

DIR-39291

Unified Development Code

- 0 Merge Title 18 Subdivision Code with Title 19 Zoning Code.
- 0 No substantive changes to these four sections:
 - 0 19.00 General Provisions
 - 0 19.12 Permitted Uses
 - 0 19.14 Nonconforming Uses and Structures
 - 0 19.18 Definitions and Measures

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Unified Development Code

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

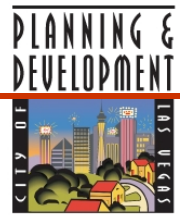
Before

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
The provisions of this Title shall be known and may be cited as the Unified Development Code of the City of Las Vegas and may be referred to as "this Title".	
AUTHORITY	19.00.020
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.	
PURPOSE AND INTENT	19.00.030
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General	
A. To preserve and enhance the present qualities and advantages that exist in the City;	
B. To encourage the most appropriate use of land, water and natural resources consistent with the public interest;	
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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0 19.12 Permissible Uses:

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

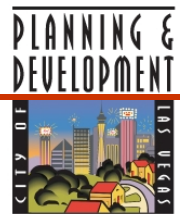
Before

[illegible]

19.12.010
Permitted Use - Table 2

[illegible]

After

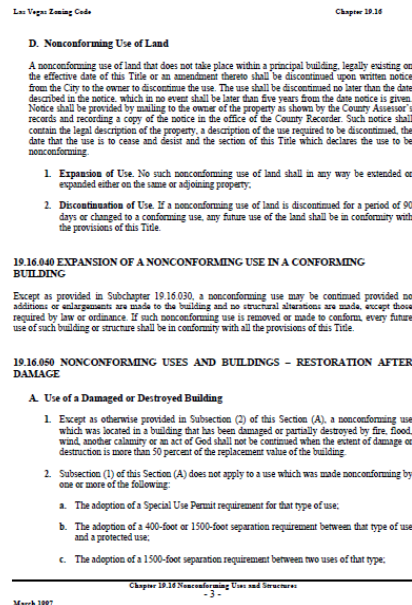


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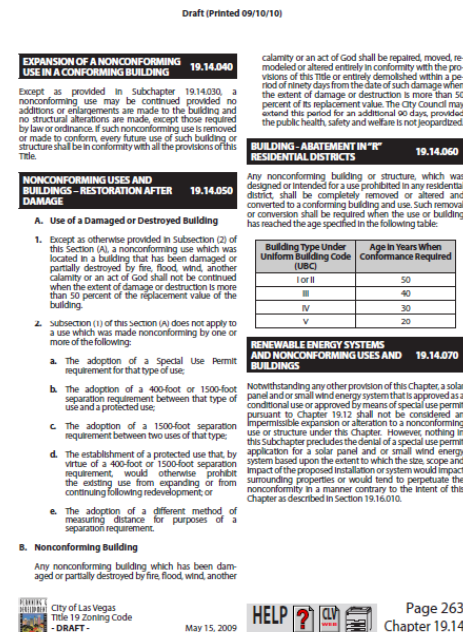
Unified Development Code

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

Before



After



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Unified Development Code

- o 19.18 Definitions and Measures:
- o Merged Title 18 and 19 elements related to how terms and phrases are defined.
- o Addressed a number of inconsistent definitions and added many illustrations to provide greater clarity.
- o 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 "Marques" 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 irrigation 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.

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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.

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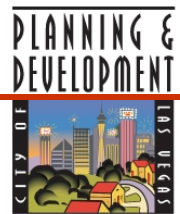
Canopy Sign. A sign attached to or painted on a canopy.

After

City of Las Vegas Title 19 Zoning Code - DRAFT -

May 15, 2009

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Unified Development Code

Timeline

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