 2009
HELP ?	Page 11 Chapter 19.00

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- 19.12 Permissible Uses:

- Reorganized Permitted Uses Table by eliminating the categorical listing and alphabetizing the uses.
- Separated the use/district matrix from the description/requirements text associated with each use.
- Relocated the Off-Premise Sign section to this chapter.

Before

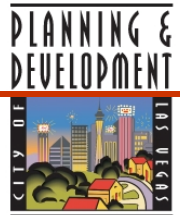
Landscape		The Los Vegas Zoning Code											
		Table 2 – Land Use Table Rural & Animal Related											
		A – Residential				C – Community				I – Industrial			
		1 – Single-Family Detached				2 – Medium-Density Residential				3 – Heavy Industrial			
		4 – Planned Community				5 – Office/Professional				6 – Manufacturing/Processing			
		7 – Public/Community				8 – Retail				9 – Warehouse/Storage			
		10 – Entertainment				11 – Transportation				12 – Airports			
		13 – Government				14 – Health				15 – Education			
		16 – Religious				17 – Public Works				18 – Utilities			
		19 – Parks/Recreation				20 – Open Space				21 – Agriculture			
		22 – Forest				23 – Conservation				24 – Other			
		25 – Unimproved				26 – Improved				27 – Other			
		28 – Other				29 – Other				30 – Other			
		31 – Other				32 – Other				33 – Other			
		34 – Other				35 – Other				36 – Other			
		37 – Other				38 – Other				39 – Other			
		40 – Other				41 – Other				42 – Other			
		43 – Other				44 – Other				45 – Other			
		46 – Other				47 – Other				48 – Other			
		49 – Other				50 – Other				51 – Other			
		52 – Other				53 – Other				54 – Other			
		55 – Other				56 – Other				57 – Other			
		58 – Other				59 – Other				60 – Other			
		61 – Other				62 – Other				63 – Other			
		64 – Other				65 – Other				66 – Other			
		67 – Other				68 – Other				69 – Other			



19.12.010
Permitted Use - Table 2

19.12.010		P - Permitted		A - Accessory		C - Conditional								
		S - Special Use		H - Home		T - Temporary								
Permitted Use - Table 2		District		Occupation District		Commercial Permit								
	IC	JR	LA	PDH	PR	TH	TR	HA	CA	CH	CC	R	O	Additional Information
Accessory Structure (Class II)	S	S	S											page
Accessory Structure (Class III)	C	C	C	C	C	C	C							page
Adult Day Center	S	S	S	S	S	S	S	C	P	P	P	P	P	page
Airport, Helipad or Landing Field														page
Amphitheater									S	C	C	C		page
Animal Hospital, Clinic, or Shelter (with no Outcubed Pans)									S	S	P	P	P	page
Animal Hospital, Clinic, or Shelter (with Caudate Pans)	S	S	S						S	S	P	P	P	page
Animal Hospital, Clinic, or Veterinary	C	C												page
Animal Keeping, Wild or Exotic	C											C		page
Animal Production	P													page
Antique/Collectible Store									P	F	P	P	P	page
Appliances or Concrete Trench Plant									S	S	P			page
Applied Learning Experience			S	P	P				S	S	P	P	P	page
Autobiography, Hagiography, or Psychic Art								S	P	F	P	P	P	page
Auction House									C	S	S	S		page
Auto Body									C	C	C	C		page
Auto Dealer Inventory Storage									S	S	S	S		page
Auto Paint & Body Repair Shop									S	C	C	C		page
Auto Parts (Accessory Installation)									C	P	P	P		page
Auto Parts Show & Retail									S	C	P	P		page
(Accessory Sales & Service)									S	C	P	P		page
Auto Repair Garage, Major									C	C	C	C		page
Auto Repair Garage, Minor									S	C	C	C		page
Auto Smog Check									C	C	C	C		page
Auto Title Loan									S	S	S	C	C	page
Automobile Rental									S	S	S	C	C	page
Automotive Transportation Agency									C	C	C	C		page
Bakery, Retail									A	P	P	P	P	page
Bar/Bistro Service									S	P	P	P	P	page
Barbecue Facility									S	P	P	P	P	page
Beer & Beverage Bar	S	S	S	S	S	S	S	S	S	S	S	S	S	page
Beer/Wine/Cider Off-Sale Establishment														page
Beer/Wine/Cider On- and Off-Sale Establishment									S	S	S	S		page

After



DIR-39291

Unified Development Code

- 19.14 Non-conforming Uses and Structures:
 - No substantive changes from currently adopted non-conformity provisions.

Before

Las Vegas Zoning Code

Chapter 19.16

D. Nonconforming Use of Land

A nonconforming use of land that does not take place within a principal building, legally existing on the effective date of this Title or an amendment thereto shall be discontinued upon written notice from the City to the owner to discontinue the use. The use shall be discontinued no later than the date described in the notice, which is no event shall be later than five years from the date notice is given. Notice shall be provided by mailing to the owner of the property is shown by the County Assessor's records and recording a copy of the notice in the office of the County Recorder. Such notice shall contain the legal description of the property, a description of the use required to be discontinued, the date that the use is to cease and desist and the section of this Title which declares the use to be nonconforming.

1. **Expansion of Use.** No such nonconforming use of land shall in any way be extended or expanded either on the same or adjoining property.
2. **Discontinuation of Use.** If a nonconforming use of land is discontinued for a period of 90 days or changed to a conforming use, any future use of the land shall be in conformity with the provisions of this Title.

19.16.040 EXPANSION OF A NONCONFORMING USE IN A CONFORMING BUILDING

Except as provided in Subchapter 19.16.030, a nonconforming use may be continued provided no additions or enlargements are made to the building and no structural alterations are made, except those required by law or ordinance. If such nonconforming use is removed or made to conform, every future use of such building or structure shall be in conformity with all the provisions of this Title.

19.16.050 NONCONFORMING USES AND BUILDINGS - RESTORATION AFTER DAMAGE

A. Use of a Damaged or Destroyed Building

1. Except as otherwise provided in Subsection (2) of this Section (A), a nonconforming use which was located in a building that has been damaged or partially destroyed by fire, flood, wind, another calamity or an act of God shall not be continued when the extent of damage or destruction is more than 50 percent of the replacement value of the building.
2. Subsection (1) of this Section (A) does not apply to a use which was made nonconforming by one or more of the following:
 - a. The adoption of a Special Use Permit requirement for that type of use;
 - b. The adoption of a 400-foot or 1500-foot separation requirement between that type of use and a protected use;
 - c. The adoption of a 1500-foot separation requirement between two uses of that type.

Chapter 19.16 Nonconforming Uses and Structures
- 2 -

March 1997

Draft (Printed 09/10/10)

EXPANSION OF A NONCONFORMING USE IN A CONFORMING BUILDING 19.14.040

Except as provided in Subchapter 19.14.030, a nonconforming use may be continued provided no additions or enlargements are made to the building and no structural alterations are made, except those required by law or ordinance. If such nonconforming use is removed or made to conform, every future use of such building or structure shall be in conformity with all the provisions of this Title.

NONCONFORMING USES AND BUILDINGS - RESTORATION AFTER DAMAGE 19.14.050

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 - b. The adoption of a 400-foot or 1500-foot separation requirement between that type of use and a protected use;
 - c. The adoption of a 1500-foot separation requirement between two uses of that type;
 - d. The establishment of a protected use that, by virtue of a 400-foot or 1500-foot separation requirement, would otherwise prohibit the existing use from expanding or from continuing following redevelopment; or
 - e. The adoption of a different method of measuring distance for purposes of a separation requirement.

B. Nonconforming Building

Any nonconforming building which has been damaged or partially destroyed by fire, flood, wind, another

calamity or an act of God shall be repaired, moved, re-modeled or altered entirely in conformity with the provisions of this Title or entirely demolished within a period of ninety days from the date of such damage when the extent of damage or destruction is more than 50 percent of its replacement value. The City Council may extend this period for an additional 90 days, provided the public health, safety and welfare is not jeopardized.

BUILDING - ABATEMENT IN "R" RESIDENTIAL DISTRICTS 19.14.060

Any nonconforming building or structure, which was designed or intended for a use prohibited in any residential district, shall be completely removed or altered and converted to a conforming building and use. Such removal or conversion shall be required when the use or building has reached the age specified in the following table:

Building Type Under Uniform Building Code (UBC)	Age In Years When Conformance Required
I or II	50
III	40
IV	30
V	20

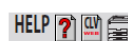
RENEWABLE ENERGY SYSTEMS AND NONCONFORMING USES AND BUILDINGS 19.14.070

Notwithstanding any other provision of this chapter, a solar panel and/or small wind energy system that is approved as a conditional use or approved by means of special use permit pursuant to Chapter 19.12 shall not be considered an impermissible expansion or alteration to a nonconforming use or structure under this Chapter. However, nothing in this Subchapter precludes the denial of a special use permit application for a solar panel and/or small wind energy system based upon the extent to which the size, scope and impact of the proposed installation or system would impact surrounding properties or would tend to perpetuate the nonconformity in a manner contrary to the intent of this Chapter as described in Section 19.16.010.

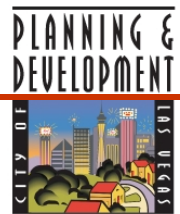
After

CITY OF LAS VEGAS
City of Las Vegas
Title 19 Zoning Code
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May 15, 2009



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Chapter 19.14



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Unified Development Code

- 19.18 Definitions and Measures:
- Merged Title 18 and 19 elements related to how terms and phrases are defined.
- Addressed a number of inconsistent definitions and added many illustrations to provide greater clarity.
- Added a subchapter to address how measurements and calculations are intended to be done.

Before

Las Vegas Zoning Code Chapter 19.18

Building Maintenance Service & Sales. A facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

Building Marker. Any sign indicating the name of a building, date or incidental information about its construction. Building markers are cut into the exterior building materials, or made of bronze or other permanent material.
(Ord 1496 - 07/17/02)

Building Mass. The height, width and depth of a structure.

Building Permit. Written permission issued by the Department of Planning and Development for the construction, repair, alteration or addition of a structure.

Building Scale. The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings.

Building Site. The total area of the building together with all yard areas adjacent thereto, as required by this Title.

Building, Detached. One building on one building lot surrounded by yards or open space, or buildings in a building group that are physically detached one from the other.

Building, Principal. A building in which the principal use of the lot is conducted.

Bus Charter Service & Service Facility. Any premises for the transient housing, parking, servicing or repair of motor-driven buses.

Business School. A facility or area for instruction and training in secretarial and related office skills, cosmetology, commercial art, computer software, cooking or similar training.
(Ord 1942 - 08/02/06)

Caliper. The diameter of a tree trunk measured four and one-half feet above the ground.

Canopy. A rigid roof, generally supported at all corners or extremities by poles, posts or direct attachment to a building. A canopy typically has little vertical or wall space on it and is only as thick as necessary to create a functional roof. See "Marquesa" and "Awning".
(Ord 1496 - 07/17/02)

Canopy Sign. A sign attached to or painted on a canopy.
(Ord 1496 - 07/17/02)

Car Wash, Full Service or Auto Detailing. An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.
(Ord 1942 - 08/02/06)

March 1997 Chapter 19.18 Definitions - 9 -



Draft (Printed 09/10/10)

term does not include a facility for the provision of medical care or treatment.

Boarding or Rooming House. A building or portion thereof other than a hotel, with no more than four guest rooms where, for compensation, lodging and meals are provided for no more than four persons who are not members of the immediate family occupying such building.

Boat and Trailer Dealership (New and Used). The use of any building or lot for the display and sale of new or used boats, jet ski or other marine vessels, along with corresponding trailers.

Bubblerheads. An irrigative head that delivers water to the root zone by "flooding" the planted area, usually measured in gallons per minute. Bubblers emit a trickle, umbrella or short stream pattern.

Building. A structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels; "building" includes "structure".

Building & Landscape Material/Lumber Yard. A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

Buildable Area. That portion of a building site exclusive of the required setback areas in which a structure or building improvements may be erected including the actual structure, driveway, parking lot, pool and other construction as shown on a Site Development Plan.

Building Coverage. The ratio of the horizontal area measured from the exterior surface of exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area.

Building Elevation. The exterior face of a building including all vertical elements of the building facing in the same general direction.

Building Height. Building height refers to the vertical distance between the average finished grade along the front of a building and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.

Building Line. A line established by measuring from the property line, a distance equal to the required setback line, which is generally parallel to the curb line or edge of pavement. No part of a building shall project into the area between the property line and the building line except as otherwise provided in this Title.

Building Maintenance Service & Sales. A facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

Building Marker. Any sign indicating the name of a building, date or incidental information about its construction; building markers are cut into the exterior building materials or made of bronze or other permanent material.

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Build-to-Line. A line established at a certain distance from the corresponding lot line along which the building, or a portion thereof, must be built.

Bus Charter Service & Service Facility. Any premises for the transient housing, parking, servicing or repair of motor-driven buses.

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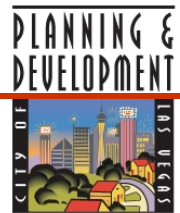
After

City of Las Vegas Title 19 Zoning Code - DRAFT -

May 15, 2009

HELP ?

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Unified Development Code

Timeline

- 09/23/10 Planning Commission review of chapters 19.00, 19.12, 19.14, 19.18.
- 10/21/10 Planning Commission review of chapters 19.06, 19.10, 19.16.
- 11/18/10 Planning Commission review of chapters 19.02, 19.04, 19.08 and action.
- 10/31/10 Open house meetings completed.
- 01/19/11 City Council review.