

DIR-39292

Unified Development Code

Merger of Title 18 Subdivision Code with Title 19 Zoning Code.

- At September 23, 2010 Planning Commission meeting:
 - 19.00 General Provisions
 - 19.12 Permitted Uses
 - 19.14 Nonconforming Uses and Structures
 - 19.18 Definitions and Measures

- Tonight's meeting:
 - 19.06 Residential Districts
 - 19.10 Special Area and Overly Districts
 - 19.16 Applications and Procedures

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Unified Development Code

- What has NOT changed in the revised document?
 - Zoning district standards
 - Parking requirements
 - Sign standards
 - Permitted Uses
 - Applications and Procedures

Unified Development Code

- 19.06 Residential Districts
 - Streamlined the number of residential districts by merging several districts and addressing standards within those new combined districts.
 - Standards for signage, parking, and landscaping related to residential development place in chapter.
 - Added a Single Family Attached (R-TH) district as another option for the development community.

19.06.080 Draft (Printed 04/08/10) R-TH 19.06.080

R-TH Single Family - Townhouse District

The purpose of this R-TH district is to accommodate single family attached residences with designs and densities that transition between multi-family and single-family uses. The R-TH district is consistent with the policies of the Medium Density Residential category of the Council Plan.

BUILDING PLACEMENT	
A. Minimum Lot Area	1,000 sq. ft.
B. Minimum Lot Width	20 ft.
C. Max. Building Envelope	65%
D. Overlay Code per Lot	1
E. Minimum Front Yard Setback	10 ft.
F. Minimum Side Yard Setback	10 ft.
G. Corner Lot - Minimum Side Yard Setback	10 ft.
H. Minimum Rear Yard Setback	10 ft.
I. Minimum Rear Yard Setback	10 ft.
J. Minimum Rear Yard Setback	10 ft.

ACCESSORY STRUCTURE	
A. Minimum Side Yard Setback	10 ft.
B. Minimum Rear Yard Setback	10 ft.
C. Separation from Main Bldg.	10 ft.
D. Max. Height	10 ft.

BUILDING HEIGHT	
A. Stories	3 max
B. Max. Height	35 ft.
C. Pitched Roof - Max. Height	35 ft.
D. Accessory Bldg. - Stories	1 max

Illustrations & Graphics

BUILDING PLACEMENT - REAR-LOADED GARAGES

BUILDING HEIGHT - FRONT & REAR VIEWS

Footnotes

1. The minimum rear yard setback shall be 20 feet. However, when the rear 20 feet of the lot has been shown as parking and is used for the on-site parking of automobiles, this area may be converted by a street fronted to a reference open on these sides.

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Chapter 19.06



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- 19.10 Special Area and Overlay Districts
- Added maps to connect the text of these districts with where the text is applicable.
- C-V district has greater use of graphics, figures and tables to illustrate the standards.
- C-V use information moved to the Permitted Uses chapter.

19.10.020

C-V CIVIC DISTRICT

The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District and other public utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V District is consistent with the Public Facilities category of the General Plan.

A. Permitted Land Uses

The following uses are permitted in the C-V District:

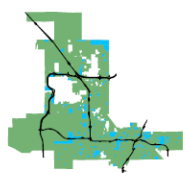
1. Any use operated or controlled by the City, County, State or Federal government, other than those described in Section 19.06.020(D).
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in Section 19.06.020(D).
3. Utility company facilities, including electrical power substation facilities, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

B. Similar Uses

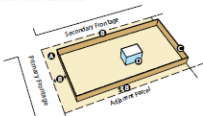
1. **Additional Uses.** The uses permitted in Section B of this subchapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this subchapter are prohibited. However additional uses may be permitted by the Director if the Director finds the use in each case to be similar to the other uses listed in Section B of this subchapter.
2. **Appeal of Decision.** An applicant who is aggrieved by the decision of the Director may appeal that decision to the City Council. The appeal shall be filed in the office of the City Clerk, with a copy to be filed in the office of the Department of Planning and Development. The appeal must be filed within ten days after the Director's decision is made. Unless otherwise stated, the Council's determination shall constitute a permanent and consistent interpretative decision, which the Director shall apply in all future instances.

Civic

Illustrations & Graphics 19.10.020



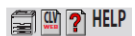
UTILITY INSTALLATIONS



BUILDINGS & PLAZAS



Sample Page 14



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Unified Development Code

- 19.16 Applications and Procedures
- Merged Title 18 and 19 applications and refined various common application elements.
- Added sections for actions not previously addressed (i.e. Extensions of Time).
- Added flow charts for each application type.

19.16.030

GENERAL PLAN AMENDMENT

A. Purpose

The purpose of this subchapter is to set forth the procedures by which the Planning Commission and City Council will periodically review and evaluate the General Plan to ensure that it remains an accurate statement of the City's land-use goals and policies based on current data.

B. Authority

Whenever the public health, safety and general welfare requires, the City Council may, upon a resolution of the Planning Commission carried by the affirmative votes of not less than five members, or upon review of a requested General Plan Amendment which has not been approved by resolution of the Planning Commission, change the General Plan land use designation for any parcel or area of land to allow different zoning classifications. Subsequent growth and development factors in the community may be considered, among other factors, when determining whether such amendment to the General Plan promotes the public health, safety and general welfare.

C. Application

- Initiation of Application.** A General Plan Amendment may be initiated by the Planning Commission or the City Council, or by means of an application filed by the owner of record of each parcel of property proposed for a General Plan Amendment.
- Pre-Application Conference.** Before submitting an application for a General Plan Amendment, the owner or authorized representative shall engage in a pre-application conference with the staff of the Department of Planning and Development to discuss preliminary land planning, including land use relationships, density, transportation systems, infrastructure facilities and landscaping and open space provisions.
- Form and Filing.**
 - An application for a General Plan Amendment shall be made to the Planning Commission on a separate application form to be provided by the Department of Planning and Development. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. This application shall be filed with the Secretary of the Planning Commission.

Typical Review Process

General Plan Amendment
19.16.030

General Plan Amendment (GPA)

Pre-Application Meeting w/ Planning & Development Department

Planning Commission Submittal → Planning Routes Submittal

Neighborhood Meeting

Meeting Setup
Meetings are limited to the 1st day of the Neighborhood Meeting date shown in Column 6 on Submittal Form page.

Meeting must...
- start between 5:00 - 6:30 pm.
- occur after 10:00 am on scheduled Planning Commission meeting date or as close as possible to proposed location.
- be open to the public as possible.

Meeting
Approved review must be mailed to all property owners (as received with the Clerk/Recorder's office) within 10 days of subject property AND to all City staff of the Planning Department. Neighborhood Association within 100' radius of the subject property. Notices must be postmarked at least 10 days prior to the neighborhood meeting date.

Design Review Team (DRT) Staff Review

Planning Commission Meeting
Recommendation: Approved/Denied

Approved → City Council

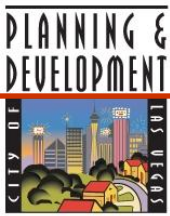
Denied → Planning Commission

Submittal of Traffic and Drainage Studies
Traffic Study due from 14 days before meeting
Drainage Study due from 14 days before meeting
Drainage Study due from 14 days before meeting

Figure 2

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Unified Development Code Timeline

- 10/19/10 Neighborhood Meeting (Mirabelli Community Center).
- 10/21/10 Planning Commission review of chapters:
 - 19.06 Residential Districts
 - 19.10 Special Area and Overlay Districts
 - 19.16 Applications and Procedures
- 10/26/10 Neighborhood meeting (Durango Hills Community Center).
- 11/09/10 Neighborhood meeting (East Las Vegas Senior Center).
- 11/18/10 Public hearing before Planning Commission to review chapters and make recommendation to City Council:
 - 19.02 Subdivision Standards
 - 19.04 Complete Streets Chapter
 - 19.08 Non-residential Standards
- First quarter 2011 First reading of ordinance at City Council