

19.12

## Permissible Uses

# Unified Development Code

# Title 19





# 19.12

## Permissible Uses

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**LAND USE TABLES****19.12.010**

- A.** Buildings, structures and land shall be used in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this Title.
- B.** Uses that are listed in Table 2 are provided with a description, applicable conditions and requirements in Subchapter 19.12.070.

**Interpretation of Land Use Tables****Table 1**

| Symbol   | Meaning                                                                                                                                                                                                                               |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                                                                                                                                                                                       |
| <b>P</b> | The use is permitted as a principal use in that zoning district by right.                                                                                                                                                             |
|          |                                                                                                                                                                                                                                       |
| <b>A</b> | 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.                                                            |
|          |                                                                                                                                                                                                                                       |
| <b>C</b> | The use is permitted, but only in accordance with the conditions specified in Subchapter 19.12.070 for conditional uses.                                                                                                              |
|          |                                                                                                                                                                                                                                       |
| <b>S</b> | The principal use is permitted in that zoning district only after first obtaining a Special Use Permit (SUP) as set forth in Subchapter 19.16.110. Base standards may apply to an SUP approval, as specified in Subchapter 19.12.070. |
|          |                                                                                                                                                                                                                                       |
| <b>H</b> | The use is permitted by means of a Home Occupation Permit.                                                                                                                                                                            |
|          |                                                                                                                                                                                                                                       |
| <b>T</b> | The use is permitted by means of a Temporary Commercial Permit in accordance with Chapter 19.16.160.                                                                                                                                  |
|          |                                                                                                                                                                                                                                       |
|          | A blank square shall mean that the use is not allowed in that zoning district.                                                                                                                                                        |

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## Permitted Use - Table 2

|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| P - Permitted          | A - Accessory              | C - Conditional                 |
| S - Special Use Permit | H - Home Occupation Permit | T - Temporary Commercial Permit |

|                                                            | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|------------------------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Accessory Structure (Class I)                              | S | S  | S   |      |      |     |     |     |      |     |   |     |     |     |   |     | page 254               |
| Accessory Structure (Class II)                             | C | C  | C   | C    | C    | C   | C   | C   | C    |     |   |     |     |     |   |     | page 255               |
| Adult Day Care Center                                      | S | S  | S   |      |      | S   | S   | S   | S    | C   | C | P   | P   | P   | P |     | page 255               |
| Airport, Heliport or Landing Field                         |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 255               |
| Amphitheater                                               |   |    |     |      |      |     |     |     |      |     |   | S   | C   | C   | C |     | page 255               |
| Animal Hospital, Clinic, or Shelter (with no Outside Pens) |   |    |     |      |      |     |     |     |      |     | S | S   | P   | P   | P |     | page 256               |
| Animal Hospital, Clinic, or Shelter (with Outside Pens)    | S | S  |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 256               |
| Animal Keeping & Husbandry                                 | C | C  |     |      |      |     |     |     |      |     |   |     |     |     |   |     | page 256               |
| Animal Keeping, Wild or Exotic                             | C |    |     |      |      |     |     |     |      |     |   |     |     |     | C |     | page 257               |
| Animal Production                                          | P |    |     |      |      |     |     |     |      |     |   |     |     |     |   |     | page 257               |
| Antique/Collectible Store                                  |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 257               |
| Asphalt or Concrete Batch Plant                            |   |    |     |      |      |     |     |     |      |     |   |     |     |     | P |     | page 257               |
| Assisted Living Apartments                                 |   |    |     |      |      | S   | P   | P   |      |     |   | S   | S   |     |   |     | page 257               |
| Astrologer, Hypnotist, or Psychic Art and Science          |   |    |     |      |      |     |     |     |      | S   |   | P   | P   | P   | P |     | page 257               |
| Auction House                                              |   |    |     |      |      |     |     |     |      |     |   |     | S   | S   | S |     | page 257               |
| Auto Broker                                                |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 258               |
| Auto Dealer Inventory Storage                              |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 258               |
| Auto Paint & Body Repair Shop                              |   |    |     |      |      |     |     |     |      |     |   |     | S   | C   | C |     | page 258               |
| Auto Parts (Accessory Installation)                        |   |    |     |      |      |     |     |     |      |     |   | C   | P   | P   | P |     | page 258               |
| Auto Parts (New & Rebuilt) (Accessory Sales & Service)     |   |    |     |      |      |     |     |     |      |     |   | S   | C   | P   | P |     | page 259               |
| Auto Repair Garage, Major                                  |   |    |     |      |      |     |     |     |      |     |   |     | S   | C   | C |     | page 259               |
| Auto Repair Garage, Minor                                  |   |    |     |      |      |     |     |     |      |     |   | S   | C   | C   | C |     | page 259               |
| Auto Smog Check                                            |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 260               |
| Auto Title Loan                                            |   |    |     |      |      |     |     |     |      |     | S | S   | S   | C   | C |     | page 260               |
| Automobile Rental                                          |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | C |     | page 261               |
| Automobile Repossession Agency                             |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 261               |
| Bailbond Service                                           |   |    |     |      |      |     |     |     |      |     |   | S   | S   | P   | P |     | page 261               |
| Bakery, Retail                                             |   |    |     |      |      |     |     |     |      | A   |   | P   | P   | P   | P |     | page 261               |
| Banquet Facility                                           |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   |   |     | page 261               |
| Banquet Facility (with Alcoholic Beverage Sales)           |   |    |     |      |      |     |     |     |      |     |   |     |     |     |   | S   | page 262               |
| Bed & Breakfast Inn                                        | S | S  | S   | S    | S    | S   | S   | S   |      | S   |   |     |     |     |   |     | page 262               |
| Beer/Wine/Cooler Off-Sale Cultural Establishment           |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 262               |



|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| P - Permitted          | A - Accessory              | C - Conditional                 |
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## Permitted Use - Table 2

|                                                 | U | R-E | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|-------------------------------------------------|---|-----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Beer/Wine/Cooler Off-Sale Establishment         |   |     |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 262               |
| Beer/Wine/Cooler On- and Off-Sale Establishment |   |     |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 263               |
| Beer/Wine/Cooler On-Sale Establishment          |   |     |     |      |      |     |     |     |      |     |   | S   | S   | S   | S | S   | page 264               |
| Billiard Parlor or Pool Hall                    |   |     |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 265               |
| Blood Plasma Donor Center                       |   |     |     |      |      |     |     |     |      |     |   |     | S   | S   | S |     | page 265               |
| Boarding or Rooming House                       |   |     |     |      |      |     | P   | P   |      |     |   |     |     | S   |   |     | page 265               |
| Boat & Trailer Dealership (New and Used)        |   |     |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 265               |
| Building & Landscape Material/Lumber Yard       |   |     |     |      |      |     |     |     |      |     |   | S   | C   | P   | P |     | page 265               |
| Building Maintenance Service and Sales          |   |     |     |      |      |     |     |     |      |     |   | S   | C   | P   | P |     | page 266               |
| Bus Charter Service & Service Facility          |   |     |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 266               |
| Business School                                 |   |     |     |      |      |     |     |     |      |     | P | P   | P   | P   | P |     | page 266               |
| Car Wash, Full Service or Auto Detailing        |   |     |     |      |      |     |     |     |      |     |   | S   | C   | C   | C |     | page 266               |
| Car Wash, Self-Service                          |   |     |     |      |      |     |     |     |      |     |   | S   | C   | C   | C |     | page 266               |
| Catering Service                                |   |     |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 266               |
| Cemetery/Mausoleum                              | C | C   |     |      |      |     |     |     |      |     |   |     | C   | C   | C |     | page 267               |
| Check Cashing Service, Limited                  |   |     |     |      |      |     |     |     |      |     | C | C   | C   | C   | C |     | page 267               |
| Child Care – Family Home                        | P | P   | P   | P    | P    | P   | P   | P   | P    |     |   |     |     |     |   |     | page 267               |
| Child Care – Group Home                         | S | S   | S   | S    | S    | S   | S   | S   | S    |     |   |     |     |     |   |     | page 267               |
| Child Care Center                               | S | S   |     |      |      |     | S   | S   | S    | C   | C | P   | P   | P   | P |     | page 267               |
| Church/House of Worship                         | S | S   | S   | S    | S    | S   | S   | S   | S    | P   | P | P   | P   | P   | P |     | page 268               |
| Cleaners, Commercial/Industrial                 |   |     |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 268               |
| Clinic                                          |   |     |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 268               |
| Cold Storage Plant                              |   |     |     |      |      |     |     |     |      |     |   |     | P   | P   | P |     | page 268               |
| College, University, or Seminary                |   |     |     |      |      |     |     |     |      |     | S | P   | P   | P   | P |     | page 268               |
| Commercial, Other than Listed                   |   |     |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 268               |
| Commercial Recreation/Amusement (Indoor)        |   |     |     |      |      |     |     |     |      |     | S | P   | P   | P   | P |     | page 269               |
| Commercial Recreation/Amusement (Outdoor)       |   |     |     |      |      |     |     |     |      |     |   |     | P   | P   | P |     | page 269               |
| Community Center, Private (Accessory)           | C | C   | C   | C    | C    | C   | A   | A   | C    |     |   |     |     |     |   |     | page 269               |
| Community Recreational Facility (Public)        | P | P   | P   | P    | P    | P   | P   | P   | P    | P   | P | P   | P   | P   | P |     | page 269               |

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|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| P - Permitted          | A - Accessory              | C - Conditional                 |
| S - Special Use Permit | H - Home Occupation Permit | T - Temporary Commercial Permit |

|                                                                                                 | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|-------------------------------------------------------------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Community Residence (including Family Community Residence and Transitional Community Residence) | C | C  | C   | C    | C    | C   | C   | C   | C    |     | C | C   | C   |     |   |     | page 269               |
| Condominium                                                                                     |   |    |     |      | P    | P   | P   | P   |      | C   | C | C   | C   |     |   |     | page 271               |
| Construction Material Supply Yard                                                               |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 271               |
| Contractor's Plant, Shop & Storage Yard                                                         |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 271               |
| Convalescent Care Facility/Nursing Home                                                         | S | S  | S   | S    |      | S   | S   | S   |      |     |   | S   | S   |     |   |     | page 271               |
| Convenience Store                                                                               |   |    |     |      |      |     |     |     |      |     | A | C   | C   | C   | C |     | page 271               |
| Convent or Monastery                                                                            |   |    |     |      |      |     | P   | P   |      |     |   |     |     |     |   |     | page 272               |
| Convention Facility, Publicly Operated                                                          |   |    |     |      |      |     |     |     |      |     |   |     |     |     |   | S   | page 272               |
| Copy Center                                                                                     |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 272               |
| Country Club, Private                                                                           | S | S  | S   | S    |      | S   | S   | S   | S    | S   | P | P   | P   | P   | P |     | page 272               |
| Crematory                                                                                       |   |    |     |      |      |     |     |     |      |     |   |     | C   | C   | C | S   | page 272               |
| Crop Production                                                                                 | P |    |     |      |      |     |     |     |      |     |   |     |     |     |   |     | page 272               |
| Custodial Institution                                                                           |   |    |     |      |      |     |     |     |      |     |   |     |     | S   | S | S   | page 272               |
| Custom & Craft Work                                                                             |   |    |     |      |      |     |     |     |      |     |   | S   | C   | P   | P |     | page 272               |
| Daily Labor Service                                                                             |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 273               |
| Delivery and Service Vehicle Storage                                                            |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 273               |
| Desktop Publishing                                                                              |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 273               |
| Dry Cleaners                                                                                    |   |    |     |      |      |     |     |     |      |     | S | P   | P   | P   | P |     | page 273               |
| Electric Generating Plant                                                                       |   |    |     |      |      |     |     |     |      |     |   |     | S   | S   | S |     | page 273               |
| Electric Utility Substation                                                                     | S |    |     |      |      |     | S   | S   |      |     | S | P   | P   | P   | P |     | page 273               |
| Electrical, Watch, Clock, Jewelry & Similar Repair                                              |   |    |     |      |      |     |     |     |      |     | A | P   | P   | P   | P |     | page 273               |
| Emergency Ambulance Services, Ground                                                            |   |    |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 274               |
| Employment Agency                                                                               |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 274               |
| Environmentally Hazardous Materials                                                             |   |    |     |      |      |     |     |     |      |     |   |     |     |     | P |     | page 274               |
| Escort Bureau                                                                                   |   |    |     |      |      |     |     |     |      |     |   | S   | S   | P   | P |     | page 274               |
| Facility for Transitional Living for Released Offenders                                         |   |    |     |      |      |     | S   | S   |      |     |   |     |     |     |   |     | page 274               |
| Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse                 |   |    |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 275               |
| Financial Institution, General (with Drive-Through)                                             |   |    |     |      |      |     |     |     |      |     | C | C   | C   | C   | C |     | page 275               |



|                        |                            |                                 |
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## Permitted Use - Table 2

|                                                                      | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|----------------------------------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Financial Institution, General (without Drive-Through)               |   |    |     |      |      |     |     |     |      |     | P | P   | P   | P   | P |     | page 275               |
| Financial Institution, Specified                                     |   |    |     |      |      |     |     |     |      |     | S | S   | S   | C   | C |     | page 275               |
| Food Processing                                                      |   |    |     |      |      |     |     |     |      |     |   |     | C   | P   | P |     | page 276               |
| Fraternity, Sorority House or Private Dorm                           |   |    |     |      |      |     | S   | S   |      |     |   |     |     |     |   |     | page 277               |
| Gaming Establishment, General Business-Related                       |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S | S   | page 277               |
| Gaming Establishment, Non-restricted                                 |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 277               |
| Gaming Establishment, Restricted                                     |   |    |     |      |      |     |     |     |      |     |   | A   | A   | A   | A |     | page 277               |
| Garden Supply/Plant Nursery                                          |   |    |     |      |      |     |     |     |      |     |   | C   | C   | P   | P |     | page 277               |
| General Personal Service                                             |   |    |     |      |      |     |     |     |      |     | A | P   | P   | P   | P |     | page 277               |
| General Retail Store, Other Than Listed (3500 Square Feet or More)   |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 278               |
| General Retail Store, Other Than Listed (Less than 3500 Square Feet) |   |    |     |      |      |     |     |     |      |     | A | P   | P   | P   | P |     | page 278               |
| Golf Driving Range                                                   |   |    |     |      |      |     |     |     |      |     | S | P   | P   | P   | P |     | page 278               |
| Government Facility                                                  |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P | P   | page 278               |
| Grocery Store                                                        |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 278               |
| Gun Club, Skeet or Target Range, or Archery Club (Indoor)            |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 278               |
| Gun Club, Skeet or Target Range, or Archery Club (Outdoor)           | S |    |     |      |      |     |     |     |      |     |   |     |     | S   | P |     | page 279               |
| Health Club                                                          |   |    |     |      |      |     |     |     |      |     | A | P   | P   | P   | P |     | page 279               |
| Heavy Machinery and Equipment (Rental, Sales & Service)              |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 279               |
| Heavy Machinery and Equipment (Storage)                              |   |    |     |      |      |     |     |     |      |     |   |     |     |     | P |     | page 279               |
| Helipad                                                              |   |    |     |      |      |     |     |     |      |     | S | S   | S   | P   | P |     | page 279               |
| Home Occupation                                                      | H | H  | H   | H    | H    | H   | H   | H   | H    |     |   |     |     |     |   |     | page 279               |
| Horse Corral or Stable (Commercial)                                  | S | S  |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 279               |
| Horse Corral or Stable (Private)                                     | C | C  |     |      |      |     |     |     |      |     |   |     |     |     |   |     | page 279               |
| Hospice                                                              |   | S  |     |      |      |     | S   | S   |      | S   | S | P   | P   | S   |   |     | page 279               |
| Hospital                                                             |   |    |     |      |      |     |     |     |      |     | S | C   | P   | P   | P |     | page 280               |
| Hotel Lounge Bar                                                     |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 280               |
| Hotel, Motel or Hotel Suites                                         |   |    |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 280               |
| Hotel, Residence                                                     |   |    |     |      |      |     |     | S   |      |     |   | S   | S   | P   |   |     | page 281               |
| Internet Cafe                                                        |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 281               |
| Internet/Catalogue Sales Office                                      |   |    |     |      |      |     |     |     |      | C   | C | P   | P   | P   | P |     | page 281               |

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|                        |                            |                                 |
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| P - Permitted          | A - Accessory              | C - Conditional                 |
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|                                                                                     | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|-------------------------------------------------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Jewelry Store, Class III                                                            |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | C |     | page 281               |
| Jewelry Store, New                                                                  |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 281               |
| Keeping of Carrier or Racing Pigeons                                                | S | S  | S   |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 282               |
| Laboratory, Medical or Dental                                                       |   |    |     |      |      |     |     |     |      | A   | A | P   | P   | P   | P |     | page 282               |
| Landfill                                                                            |   |    |     |      |      |     |     |     |      |     |   |     |     |     | S |     | page 282               |
| Laundry, Self-Service                                                               |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 282               |
| Library, Art Gallery or Museum (Public)                                             |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 282               |
| Light Assembly & Fabrication                                                        |   |    |     |      |      |     |     |     |      |     |   | C   | C   | P   | P |     | page 282               |
| Liquefied Petroleum Gas Installation (288 Gallons or Less)                          | C | C  | C   | C    | C    | C   | C   | C   | C    | C   | C | C   | C   | C   | C |     | page 283               |
| Liquefied Petroleum Gas Installation (Over 288 Gallons)                             |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S | S   | page 283               |
| Liquor Establishment (Tavern)                                                       |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S | S   | page 283               |
| Livestock Farming (Bovines/Horses)                                                  | C | C  |     |      |      |     |     |     |      |     |   |     |     |     |   |     | page 284               |
| Manufactured Home (Not Qualifying for Treatment as Single Family Detached Dwelling) |   |    |     |      |      |     |     |     | P    |     |   |     |     |     |   |     | page 284               |
| Manufactured Home (Qualifying for Treatment as Single Family Detached Dwelling)     | C | C  | C   | C    | C    | C   | C   | C   |      |     |   |     |     |     |   |     | page 285               |
| Manufacturing, Heavy                                                                |   |    |     |      |      |     |     |     |      |     |   |     |     | S   | P |     | page 285               |
| Manufacturing, Light                                                                |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 285               |
| Martial Arts Studio                                                                 |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 285               |
| Massage, Accessory                                                                  |   |    |     |      |      |     |     |     |      | A   | A | A   | A   | A   | A |     | page 285               |
| Massage Establishment                                                               |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | C |     | page 286               |
| Mining, Sand & Gravel Excavation                                                    | S |    |     |      |      |     |     |     |      |     |   |     |     | S   | S |     | page 286               |
| Mini-Storage Facility                                                               |   |    |     |      |      |     |     |     |      |     |   | S   | C   | C   | C |     | page 286               |
| Mixed-Use                                                                           |   |    |     |      |      |     | S   | S   |      | S   | S | C   | C   |     |   |     | page 287               |
| Mobile Home                                                                         |   |    |     |      |      |     |     |     | P    |     |   |     |     |     |   |     | page 287               |
| Mobile Home Park                                                                    |   |    |     |      |      |     |     |     | C    |     |   |     |     |     |   |     | page 288               |
| Monorail                                                                            | S | S  | S   | S    |      | S   | S   | S   | S    | S   | S | S   | S   | S   | S |     | page 288               |
| Mortuary or Funeral Chapel                                                          |   |    |     |      |      |     |     |     |      |     |   | S   | P   | P   | P | S   | page 289               |
| Motor Vehicle Sales (New)                                                           |   |    |     |      |      |     |     |     |      |     |   |     | C   | C   | C |     | page 289               |
| Motor Vehicle Sales (Used)                                                          |   |    |     |      |      |     |     |     |      |     |   |     | S   | C   | C |     | page 289               |
| Motorcycle/Motor Scooter Sales                                                      |   |    |     |      |      |     |     |     |      |     |   | S   |     |     |   |     | page 289               |
| Mounted Antenna of 15 Feet or Less (Ultimate Height)                                | C | C  | C   | C    | C    | C   | P   | P   | P    | P   | P | P   | P   | P   | P |     | page 290               |



|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| P - Permitted          | A - Accessory              | C - Conditional                 |
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## Permitted Use - Table 2

|                                                | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|------------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Mounted Antenna over 15 Feet (Ultimate Height) | S | S  | S   | S    | S    | S   | S   | S   | S    | S   | S | S   | P   | P   | P |     | page 290               |
| Multi-Family Residential                       |   |    |     |      |      |     | P   | P   |      |     |   |     |     |     |   |     | page 290               |
| Museum, Art Display, or Art Sales (Private)    |   |    |     |      |      |     |     |     |      | S   | P | P   | P   | P   | P |     | page 290               |
| Night Club                                     |   |    |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 290               |
| Office, Medical or Dental                      |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 290               |
| Office, Other than Listed                      |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 290               |
| Off-Premise Sign                               |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S | S   | page 290               |
| Open Air Vending/ Transient Sales Lot          |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 290               |
| Outcall Entertainment Referral Service         |   |    |     |      |      |     |     |     |      |     |   | S   | S   | P   | P |     | page 291               |
| Outdoor Storage, Accessory                     |   |    |     |      |      |     |     |     |      |     |   |     | C   | C   | C |     | page 291               |
| Package Liquor Off-Sale Establishment          |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 291               |
| Parking Lot/Sidewalk Sale                      |   |    |     |      |      |     |     |     |      |     |   | T   | T   | T   | T |     | page 292               |
| Parking, Commercial                            |   |    |     |      |      |     |     |     |      | C   | S | P   | P   | P   | P |     | page 292               |
| Pawn Shop                                      |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | C |     | page 292               |
| Pawn, Auto                                     |   |    |     |      |      |     |     |     |      |     |   |     |     | S   | C |     | page 293               |
| Pet Boarding                                   |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 293               |
| Pet Shop                                       |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 294               |
| Post Office, Local Service                     |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 294               |
| Post Office, Regional                          |   |    |     |      |      |     |     |     |      |     |   |     | P   | P   | P |     | page 294               |
| Printing & Publishing                          |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 294               |
| Private Club, Lodge or Fraternal Organization  |   |    |     |      |      |     |     |     |      |     | S | P   | P   | P   | P |     | page 294               |
| Private Sports Arena, Stadium or Track         |   |    |     |      |      |     |     |     |      |     |   |     | S   | S   | P |     | page 294               |
| Private Street                                 | C | C  | C   | C    | C    | C   | C   | C   | C    |     |   |     |     |     |   |     | page 294               |
| Psychology Practice                            |   |    |     |      |      |     |     |     |      | P   | P | P   | P   | P   | P |     | page 295               |
| Public or Private School, Primary              | S | S  | S   | S    | S    | S   | S   | S   | S    | S   | S | S   | S   | S   | S | S   | page 295               |
| Public or Private School, Secondary            | S | S  | S   | S    | S    | S   | S   | S   | S    | S   | S | S   | S   | S   | S | S   | page 295               |
| Public Park or Playground                      | P | P  | P   | P    | P    | P   | P   | P   | P    | P   | P | P   | P   | P   | P |     | page 295               |
| Radio Broadcasting                             |   |    |     |      |      |     |     |     |      |     | P | P   | P   | P   | P |     | page 296               |
| Radio, TV or Microwave Communication Tower     |   |    |     |      |      |     |     |     |      |     | S | S   | S   | S   | P |     | page 296               |
| Rail/Transit Yard or Shop                      |   |    |     |      |      |     |     |     |      |     |   |     |     |     | P |     | page 296               |
| Recording Studio                               |   |    |     |      |      |     |     |     |      |     |   | S   | P   | P   | P |     | page 296               |

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## Permitted Use - Table 2

|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| P - Permitted          | A - Accessory              | C - Conditional                 |
| S - Special Use Permit | H - Home Occupation Permit | T - Temporary Commercial Permit |

|                                                             | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|-------------------------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Recreational Vehicle and Boat Storage                       |   |    |     |      |      |     |     |     |      |     |   | S   | C   | C   | C |     | page 296               |
| Recycling Collection Center                                 |   |    |     |      |      |     |     |     |      |     |   |     |     | C   | C |     | page 296               |
| Rental Store (with Outside Storage)                         |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 297               |
| Rental Store (without Outside Storage)                      |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 297               |
| Rescue Mission or Shelter for the Homeless                  |   |    |     |      |      |     |     |     |      |     |   |     | S   | S   | S |     | page 297               |
| Restaurant with Service Bar                                 |   |    |     |      |      |     |     |     |      |     | S | S   | S   | S   | S | S   | page 297               |
| Restaurant, 2000 sq. ft. or more (with Drive-Through)       |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 297               |
| Restaurant, 2000 sq. ft. or more (without Drive-Through)    |   |    |     |      |      |     |     |     |      |     | A | P   | P   | P   | P |     | page 298               |
| Restaurant, Less than 2000 sq. ft. (with Drive-Through)     |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 298               |
| Restaurant, Less than 2000 sq. ft. (without Drive-Through)  |   |    |     |      |      |     |     |     |      |     | A | P   | P   | P   | P |     | page 298               |
| Retail Establishment with Accessory Package Liquor Off-Sale |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 298               |
| Salvage or Reclamation of Products (Indoor)                 |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 299               |
| Salvage or Reclamation of Products (Outdoor)                |   |    |     |      |      |     |     |     |      |     |   |     |     |     | C |     | page 299               |
| Satellite Dish                                              | C | C  | C   | C    | C    | C   | C   | C   | C    | C   | C | C   | C   | C   | C |     | page 300               |
| Seasonal Outdoor Sales                                      |   |    |     |      |      |     |     |     |      | T   |   | T   | T   | T   | T |     | page 300               |
| Secondhand Dealer                                           |   |    |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 300               |
| Senior Citizen Apartments                                   |   |    |     |      |      |     | C   | C   |      |     |   | S   |     |     |   |     | page 301               |
| Service Station (with Incidental Automotive Repair)         |   |    |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 301               |
| Service Station (without Automotive Repair)                 |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 302               |
| Sex Offender Counseling Facility                            |   |    |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 302               |
| Sexually Oriented Business                                  |   |    |     |      |      |     |     |     |      |     |   |     |     | C   | C |     | page 302               |
| Shopping Center                                             |   |    |     |      |      |     |     |     |      |     |   | P   | P   | P   | P |     | page 304               |
| Short-Term Residential Rental                               | C | C  | C   | C    | C    | C   | C   | C   | C    |     |   |     |     |     |   |     | page 304               |
| Single Family, Attached                                     |   |    |     | P    | P    | P   | P   | P   |      |     |   |     |     |     |   |     | page 304               |
| Single Family, Detached                                     | P | P  | P   |      | P    | P   | P   | P   | P    |     |   |     |     |     |   |     | page 304               |
| Single Family, Zero Lot Line                                |   |    |     | C    | C    |     |     |     |      |     |   |     |     |     |   |     | page 305               |
| Single Room Occupancy Residence                             |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   |   |     | page 305               |
| Slaughtering and Processing of Live Poultry                 |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | P |     | page 305               |



|                        |                            |                                 |
|------------------------|----------------------------|---------------------------------|
| P - Permitted          | A - Accessory              | C - Conditional                 |
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## Permitted Use - Table 2

|                                               | U | RE | R-1 | R-CL | R-TH | R-2 | R-3 | R-4 | R-MH | P-O | O | C-1 | C-2 | C-M | M | C-V | Additional Information |
|-----------------------------------------------|---|----|-----|------|------|-----|-----|-----|------|-----|---|-----|-----|-----|---|-----|------------------------|
| Small Wind Energy System                      |   | C  | C   |      |      | C   | C   | C   |      | C   | C | C   | C   | C   | C |     | page 305               |
| Social Event with Alcoholic Beverage Sales    |   |    |     |      |      |     |     |     |      | S   | S | S   | S   | S   | S | S   | page 307               |
| Social Service Provider                       |   |    |     |      |      |     |     |     |      |     | S | S   | S   | S   | S |     | page 307               |
| Solar Panel                                   | C | C  | C   | C    | C    | C   | C   | C   | C    | C   | C | C   | C   | C   | C |     | page 307               |
| Sound Stage                                   |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 307               |
| Supper Club                                   |   |    |     |      |      |     |     |     |      |     | S | S   | S   | S   | S | S   | page 307               |
| Swap Meet                                     |   |    |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 308               |
| Tattoo Parlor/Body Piercing Studio            |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 308               |
| Tavern-Limited Establishment                  |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 309               |
| Taxicab/Limo Yard                             |   |    |     |      |      |     |     |     |      |     |   |     |     | P   | P |     | page 309               |
| Teen Dance Center                             |   |    |     |      |      |     |     |     |      |     |   | C   | C   | C   | C |     | page 309               |
| Temporary Contractor's Construction Yard      | T | T  | T   | T    | T    | T   | T   | T   | T    | T   | T | T   | T   | T   | T |     | page 309               |
| Temporary Outdoor Commercial Event            | T | T  |     |      |      |     |     |     |      |     |   | T   | T   | T   | T |     | page 309               |
| Temporary Real Estate Sales Office            | C | C  | C   | C    | C    | C   | C   | C   | C    | C   | C | C   | C   | C   | C |     | page 309               |
| Tennis Courts, Accessory                      | C | C  | C   | C    | C    | C   | C   | C   | C    |     | C | C   | C   |     |   |     | page 310               |
| Thriftshop                                    |   |    |     |      |      |     |     |     |      |     |   | S   | S   | C   | C |     | page 310               |
| Thriftshop, Nonprofit                         |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | C |     | page 310               |
| Time-Share Development                        |   |    |     |      |      |     |     |     |      |     |   |     | C   |     |   |     | page 310               |
| Towing & Impound Yard                         |   |    |     |      |      |     |     |     |      |     |   |     |     | C   | C |     | page 311               |
| Towing Service (with No Storage)              |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 311               |
| Townhouse                                     |   |    |     |      | P    |     | P   | P   |      |     |   |     |     |     |   |     | page 311               |
| Trade School                                  |   |    |     |      |      |     |     |     |      |     | C | P   | P   | P   | P |     | page 311               |
| Trailer/RV Camp or Park                       |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | P |     | page 311               |
| Transit Passenger Facility                    |   |    |     |      |      |     |     |     |      |     |   | C   | C   | P   | P |     | page 311               |
| Truck Rental                                  |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 312               |
| Trucking Company                              |   |    |     |      |      |     |     |     |      |     |   |     | S   | P   | P |     | page 312               |
| Tutoring Center                               |   |    |     |      |      |     |     |     |      | C   | C | C   | C   | C   | C |     | page 312               |
| TV Broadcasting & Other Communication Service |   |    |     |      |      |     |     |     |      |     | S | S   | S   | P   | P |     | page 312               |
| Two-Family Dwelling                           |   |    |     |      |      | P   | P   | P   |      |     |   |     |     |     |   |     | page 312               |
| Urban Lounge                                  |   |    |     |      |      |     |     |     |      |     |   | S   | S   | S   | S |     | page 312               |
| Utility Installation, Other Than Listed       | S | S  | S   | S    | S    | S   | S   | S   | S    | S   | S | S   | P   | P   | P |     | page 312               |
| Utility Transmission Lines                    | C | C  | C   | C    | C    | C   | C   | C   | C    | C   | C | C   | C   | C   | C |     | page 313               |
| Valet Parking                                 |   |    |     |      |      |     |     |     |      |     | C | C   | C   | C   | C |     | page 313               |

## Permitted Use - Table 2

|                        |                            |                                 |
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[illegible]

**ACCESSORY USES AND STRUCTURES 19.12.020****A. General**

An accessory use or structure which is customarily incidental to the principal use or structure, and is located on the same lot or tract of land shall be permitted as an accessory use without being separately listed as a permitted use.

**B. Particular Accessory Uses**

In any residential zoning district, each of the following uses shall be considered an accessory use to the extent described, without being separately listed in the Land Use Tables, provided in each case that the use is incidental to the property's use as a dwelling and does not alter the character of its use as a dwelling of the character permitted in the respective district:

1. Garage or yard sales, provided that:
  - a. No property may be offered for sale which has not been owned and used by the occupant of the premises;
  - b. No more than two garage or yard sales shall be conducted on the premises in any calendar year;
  - c. No garage or yard sale shall be conducted for longer than three days duration;
  - d. Garage or yard sales may be conducted during the daylight hours only; and
  - e. All signage shall conform to the provisions of LVMC 19.06.140(D)(5).
2. On a single-family residential lot, the parking of a motor vehicle that bears a sign advertising the vehicle for sale, provided that:
  - a. The vehicle is:
    - i. Owned by or registered to an owner or occupant of the property;
    - ii. Parked on an improved parking surface; and
    - iii. Not being sold in connection with an automobile sales business;
  - b. The vehicle identification number is clearly visible from outside the vehicle, if the vehicle

was manufactured to include a visible vehicle identification number;

- c. No more than one vehicle is parked on the lot for purposes of display and sale at any one time; and
- d. No more than two vehicles are parked on the lot for purposes of display and sale within a twelve month period.

- C. Unless otherwise permitted by this Title, any type of use listed in Section (B) that exceeds the limitations set forth for that use in Section (B) does not qualify as an accessory use and shall be deemed to be in violation of this Title.

**TEMPORARY COMMERCIAL PERMITS 19.12.030**

Temporary uses are permitted in accordance with the standards and procedures found in Subchapter 19.16.160.

**CONDITIONAL USES 19.12.040****A. General**

Any use that is marked with the letter "C" in the Land Use Tables for a particular zoning district may be approved administratively as a conditional use if certain minimum conditions, identified as conditional use regulations, can be met. A use approved as a conditional use is subject to, and shall comply with:

1. The conditions use regulations that are listed in the Tables for that use; and
2. All other applicable requirements of this Title.

**B. Special Use Permit Required**

Except as otherwise specifically provided regarding a particular use, when one or more of the itemized conditional use regulations cannot or will not be met, a Special Use Permit is required for the use. Approval of such a Special Use Permit may be conditioned on requirements beyond those that are itemized as conditional use regulations for that use.

**C. Conditional Use Verification**

Uses that are permitted conditionally pursuant to this Subchapter are made subject to conditional use regulation, some of which are conditions that must be met before a use may commence and others that represent ongoing requirements or limitations. In order for the

Department to verify compliance with the applicable conditional use regulations, the Director may require the submission of documentation regarding such compliance. For uses concerning which the Director requires such documentation, the submission shall be in the form of a Conditional Use Verification provided by the Department. Within the time period for submission established by the Department, the form must be signed, notarized and acknowledged, and filed with the Department. The form must be signed by the owner of record of the property for which the verification is sought; provided however, that such submission is also sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property upon which such conditional use is maintained. However, interest in such property must exist in a written agreement with the owner of the record attached to which is a copy of the submission and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the submission.

#### D. Noncompliance

Whether or not the Director requires the submittal of a Conditional Use Verification under Section (C) of this Subchapter, each person or entity maintaining, operating or permitting a conditional use must comply with all provisions of this Title. Failure to comply with this Subchapter or with any other requirement of this Title pertaining to conditional uses shall be grounds for enforcement action pursuant to LVMC 19.00.090 against the person or entity that owns the property or the person or entity that operated the conditional use.

### SPECIAL USE PERMITS

**19.12.050**

#### A. General

Except as otherwise provided in this Section (A), any use that is marked with the letter "S" in the Land Use Tables for a particular zoning district may be permitted only by means of a Special Use Permit. A Special Use Permit may also be required by other provisions of law for other activities that are not listed as a use in the Land Use Tables. Notwithstanding the provisions of the first sentence of this Section (A), alcoholic beverage-related uses with an on-sale component that are ancillary to a non-restricted gaming establishment operated in conjunction with a hotel having more than two hundred rooms are deemed to be part of that use and are allowed without regard to the requirements of Chapter 19.12 provided that each such use otherwise conforms to the provisions of this Title and LVMC Chapters 6.40 and 6.50.

#### B. Conditions and Requirements of Approval.

Any use approved by means of a Special Use Permit is subject to, and shall comply with:

1. The Special Use Permit requirements, if any, that are listed in Subchapter 19.12.070 for that use, which are the minimum conditions required for approval;
2. Other or additional requirements that may be imposed as conditions of Special Use Permit approval in order to ensure compatibility of the use in relation to surrounding uses and the pattern of development; and
3. All other applicable requirements of this Title.

#### C. Waivers.

The Special Use Permit requirements listed in Subchapter 19.12.070 must be satisfied unless it can be shown by convincing and substantial evidence by the applicant that any waiver of these requirements will not compromise the objective of the City in safeguarding the interests of the City and the public. However, it shall not be permissible to waive any Special Use Permit requirement that is listed in Subchapter 19.12.070 and marked with an asterisk (\*).

### PARKING REQUIREMENTS

**19.12.060**

The minimum number of on-site parking spaces for uses listed in Table 2 of Subchapter 19.12.010 shall be as listed in Subchapter 19.12.070.

### PERMISSIBLE USE DESCRIPTIONS AND APPLICABLE CONDITIONS AND REQUIREMENTS

**19.12.070**

The descriptions contained hereunder for each identified land use generally corresponds to the definition for that use that appears in LVMC 19.18.020. In each such case, the description that appears in this Subchapter is for convenience of reference only and is not intended to supersede any corresponding definition in LVMC 19.18.020, which shall prevail in the event of conflict.

#### Accessory Structure (Class I)

**Description:** An accessory structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provide living quarters, including full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.



**Minimum Special Use Permit Requirements:**

- \* 1. The size of the lot or parcel must exceed 6500 square feet.
- 2. Unless the principal dwelling is owner-occupied, a Class I accessory structure may not be offered or occupied as a rental unit.

**On-site Parking Requirement:** One additional parking space must be provided beyond the number of spaces normally required.

**Accessory Structure (Class II)**

**Description:** An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an "Accessory Structure (Class I)."

**Conditional Use Regulations:**

- 1. The use shall comply with all provisions of Section 19.06.040 applicable to accessory structure.
- 2. Any use that does not comply may be permitted only by means of a Variance.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

**Adult Day Care Center**

**Description:** A facility that provides personal care and related services to more than ten dependent adults in a supervised, protective, congregate setting during some portion of a twenty-four hour day. Services typically offered in conjunction with an adult day care center include social and recreational activities, training, meals, and services such as rehabilitation and medication assistance.

**Conditional Use Regulations:**

- 1. The facility must comply on an ongoing basis with all governmental licensing requirements.
- 2. Access to the facility shall be by means of a collector street or larger.
- 3. The maximum lot coverage shall not exceed 50 percent.
- 4. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout driveways, circulation pattern and parking must be approved by the City Traffic Engineer prior to issuance of any building permits.
- 5. Usable floor space per client shall comply with State regulations.
- 6. Where adult day center properties have residential adjacency:
  - a. An eight foot block wall shall be installed along the common property line, with an additional buffer of evergreen trees along any open space or recreational area.

- b. The building entrance and access shall be oriented away from residential uses on local streets.
  - c. Outdoor activity shall be limited to daylight hours.
  - d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.
7. The hours of operation shall not extend beyond the hours of 6:00 a.m. to 9:00 p.m.

**Minimum Special Use Permit Requirements:**

- 1. The facility must comply on an ongoing basis with all governmental licensing requirements.
- 2. Access to the facility shall be by means of a collector street or larger.
- 3. The maximum lot coverage shall not exceed 50 percent.
- 4. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout driveways, circulation pattern and parking must be approved by the City Traffic Engineer prior to issuance of any building permits.
- 5. Usable floor space per client shall comply with State regulations.
- 6. Where adult day center properties have a residential adjacency:
  - a. An eight foot block wall shall be installed along the common property line, with an additional buffer of evergreen trees along any open space or recreational area.
  - b. The building entrance and access shall be oriented away from residential uses on local streets.
  - c. Outdoor activity shall be limited to daylight hours.
  - d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.
- 7. The hours of operation shall not extend beyond the hours of 6:00 a.m. to 9:00 p.m.

**On-site Parking Requirement:** One space for each staff member, plus one space for each 10 clients.

**Airport, Heliport or Landing Field**

**Description:** Any area of land designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration, together with related refueling and terminal facilities.

**On-site Parking Requirement:** One space for each 100 square feet of public lobby area.

**Amphitheater**

**Description:** An oval, circular or semicircular outdoor theater in which the stage or screen area is surrounded by rising tiers of seating or assembling areas, or both.

#### Conditional Use Regulations:

1. The applicant must submit, for administrative review and approval, the following:
  - a. A sound study that addresses how noise levels will be attenuated so as not to exceed the ambient noise levels adjacent to and beyond the subject site.
  - b. An engineering and traffic study that addresses, as applicable, each of the following elements as they pertain to traffic movement and to stopping, standing and parking restrictions:
    - i. Accident analysis.
    - ii. Capacity analysis.
    - iii. Geometric review, including roadway width.
    - iv. Parking measurements, including parking angle and parking and maneuvering area.
    - v. Pedestrian volume within parking and maneuvering area.
    - vi. Sight distance, including corner sight distance.
    - vii. Speed data, including speed limit.
    - viii. Traffic volumes, including peak-hour volume.
2. The use shall comply with the approved sound study and traffic and engineering study, as well as all requirements and conditions imposed by the City in connection with the approval thereof.
3. The hours of operation shall be limited to the period between 7:00 a.m. and 10:00 p.m.
4. All screen and stage areas shall be screened from view from any public right-of-way.

#### Minimum Special Use Permit Requirements:

1. The use shall comply with a sound study and a traffic and engineering study that have been approved by the City, as well as all requirements and conditions imposed by the City in connection with the approval thereof.
2. The hours of operation shall be limited to the period between 7:00 a.m. and 10:00 p.m.
3. All screen and stage areas shall be screened from view from any public right-of-way.

**On-site Parking Requirement:** One space for every 3 persons that the facility is designed to accommodate when used to maximum capacity.

#### Animal Hospital, Clinic, or Shelter (with Outside Pens)

**Description:** A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment;

2. Uses outdoor pens in providing such shelter and care.

**On-site Parking Requirement:** One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.

#### Animal Hospital, Clinic, or Shelter (with no outside Pens)

**Description:** A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and
2. Does not use any outdoor pens in providing such shelter and care.

#### Minimum Special Use Permit Requirements:

1. The use shall have access to a collector street or larger.
2. Animals shall be confined within an enclosed building at all times.
3. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
4. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
5. Noise levels must comply with the applicable provisions of LVMCTitle 7.
6. No more than 25% of the floor area may be used for the boarding of animals.

**On-site Parking Requirement:** One space for every 2 on-duty employees, plus one space per doctor and one space per examination room.

#### Animal Keeping & Husbandry

**Description:** The raising, keeping and breeding of domestic animals, including without limitation dogs, cats, birds, sheep, goats and pot-bellied pigs. The use must be ancillary to the principal use, but may be conducted for commercial purposes.

#### Conditional Use Regulations:

1. The applicant must submit to the Planning and Development Department, for administrative review and approval, a site plan with notes indicating the number and types of animals to be kept or reproduced on the premises.
2. No more than 3 sheep or goats may be kept for each one-half acre of land included in the building site.
3. All operations and activities shall be in accordance with LVMCTitle 7



**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Animal Keeping, Wild or Exotic

**Description:** The keeping of non-domestic animals, including without limitation wild animals as defined in LVMC 7.04.500.

#### Conditional Use Regulations:

1. Animals shall be confined at all times within a secured, enclosed or fenced area.
2. Animals which are kept outdoors must be located at least 1,500 feet from any residential dwelling, school, child care facility or public park.
3. The site must have a minimum area of 2 acres.
4. All operations and activities shall be in accordance with LVMC Title 7.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Animal Production

**Description:** A facility or area for raising animals (including fish and birds) and the development of animal products, such as meat, fur or eggs on a commercial basis. This use does not include raising animals to sell as pets.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor area designated for this use, plus one space for each 2,500 square feet of gross yard area so designated.

### Antique/Collectible Store

**Description:** Any building used for the sale of:

1. Any old and authentic object of personal property which was made, fabricated or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age; or
2. Any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

#### On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

### Asphalt or Concrete Batch Plant

**Description:** A permanent facility or area for the mixing of concrete or asphalt.

**On-site Parking Requirement:** One space for each employee on the largest shift, plus one space for each facility vehicle.

### Assisted Living Apartments

**Description:** An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. This use includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed five percent of the total gross floor area of the apartment complex and there is no external signage for, nor external access to, the commercial uses. This use does not include a convalescent care facility, nursing home or other medical facility that is specifically defined in Chapter 19.20.

**On-site Parking Requirement:** One space per three residents.

### Astrologer, Hypnotist, or Psychic Art and Science

**Description:** Any person who practices, teaches, or professes to practice the business of astrology, hypnotism or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairsaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy. This use does not include a hypnotherapy practice.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Auction House

**Description:** An enclosed establishment for the temporary storage and offering by an auctioneer of qualified property which is offered or sold to the highest bidder by means of a request or invitation for bids. For purposes of this description, the term "qualified property" means property of any kind belonging to another, but excluding animals, motor vehicles and business inventory to be liquidated following or in connection with the closing of a business. This use does not include a secondhand dealer.

#### Minimum Special Use Permit Requirements:

- \* 1. Temporary storage shall be limited to three weeks or less.
- 2. No outdoor display, sales or storage of any merchandise shall be permitted.
- 3. The use shall comply with the applicable requirements of LVMC Title 6.



4. The installation and use of an outside public address system or bell system is prohibited.
5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

**On-site Parking Requirement:** One space for each 2 fixed seats, or one space for each 50 square feet of non-fixed seating area in the assembly area. Where fixed seating consists of benches, each 20 linear inches of bench shall be considered one seat.

### Auto Broker

**Description:** A facility or area used primarily for the wholesaling of used motor vehicles, typically on an intermediary basis between an auction house and a used car dealership. This use does not include a facility or area used for the retail sales of used vehicles.

#### Conditional Use Regulations:

1. No more than 2 vehicles may be displayed or stored on the property.
2. The installation and use of an outside public address system or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. The repair or servicing of vehicles is not allowed.
6. No retail sales of vehicles is allowed.
7. The Special Use Permit provisions of Section 19.12.050(B) do not apply to an auto broker use.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area, plus two additional spaces for vehicle display.

### Auto Dealer Inventory Storage

**Description:** The parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel.

#### Minimum Special Use Permit Requirements:

1. All areas used for the parking or storage of vehicles shall be paved.
2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
3. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
4. Lighting shall be shielded from adjacent properties.

5. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of the parking area that is provided in excess of the parking that is required by this Table 2 for other uses.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Auto Paint & Body Repair Shop

**Description:** A facility for collision services, including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.

#### Conditional Use Regulations:

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
2. All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.
3. Openings in service bays shall not face public right-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed within an enclosed building.

**On-site Parking Requirement:** Five spaces, plus one space for each 200 square feet of gross floor area.

### Auto Parts (Accessory Installation)

**Description:** A facility for the retail sale and installation of auto accessories such as stereos, alarms and other types of accessories.

#### Conditional Use Regulations:

1. The use is limited to the installation of auto accessories and minor parts only, including stereos, car alarms, other accessories, batteries, windshield wipers, hoses, fuses, lights, radios and similar minor elements, and excludes engine, transmission and differential service, repair or installation.
2. All installation work shall be done within a completely enclosed building.
3. Access doors to the installation bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. No dismantling, re-manufacturing or rebuilding shall be permitted.
5. No used or discarded minor automotive parts shall be located or stored in any open area outside of an enclosed building.



**On-site Parking Requirement:** Five spaces, plus one space for each 200 square feet of gross floor area.

### Auto Parts (New & Rebuilt) (Accessory Sales & Service)

**Description:** A facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses, as well as the installation of auto accessories.

#### Conditional Use Regulations:

1. If an installation service is offered, the service shall be restricted to the installation of auto accessories and minor parts only, including stereos, car alarms, other accessories, batteries, windshield wipers, hoses, fuses, lights, radios and similar minor elements, and excludes engine, transmission and differential service, repair or installation.
2. All installation work shall be done within a completely enclosed building.
3. Access doors to the installation bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. No dismantling, re-manufacturing or rebuilding shall be permitted.
5. No used or discarded minor automotive parts shall be located or stored in any open area outside of an enclosed building.

**On-site Parking Requirement:** Five spaces, plus one space for each 200 square feet of gross floor area.

### Auto Repair Garage, Major

**Description:** A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. This use includes a facility which performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.

#### Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.
2. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed building.
4. No outside storage of stock, equipment or residual used equipment shall be located or stored in any open area outside of the enclosed building.

5. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

#### Minimum Special Use Permit Requirements:

1. All repair and service work shall be performed within a completely enclosed building. All windows and doors shall be completely closed when body and fender work, hammering, sanding or other noise-generating activities are being performed.
2. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed building.
3. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
4. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.
5. Outdoor hoists are prohibited.
6. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.
7. No vehicle may be parked on the premises for the purposes of offering the vehicle for sale.
8. Outdoor bells and loudspeakers are prohibited.

**On-site Parking Requirement:** Five spaces, plus one space for each 200 square feet of gross floor area.

### Auto Repair Garage, Minor

**Description:** A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less. Such repairs and service are limited to electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, and other similar activities. This use also includes the repair and installation of other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excludes general engine repairs, engine installation, and the repair and installation of transmissions and differentials.

#### Conditional Use Regulations:

1. All repair and service work shall be performed within a completely enclosed building.
2. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.



3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed building.
4. No outside storage of stock, equipment or residual used equipment shall be located or stored in any open area outside of the enclosed building.
5. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

**On-site Parking Requirement:** Five spaces, plus one space for each 200 square feet of gross floor area.

### Auto Smog Check

**Description:** A facility for the testing of vehicle emissions.

#### Conditional Use Regulations:

1. The facility must have a minimum size of 400 square feet, of which a minimum of 200 square feet must be an enclosed structure, with the remainder of the facility allowed to be located under service canopies.
2. All equipment must be stored and utilized within the enclosed structure.
3. If conducted as an accessory use to a service station, minor auto repair facility, or major auto repair facility, the auto smog check facility shall be designed to be architecturally compatible with the primary building on the site.
4. If service bay doors are provided, openings to service bay doors shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
5. When operated as a primary use, no other automobile repair shall be permitted in conjunction with the facility.
6. Each station shall have a stacking lane that will accommodate at least 3 cars, and no parking spaces required for this use or another on-site use shall be used or eliminated in order to provide smog services.

**On-site Parking Requirement:** One space, independent of vehicle stacking space.

### Auto Title Loan

**Description:** A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.

#### Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.

2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
  - a. Cover more than 20 percent of the area of all exterior windows;
  - b. Include flashing lights or neon lighting; or
  - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No auto title loan use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than 1000 feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Regulation 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

#### Minimum Special Use Permit Requirements:

- \* 1. The use shall comply with all applicable requirements of LVMC Title 6.
- \* 2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
- 3. No temporary signs (as described in LVMC 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
- 4. Window signs shall not:
  - a. Cover more than 20 percent of the area of all exterior windows;
  - b. Include flashing lights or neon lighting; or



- c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No auto title loan use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto title loan use may be located closer than 1000 feet from any other auto title loan use, auto pawn use or specified financial institution use. For purposes of this Requirement 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area. Vehicles whose title is serving as security for a loan may not be parked or stored in parking spaces that are designated as required on-site parking. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

### Automobile Rental

**Description:** A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.

#### Conditional Use Regulations:

1. The minimum site area designated for rental services shall be 25,000 square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

#### Minimum Special Use Permit Requirements:

1. No more than 5 rental vehicles shall be stored on the site at any one time.
2. No vehicles shall be offered for sale on the premises.

3. The installation and use of an outside public address or bell system is prohibited.
4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Automobile Repossession Agency

**Description:** Any parking area used for the storage of up to 2 operable vehicles which have been repossessed by or on behalf of a lender, together with related office operations. This use does not include the storage of more than 2 vehicles, which shall be treated as if the use were motor vehicles sales.

#### Conditional Use Regulations:

1. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
2. No vehicle repair or maintenance shall take place on the premises.
3. No used or discarded automotive parts or equipment shall be located in any open areas.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Bailbond Service

**Description:** An establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Bakery, Retail

**Description:** An establishment which specializes in the retail sale of baked goods, such as doughnuts, cookies, pastries and other similar goods, but does not provide meals as found in a restaurant.

**On-site Parking Requirement:** One space for each 175 square feet of gross floor area.

### Banquet Facility

**Description:** An establishment which is rented by individuals or groups to accommodate private functions such as banquets,



weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages for on-premises consumption, only during an event; and
3. Outdoor gardens or reception facilities.

**On-site Parking Requirement:** One space per 100 square feet of gross floor area.

### Banquet Facility

**Description:** An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food;
2. The sale of alcoholic beverages for on-premises consumption, only during an event; and
3. Outdoor gardens or reception facilities.

**On-site Parking Requirement:** One space per 100 square feet of gross floor area.

### Bed & Breakfast Inn

**Description:** A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.

#### Minimum Special Use Permit Requirements:

1. The establishment must have a minimum of 2 and a maximum of 5 guest bedrooms.
2. Required on-site parking for guest bedrooms shall be screened by a 6 foot fence or by dense landscaping.
3. Access to the parcel on which the establishment is located must be by means of a paved street with a right of way width of at least 50 feet.
4. Cooking facilities for guest rooms are not permitted.
5. The Department of Fire and Rescue must inspect and approve the occupancy of an establishment before it may be used as a bed and breakfast inn.
6. Individual guest occupancy is limited to no more than one month in any 3-month period.
7. No sale or display of merchandise or other commodities may occur in connection with the establishment.
8. Private functions such as weddings, receptions, luncheons, parties and similar activities are not permitted, except to the

extent such activities represent personal activities of the owner/resident.

9. Not more than one on premise sign shall be permitted. With respect to that sign:
  - a. The copy may contain only the name and address of the establishment.
  - b. The sign may not exceed 3 square feet in size or 4 feet in height.
  - c. The sign may be freestanding or may be located on the dwelling itself or on a fence or wall.
  - d. Any sign illumination must be exterior to the sign and must be shielded so as not to produce glare upon an adjacent property or a public right of way.
  - e. The design materials and colors of the sign must be compatible with the architectural style of the dwelling.

**On-site Parking Requirement:** Two spaces for the primary resident, plus one additional space for each guest room.

### Beer/Wine/Cooler Cultural Establishment

**Description:** An establishment

1. Whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only:
  - a. At a facility licensed as an art studio or otherwise licensed for art sales or display (or both); and
  - b. During the hours of an artistic exhibition, presentation or performance; and
2. That meets the Minimum Special Use Permit Requirements set forth below.

#### Minimum Special Use Permit Requirements:

1. The use is limited to the area located within the boundaries of 18b The Las Vegas Arts District, as described in the Downtown Centennial Plan and as amended from time to time.
2. No gaming is permitted as part of this Special Use Permit.
3. The use must conform to the provisions of LVMC Chapter 6.50.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Beer/Wine/Cooler Off-Sale Establishment

**Description:** An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.



**Minimum Special Use Permit Requirements:**

- \* 1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- \* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
  - a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
- \* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
  - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
  - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
- 4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- 5. The minimum distance requirements in Requirement 1 do not apply to:
  - a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- \* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
- 7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of Section 19.12.050(C), may be waived:
  - a. In accordance with the provisions of Section 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
  - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
  - c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
  - d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

**Beer/Wine/Cooler On- and Off-Sale Establishment**

**Description:** An establishment:

- 1. Whose license to sell alcoholic beverages is limited to:
  - a. The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold; and
  - b. The sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
- 2. Is operated in connection with a restaurant, grocery store or convenience store in which 30 or more people may be served with meals at any one time at tables or stools.

**Minimum Special Use Permit Requirements:**

- \* 1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- \* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two



property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

- a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
- \* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
- a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
  - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Requirement 1 do not apply to:
- a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- \* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of Section 19.12.050(C), may be waived:
- a. In accordance with the provisions of Section 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;

- b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
- c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
- d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Beer/Wine/Cooler On-Sale Establishment

**Description:** An establishment whose license to sell alcoholic beverages is limited to the sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold, and is operated in connection with a restaurant in which 30 or more people may be served with meals at any one time at tables or stools.

### Minimum Special Use Permit Requirements:

1. Except as otherwise provided, no beer/wine/cooler on-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
  - a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances



referred to in Requirement 1 shall be measured in a straight line:

- a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
  - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Requirement 1 do not apply to:
- a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- \* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Billiard Parlor or Pool Hall

**Description:** A business establishment whose principal purpose is to make billiard tables available for use by the public for amusement or entertainment.

**On-site Parking Requirement:** Two spaces per billiard table.

### Blood Plasma Donor Center

**Description:** A building used for the collection of human blood plasma from plasma donors. This use does not include a facility for the provision of medical care or treatment.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Boarding or Rooming House

**Description:** 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.

**On-site Parking Requirement:** Two spaces for the owner or principal occupant, plus one additional space for each rental unit.

### Boat & Trailer Dealership (New and Used)

**Description:** The use of any building or lot for the display and sale of new or used boats, jet skis or other marine vessels, along with corresponding trailers.

#### Conditional Use Regulations:

1. The minimum site area shall be 25,000 square feet.
2. No vehicle, boat or trailer service or repair work shall occur except within a fully enclosed structure.
3. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way.

#### Minimum Special Use Permit Requirements:

1. The minimum site area shall be 25,000 square feet.
2. No vehicle, boat or trailer service or repair work shall occur except within a fully enclosed structure.
3. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way.
4. All sales activities and storage shall be within an enclosed structure. (C-1 only).

**On-site Parking Requirement:** One space for each 500 square feet of enclosed gross floor area.

### Building & Landscape Material/Lumber Yard

**Description:** A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

#### Conditional Use Regulations:

1. Outside storage shall be screened from view from adjacent properties and streets. The screening must be architecturally consistent with the principal building in terms of materials, colors and details.

#### Minimum Special Use Permit Requirements:

1. Outside storage shall be screened from view from adjacent properties and streets. The screening must be architecturally

consistent with the principal building in terms of materials, colors and details.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area, including any outside sales area.

### Building Maintenance Service and Sales

**Description:** 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.

#### Conditional Use Regulations:

1. Outside storage shall be screened from view from adjacent properties and streets.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Bus Charter Service & Service Facility

**Description:** Any premises for the transient housing, parking, servicing or repair of motor-driven buses.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Business School

**Description:** A facility or area for instruction and training in secretarial and related office skills, cosmetology, commercial art, computer software, cooking or similar training.

**On-site Parking Requirement:** One space for each staff member, plus one space for every 2 students in class when the school is at maximum capacity.

### Car Wash, Full Service or Auto Detailing

**Description:** 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.

#### Conditional Use Regulations:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

#### Minimum Special Use Permit Requirements:

1. Each wash bay shall have a stacking lane that will accommodate at least 6 cars.

**On-site Parking Requirement:** One space for each 150 square feet of gross floor area, independent of vehicle stacking space.

### Car Wash, Self-Service

**Description:** A coin operated car wash facility that is operated by the customer and does not utilize automobile conveyors or other automated or semi-automated methods of cleaning.

#### Conditional Use Regulations:

1. Each stall shall have a stacking lane that will accommodate at least 2 cars.

#### Minimum Special Use Permit Requirements:

1. The hours of operation shall be limited to the period between 7:00 a.m. and 10:00 p.m.
2. Openings to the wash bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel.
4. No retail sale of vehicles is allowed.
5. No repair or servicing of vehicles is allowed.
6. The use must not be located within 200 feet of a residential property unless the use is separated from the residential property by a street with a minimum right-of-way width of 80 feet.
7. The applicant must demonstrate that the use can be made inoperable and inaccessible to the public after business hours.
8. Vacuum bays are permitted as part of this use if their operation is in compliance with the other Minimum Special Use Permit Requirements for this use.
9. The use must be operated in conjunction with another motor vehicle related use, such as gasoline sales, smog inspection, minor automotive repair, or recreational vehicle and boat storage.
10. An attendant must be on the premises during all times the equipment is operational.
11. Each stall shall have a stacking lane that will accommodate at least 2 cars.

**On-site Parking Requirement:** Two spaces per stall, independent of vehicle stacking space.

### Catering Service

**Description:** A service that provides for the preparation, storage, and delivery of food and food utensils for off-premise consumption.

#### Conditional Use Regulations:



1. No more than 2 delivery vehicles shall be dispatched from the site.
2. The maximum floor area shall not exceed 2,500 square feet.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

### Cemetery/Mausoleum

**Description:** Property and facilities used for interring of the dead.

#### Conditional Use Regulations:

1. A decorative masonry and/or wrought iron fence with a minimum height of 6 feet shall be constructed around the perimeter of the cemetery site. The wall along the primary street frontage shall be set back a minimum of 35 feet from the front property line. The front yard area shall not be used for interment and shall be landscaped.
2. Cemeteries shall only be allowed on parcels abutting and having access to collector streets or larger.

**On-site Parking Requirement:** One space for each employee on the largest shift.

### Check Cashing Service, Limited

**Description:** The service of cashing checks for a fee, service charge or other consideration as a service that is supplemental to a retail business that otherwise does not provide services normally associated with a financial institution. The term does not include a general financial institution, specified financial institution, or any business that provides any kind of loan, cash advance, or deferred deposit service.

#### Conditional Use Regulations:

1. The use shall comply with all applicable requirements of Title 6.
2. No loan, cash advance, or deferred deposit service may be provided in connection with this use.
3. No exterior advertising of this use is permitted.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Child Care – Family Home

**Description:** A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of 6 children for compensation. Such a use is subject to the child care regulations and standards of the State of Nevada.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Child Care – Group Home

**Description:** A residential dwelling used primarily as a residence which also provides day or overnight care for a minimum of 7 children and a maximum of 12 children for compensation. Such a use is subject to the child care regulations and standards of the State of Nevada.

#### Minimum Special Use Permit Requirements:

- \* 1. The minimum lot size shall be 6500 square feet.
- \* 2. The site shall be designed so that all loading and unloading of passengers occurs on-site.
- \* 3. In order for this use to be conducted on a parcel developed with multi-family housing, the child care must be provided within a separate structure.
- \* 4. The use shall be subject to the child care regulations and standards of the State of Nevada.
- 5. Access to the facility shall be by means of a right-of way with a width of 60 feet or less.
- 6. The use of outdoor play areas shall be limited to the hours between 6:00 A.M. and 10:00 P.M.
- 7. All lighting shall be designed so it does not shine directly onto any abutting residential property.

**On-site Parking Requirement:** One space for each staff member, plus one space for each 6 children.

### Child Care Center

**Description:** Any commercial facility which provides day or overnight care for more than 12 children. Such a use is subject to the child care regulations and standards of the State of Nevada.

#### Conditional Use Regulations:

1. Access to the child care center shall be by means of a collector street or larger.
2. The maximum lot coverage shall not exceed 30 percent.
3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.
4. Where structures or play areas have residential adjacency:
  - a. An 8-foot high block wall shall be installed along the common property line, with an additional buffer of evergreen trees along the play area. The trees shall be a minimum of 24-inch box, shall be installed at a minimum of 20 feet on center, and shall be a variety that will grow together to form a visual screen.
  - b. The building entrance and access shall be oriented away from residential uses on local streets.
  - c. Outdoor play shall be limited to daylight hours.

- d. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

**On-site Parking Requirement:** One space for each staff member, plus one space for each 10 children.

### Church/House of Worship

**Description:** Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This use includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Chapter 19.16. This use does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

#### Minimum Special Use Permit Requirements:

1. The Special Use Permit approval may include such activities as religious services, religious instruction, church club activities and similar activities.
2. The Special Use Permit approval may also include accessory functions, such as child care facilities, formal educational programs, preschool classes and similar related activities, if:
  - a. The uses are specifically proposed in the application; and
  - b. The Director finds that each such use is ancillary to the primary use.
3. Following approval of a Special Use Permit, if any additional uses not specifically covered by that Special Use Permit are proposed, an additional public hearing process shall be required to add the uses.
- \* 4. In residential districts, related uses such as thrift shops, homeless shelters and other similar activities may not be conducted and are not eligible for approval as part of a Special Use Permit. Such uses may be conducted only in the zoning districts in which such uses are permitted as primary uses, and must receive specific approval to operate.
- \* 5. Churches on sites larger than 5 acres shall not be permitted in the U District or a district with an "R" prefix.

**On-site Parking Requirement:** One space for each 4 fixed seats, or one space for each 100 square feet of non-fixed seating area in the gathering room. Where fixed seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.

### Cleaners, Commercial/Industrial

**Description:** A facility or premises which is used for cleaning items in bulk quantities, such as clothing and linens. This use includes diaper cleaning services and cleaning services for hospitals, restaurants, hotels and similar clients, as well as rug and dry cleaning plants, and

may include on-premise retail services to individual households as an use incidental to the operation of the plant.

#### Minimum Special Use Permit Requirements:

1. The plant operation shall be within a fully enclosed building.
2. The use shall be at least 50 feet from any property which is zoned P-O, O, C-D, C-1, or is zoned for any residential use. The distance requirement with respect to a nearby commercially-zoned property may be waived if the applicant demonstrates that the use is compatible with the area.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area, plus the greater of:

1. One space for each delivery vehicle; or
2. Five spaces.

### Clinic

**Description:** A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. This use does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 250 square feet.

### Cold Storage Plant

**Description:** A facility for the protective storage of items such as food or furs, in a refrigerated place.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

### College, University, or Seminary

#### Description:

1. College or university – An academic institution of higher learning beyond the level of secondary school.
2. Seminary – An institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

**On-site Parking Requirement:** One space for every 4 students or trainees.

### Commercial, Other than Listed

**Description:** Any commercial use not specifically identified in this Table 2.



**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Commercial Recreation/Amusement (Indoor)

**Description:** An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation bowling alleys, indoor miniature golf courses, roller and ice skating rinks, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms and video arcades.

#### Minimum Special Use Permit Requirements:

1. The use shall not be open to the public between the hours of 9:00 p.m. and 8:00 a.m.
2. The use must be consistent with and authorized by an approved Site Development Plan for an office project, and may not occupy more than 35 percent of the floor area of the project.
3. No structure that houses the use may exceed 35 feet in height.
4. Each structure that houses the use shall be designed to provide reasonable sound barriers for adjoining properties.

#### On-site Parking Requirement:

|                                  |                                                                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Indoor Miniature Golf Course ... | Three spaces per hole                                                                                                                                  |
| Skating Rink .....               | One space for each 150 square feet of rink area                                                                                                        |
| Indoor Game Courts.....          | Three spaces per court                                                                                                                                 |
| Walk-in Theater.....             | One space per 4 seats, plus one space for each employee                                                                                                |
| Video Arcade.....                | One space for each 200 square feet of gross floor area, plus one space per 3 persons that the facility is designed to accommodate at maximum capacity. |
| Other Uses.....                  | One space for each 200 square feet of gross floor area.                                                                                                |

### Commercial Recreation/Amusement (Outdoor)

**Description:** An outdoor facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public for a fee. This use includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, amusement parks, and sports events, but does not include an amphitheater.

#### On-site Parking Requirement:

Miniature Golf Course ..... Three spaces per hole.

Golf Course ..... Four spaces per hole.

Amusement Park ..... One space per 3 persons that the facilities are designed to accommodate at maximum capacity.

Other Uses..... One space for each 200 square feet of gross floor area.

### Community Center, Private (Accessory)

**Description:** A facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

#### Conditional Use Regulations:

1. The facility must be located on a collector street or larger.
2. The facility shall be limited to a single story in height and shall not exceed 3000 square feet in floor area.
3. The facility shall be designed to be integrated into the community.
4. No retail sales or other commercial activity shall be permitted.
5. The facility shall be for the exclusive use and enjoyment of the residents of the development.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Community Recreational Facility (Public)

**Description:** A facility which provides for community activities and is available to the general public.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Community Residence (including Family Community Residence and Transitional Community Residence)

**Description:** A residential family-like living arrangement for 5 to 10 unrelated individuals with disabilities who are in need of the mutual support furnished by other residents, as well as the support services, if any, provided by the operator of the Community Residence. Residents may be self-governing or supervised by a sponsoring entity or its staff which furnishes habilitative or rehabilitative services related to the needs of the residents. Interrelationships among residents are an essential component of a Community Residence. A Community Residence shall be considered a residential use of property for purposes of all zoning and building codes. However, the Fire Marshal, pursuant to and consistent with the City's Fire Code, may require enhanced fire protection, including the installation of fire sprinklers and other mitigating measures, where one or more residents has a lessened ability to ambulate adequately. The use includes a Family

Community Residence and a Transitional Community Residence, but does not include any of the following:

1. Senior Citizen Apartment;
2. Adult Day Care Center;
3. Convalescent Care Facility/Nursing Home;
4. Facility for Transitional Living for Released Offenders;
5. Facility to Provide Testing, Treatment, or Counseling for Drug and Alcohol Abuse;
6. Hospice;
7. Sex Offender Counseling Facility;
8. Boarding House or Rooming House;
9. Any other group living arrangement for unrelated individuals who are not disabled; or
10. Any of the following, as defined by NRS Chapter 449:
  - a. Facilities for the Treatment of Drug and Alcohol Abuse;
  - b. Modified Medical Detoxification Facilities;
  - c. Transitional Living Facilities for Released Offenders;
  - d. Facility for the Treatment of Narcotics; or
  - e. Community Triage Center.

**Conditional Use Regulations:**

1. Except as otherwise provided in Regulations 2 and 3, a Community Residence may not be located closer than 660 feet to any other Community Residence (measured from property line to property line).
2. Where there is a street, freeway or drainage channel at least 100 feet wide between the proposed Community Residence and an existing Community Residence, the minimum separation requirement
3. When the population of proposed Community Residence is of such a nature that its location must be kept confidential for it to function successfully, such as a Community Residence for victims of domestic abuse, the minimum separation requirements set forth in Regulations 1 and 2 above shall not apply.
4. A maximum of 2 persons who function as facility operator or support staff may reside in a Community Residence without being counted toward the 10-resident limit established for that use. Resident operator/support staff in excess of 2 shall be counter toward the 10-person limit.

5. A Community Residence shall comply with all public health and safety requirements including all Building and Fire Code requirements for the dwelling type in question.
6. In Federal or State law or regulations require the proposed Community Residence to be licensed or certified, then the applicant must obtain that required license or certification before commencing operation of the Community Residence.
7. When located in an O, C-1 or C-2 Zoning District, a Community Residence may not be established unless it is part of a mixed-use development.
8. The operator of the Transitional Community Residence:
  - a. Must require residents to be actively and continuously enrolled in an offsite support program, including without limitation Alcoholics Anonymous or an equivalent program, or
  - b. Must prohibit the use of alcohol and illegal drugs by residents; and
  - c. Upon request and with reasonable notice, must produce evidence satisfactory to the Director or the Code Enforcement Manager residents are in compliance with this Regulation.
9. Occupancy within a Community Residence shall not be made available to any individual whose tenancy would constitute a direct threat to the health and safety of individuals or would result in substantial physical damage to the property of others. The fact that a person is sentenced or referred to a Transitional Community Residence by a judge does not, without other evidence of a person's actual danger to other persons or property, establish that the person is a direct threat to the health and safety of others.
10. The Community Residence must be consistent with the scale and architectural character of the neighborhood.
11. The Special Use Permit provisions of LVMC 19.12.040(B) shall not apply to Regulations 5 through 10 above.
12. In case of a Special Use Permit application that is filed as a consequence of not qualifying for conditional use treatment under Regulations 1 and 2 above, the application must be approved unless the Planning Commission or City Council determines that one or more of the following conditions would occur:
  - a. The building to be occupied as a Community Residence would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.
  - b. The proposed Community Residence, together with existing Community Residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of the Community Residences on a block or adjoining blocks; or
  - c. The application or Community Residence does not or would not comply with Regulations 5 through 10 above.



**On-site Parking Requirement:** Two spaces per dwelling unit.

### Condominium

**Description:** A multi-family dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas and facilities are owned by all of the owners on a proportional, undivided basis.

**Conditional Use Regulations (for residential condominiums only):**

1. The use is limited to the following area: The Downtown Las Vegas Redevelopment Area, as established by Ordinance Nos. 3218, 3339, 3637, and 4036.
2. The condominium use shall be developed only in connection with ground-level nonresidential development, and, in the case of a multi-floor structure, shall not itself be permitted on the ground floor, except for access and entryways.
3. Structures associated with the use shall comply with the following design criteria:
  - a. The primary resident/guest entryway to the condominium use shall be independent of ground floor commercial uses, and shall be directly from and oriented to a street.
  - b. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.

**On-site Parking Requirement:** Calculated by the capacity of each unit as described below, plus one additional guest space for every 6 units spread throughout the development:

1. Studio and One Bedroom Units – 1.25 spaces per unit.
2. Two Bedroom Units – 1.75 spaces per unit.
3. Three Bedroom and Above Units – Two spaces per unit.

### Construction Material Supply Yard

**Description:** A facility for the storage and sales of construction materials.

**On-site Parking Requirement:** One space for each 500 square feet of gross yard area.

### Contractor's Plant, Shop & Storage Yard

**Description:** A facility for the storage and maintenance of contractor's supplies and operational equipment, including accessory office uses.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

### Convalescent Care Facility/Nursing Home

**Description:** A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital. This use includes a "rest home" and "nursing home," as well as a use that would qualify as a Community Residence except for the limitation on the number of residents, but does not include an "assisted living apartment," "hospital" or other medical facility that is specifically defined in Chapter 19.18.

**Minimum Special Use Permit Requirements:**

**U through R-CL Districts**

1. The minimum parcel size shall be 20,000 square feet.
2. The maximum number of beds per acre shall be 25.
3. Setbacks for buildings shall be the same as required for a single family dwelling in the zoning district where located.
4. The maximum building height shall be 2 stories.
5. The facility must be located on a collector street or larger.

**R-2 and R-4 Districts**

1. The minimum parcel size shall be 10,000 square feet.
2. The maximum number of beds per acre of land shall be 50.
3. Minimum building setbacks and building height are as follows:
  - a. A one-story structure shall be set back a minimum of 25 feet from all property lines.
  - b. A two-story structure shall be set back a minimum of 35 feet from all property lines.
4. The facility must be located on a collector street or larger.

**On-site Parking Requirement:** One space for each 6 beds, plus one space for each employee on the largest shift, plus 3 spaces for use by medical professionals.

### Convenience Store

**Description:** A facility, limited in size and scope, that is primarily used for the retail sale to the public of merchandise for off-site consumption, including prepackaged food products, sundries, household items and similar consumer items. This term does not include a retail business licensed as a "drugstore" pursuant to LVMC Title 6.

**Conditional Use Regulations:**

1. The building or portion thereof that is dedicated to the use shall have a minimum size of 1200 square feet, and shall be designed to have no more than 5000 square feet of floor space, exclusive of warehouse and office area, devoted to the display of merchandise.
2. All loading areas shall be screened from view from adjacent residential properties.

**On-site Parking Requirement:** One space for each 175 square feet of gross floor area.

### Convent or Monastery

**Description:** A house or set of buildings used as a residence by persons under religious vows.

**On-site Parking Requirement:** One space per three beds.

### Convention Facility, Publicly Operated

**Description:** A structure which has at least 100,000 square feet of floor space utilized for scheduling, hosting or accommodating a convention, trade show or temporary event whether the activity is open or closed to the general public that is owned, leased, operated and/or controlled by a local, state, or federal governmental entity.. For purposes of this Title, the term includes a stadium facility that is operated in conjunction with a convention facility.

#### Minimum Special Use Permit Requirements:

1. The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government.

#### On-site Parking Requirement:

Convention Facility ..... One space per 1,000 square feet of gross floor area.

Stadium or Arena ..... One space for each 4 fixed seats, or where fixed seating consists of benches, each 20 linear inches of bench shall be considered one seat.

### Copy Center

**Description:** A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Country Club, Private

**Description:** A facility that is made available for use on a membership basis for recreational or athletic purposes, where membership is limited and the use of the facility is primarily restricted to members and their guests. This use includes accessory uses, such as:

1. A clubhouse.
2. Retail and restaurant facilities which do not have separate signage or advertising.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Crematory

**Description:** A facility used for the cremation of corpses.

#### Conditional Use Regulations:

1. All operations shall be within a completely enclosed building.
2. There shall be no audible or noticeable indication of the use outside of the building.
3. All structures shall be set back 100 feet from any residential use.

**On-site Parking Requirement:** If operated in conjunction with a mortuary or funeral chapel, one space for each 4 fixed seats or one space for each 100 square feet of non-fixed seating area in the gathering room, whichever is greater. If operated otherwise, one space for each employee on the largest shift.

### Crop Production

**Description:** An area for raising or harvesting agricultural crops.

**On-site Parking Requirement:** One space for each employee on the largest shift.

### Custodial Institution

**Description:** One or more buildings and related facilities used for the housing or detention of persons who have been charged with or have been convicted of felonies or misdemeanors.

#### Minimum Special Use Permit Requirements:

1. The parcel or use is operated or controlled by an agency or subdivision of local, state or federal government. (C-V only)

**On-site Parking Requirement:** One space for each 20 inmates at full capacity.

### Custom & Craft Work

**Description:** A facility for the production of finished, personal or household items which are either made to order or involve considerable handwork. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, woodworking, upholstery, sculpting and other work or wood products on an individualized single item basis. This use does not include cabinetmaking, cabinet assembly or the use of mechanized assembly line production.

#### Conditional Use Regulations:

1. All work shall be performed within an enclosed building.
2. All outside storage shall be screened from view from public streets and adjacent properties.



**Minimum Special Use Permit Requirements:**

1. All work shall be performed within an enclosed building.
2. All outside storage shall be screened from view from public streets and adjacent properties.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

**Daily Labor Service**

**Description:** Any building or premises which serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned such employment in accordance with whatever employment is available on that particular day. For purposes of this paragraph, "daily labor" means manual labor, including without limitation, construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting and digging.

**Minimum Special Use Permit Requirements:**

- \* 1. The use must be located on a primary or secondary thoroughfare.
- 2. The use shall not be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, City park, or residential zoning district.
- \* 3. The hours of operation shall be limited to the hours between sunrise and sunset.
- \* 4. Signage must be posted on the premises indicating that loitering on the premises is not allowed. The signage may not exceed 4 square feet in size.
- \* 5. Persons who are seeking employment must wait for employment within a fully-enclosed structure or an area screened from public view.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

**Delivery and Service Vehicle Storage**

**Description:** The use of an area or facility for the parking and storage of commercial fleet vehicles that are used primarily in connection with the delivery of goods and services to the surrounding community.

**Minimum Special Use Permit Requirements:**

1. All areas used for the parking and storage of vehicles shall be paved, and shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
2. Lighting shall be shielded from adjacent properties.
3. The use shall not occupy or interfere with any parking spaces that are required for any other existing or proposed areas for which required parking is or will be provided on the site.
4. None of the following activities shall be permitted on site:

- a. The repair or servicing of vehicles.
- b. The storage or warehousing of goods or merchandise.

**On-site Parking Requirement:** .75 spaces for employee on the largest shift, plus one space per delivery or service vehicle.

**Desktop Publishing**

**Description:** An establishment that provides custom set-up of graphics and text for publication in an office setting. This use does not include an establishment that performs offset printing or related distribution.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

**Dry Cleaners**

**Description:** A facility which is used to provide, to individual households, cleaning services for items such as clothing and linens. This use includes such facilities whether the plant operation is located on- or off-site.

**Minimum Special Use Permit Requirements:**

1. The operation shall be within a fully enclosed building.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

**Electric Generating Plant**

**Description:** A facility that generates electricity from mechanical power produced by solar, gas, coal, hydraulic power sources or nuclear fission and that is properly licensed or franchised by the authorities having jurisdiction.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor area.

**Electric Utility Substation**

**Description:** A facility for transforming electricity for distribution to individual customers.

**On-site Parking Requirement:** None

**Electrical, Watch, Clock, Jewelry & Similar Repair**

**Description:** An establishment that provides repair services for small electronics, clocks, watches, jewelry and other similar items.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.



### Emergency Ambulance Services, Ground

**Description:** A facility which provides emergency ambulance service and does not include the use of helicopters.

**On-site Parking Requirement:** One space for each employee on the largest shift, plus one space for each facility vehicle.

### Employment Agency

**Description:** Any establishment, other than a daily labor service, which provides one or both of the following:

1. Assistance to employers in finding and employing permanent or temporary employees, whether part-time or full-time.
2. Assistance to potential employees in identifying and obtaining permanent or temporary employment, whether part-time or full-time.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Environmentally Hazardous Materials

**Description:** The location of activities or products which have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted. Environmentally hazardous materials include, but are not limited to, the following activities:

1. The manufacture, storage and testing of explosives, fireworks or munitions.
2. The refining of petroleum and the storage and distribution of natural and liquid gas or other petroleum derivatives in bulk including terminals, tank farms or other similar facilities.
3. The manufacture, blending, or mixing of pesticides, certain acids and fertilizer.
4. Stockyards; feed pens; livestock sales with pens and/or shipping facilities; rendering of animal fats; slaughtering or processing of animals; and industrial manufacturing processes using the following raw materials: bones, garbage, offal and dead animals.
5. The refining of raw materials, such as, but not limited to, chemicals, rubber, wood or wood pulp, into other products.
6. The forging, casting, melting, refining, extruding, rolling, drawing or alloying of metals.
7. The testing of jet engines or other engines.
8. Refuse disposal services not listed elsewhere in this Title, including but not limited to landfills, incinerators and other locations which receive garbage and refuse generated off-site for storage, treatment or disposal.

9. Boiler works.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor/yard area.

### Escort Bureau

**Description:** A business establishment which, for a fee, commission, hire, or profit, furnishes or arranges for escorts to accompany other persons for social engagements.

#### Minimum Special Use Permit Requirements:

1. The business must be located at least 500 feet from any residentially-zoned property and 1500 feet from any church, school, child care facility or park, measured in each case from property line to property line without regard to intervening obstacles.
2. No escorts or escort runners shall be physically dispatched from the property.
3. No business may be transacted with patrons on the property.
4. Except as may otherwise be required by ordinance or by the Director, there shall be no on-site signage or other advertising of any kind, whether on the property or elsewhere, which advertises the address or physical location of the business.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Facility for Transitional Living for Released Offenders

**Description:** A dwelling unit of a residential character that provides housing and a living environment for up to six persons who have been released from prison and who require assistance with reintegration into the community, other than such a residence that is operated or maintained by a state or local government or an agency thereof. There term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs. As used in this description, "person who has been released from prison" means:

1. A parolee
2. A person who is participating in:
  - a. A judicial program pursuant to NRS 209.4886 or 213.625; or
  - b. A correctional program pursuant to NRS 209.488 or 213.632;
3. A person who is supervised by the Division of Parole and Probation of the Department of Public Safety through residential confinement pursuant to NRS 213.371 to 213.410, inclusive; or
4. A person who, within the past 20 years, has been released from prison by expiration of his term of sentence.



**Minimum Special Use Permit Requirements:**

- \* 1. The facility must comply on an ongoing basis with all governmental licensing requirements.
- 2. The facility must be located on a parcel with a minimum size of six thousand five hundred square feet.
- 3. The facility must be located on a parcel that is within one thousand five hundred feet of an existing bus stop served by a regional bus system.
- 4. Off-street parking shall be provided on the basis of at least one space per five residents, plus an additional space for the administrator.
- 5. Indoor common area shall be provided on the basis of a minimum of fifteen square feet per resident.
- 6. The facility shall not be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood.
- 7. No signage, graphics, display, or other visual representation that is visible from a public street shall be used to identify to facility as a Facility for Transitional Living for Released Offenders.
- 8. A facility may not be located closer than one thousand five hundred feet (measured by means of the shortest distance from property line to property line) from another Facility for Transitional Living for Released Offenders, a Community Residence, church, synagogue, school, child care facility licensed for more than twelve children, or City park.
- 9. The number of occupants within a Facility for Transitional Living for Released Offenders shall not exceed the following occupancy standards
  - a. For the first bedroom (deemed to be the largest bedroom), a maximum of two adults (eighteen years of age or older).
  - b. For each bedroom thereafter:
    - i. A maximum of one adult, for bedrooms less than one hundred square feet in area; and
    - ii. A maximum of two adults, for bedrooms one hundred square feet in area or greater.

**On-site Parking Requirement:** Off-street parking shall be provided on the basis of at least one space per five residents, plus an additional space for the administrator.

**Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse**

**Description:** A facility that:

- 1. Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or

- 2. Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

**Financial Institution, General (with Drive-Through)**

**Description:** Any business or organization:

- 1. Whose primary service is the exchange of currency; and
- 2. Whose service includes drive-through service.

This use includes without limitation banks and credit unions, but does not include any business engaged in retail sales or a business whose primary service is to lend money for repayment at a future date.

**Conditional Use Regulations:**

- 1. Each drive-through service window and drive-up automatic teller machine shall have a stacking lane that will accommodate at least 6 cars per lane and that is screened in accordance with LVMC 19.08.XXX(X)(X).
- 2. In the O and C-D Districts, drive-thru's shall be separated from residential properties by an intervening building and shall not have access to local residential streets.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

**Financial Institution, General (without Drive-Through)**

**Description:** Any business or organization:

- 1. Whose primary service is the exchange of currency; and
- 2. Whose service does not include drive-through service.

This use includes without limitation banks and credit unions, but does not include any business engaged in retail sales or a business whose primary service is to lend money for repayment at a future date.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

**Financial Institution, Specified**

**Description:** Any business whose primary function is to:

- 1. Lend money;

2. Cash checks or other negotiable instruments for a fee, service charge or other consideration; or
3. Provide funds in exchange for the acceptance of a check on a post-dated or deferred-deposit basis.

This use includes without limitation a business that provides check cashing, services as a principal service offered, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances. The term does not include a pawn shop or a limited check cashing service, as described in this Section.

#### Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.08.XXX) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
  - a. Cover more than 20 percent of the area of all exterior windows;
  - b. Include flashing lights or neon lighting; or
  - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1000 feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Regulation 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

#### Minimum Special Use Permit Requirements:

- \* 1. The use shall comply with all applicable requirements of LVMC Title 6.

- \* 2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.08.XXX) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
  - a. Cover more than 20 percent of the area of all exterior windows;
  - b. Include flashing lights or neon lighting; or
  - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than 1000 feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Requirement 7, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

#### Food Processing

**Description:** A facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

#### Conditional Use Regulations:

1. Food processing shall be permitted only in conjunction with retail use.
2. A maximum of 5000 square feet in floor area shall be permitted.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.



### Fraternity, Sorority House or Private Dorm

**Description:** A residential building associated with a college or university that provides sleeping quarters, but not separate dwelling units, and may include common dining, cooking, recreation or bathing facilities.

#### Minimum Special Use Permit Requirements:

1. The minimum lot area shall be 6000 square feet for the first five occupants of the building's designed occupancy and 900 square feet for each additional residential occupant.

**On-site Parking Requirement:** One and one-half spaces per guest room.

### Gaming Establishment, General Business-Related

**Description:** A building or structure which is primarily used for some business other than gaming but in which restricted gaming is permitted pursuant to Title 6. For purposes of the Special Use Permit requirements of this Title, this use does not include a location that has obtained and maintains current licensing and zoning approvals to sell alcoholic beverages

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Gaming Establishment, Non-restricted

**Description:** An establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to LVMC Title 6. For informational purposes, this description refers to an establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment. When operated in conjunction with a hotel having more than 200 rooms this use includes any number of ancillary alcoholic beverage-related uses with an on-sale component, without regard to the requirements of LVMC Chapter 19.12, but only to the extent such uses conform to the applicable requirements of LVMC Chapters 6.40 and 6.50.

#### Minimum Special Use Permit Requirements:

- \* 1. Except as otherwise exempted by State law, non-restricted gaming establishments must be located within the Gaming Enterprise Overlay District described in Section 19.10.120.
- \* 2. A Special Use Permit is required for:
  - a. Any new non-restricted gaming establishment.
  - b. Any increase in the amount, variety or magnitude of gaming to be offered within an existing non-restricted gaming establishment whether or not the existing gaming was approved by means of a Special Use Permit.
- \* 3. The Special Use Permit requirement in Paragraph (2) above:

- a. Applies to all property in the City, wherever located and whether or not it is located in the Gaming Enterprise Overlay District;
- b. Applies to existing non-restricted gaming establishments whether or not they have applied for an increase in the amount, variety or magnitude of gaming to be offered;
- c. Applies to any property or establishment irrespective of any rights or purported rights established by prior adjudication, to the extent such rights have not become vested by the exercise thereof; and
- d. Supersedes and prevails over every other provision of the Municipal Code to the contrary, or that might be deemed to be interpreted to the contrary.

**On-site Parking Requirement:** One space for each 90 square feet of gross floor area.

### Gaming Establishment, Restricted

**Description:** An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, incidental to the primary business at the establishment, and no other game or gaming device.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Garden Supply/Plant Nursery

**Description:** A facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

#### Conditional Use Regulations:

1. Garden tools, supplies and fertilizer may be allowed outside an enclosed building, provided all storage is screened from view from any abutting streets.
2. Live plants may be located outside of an enclosed building.

**On-site Parking Requirement:** One space for each 500 square feet of indoor display area, plus one space for each 2500 square feet of outdoor display area.

### General Personal Service

**Description:** A facility for the sale of personal services. Typical personal services include barber/beauty shop, tanning salon, nail salon, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe deposit boxes, house cleaning service, weight reduction center, day spa, florist (excluding greenhouses), and permanent makeup establishment.

**On-site Parking Requirement:**

- Barber/Beauty Shop.....For a use located in a shopping center with more than 25,000 square feet of gross floor area, one space for each 250 square feet of gross floor area. Otherwise, two spaces for each barber chair and three spaces for each beautician station.
- Tanning Salon ..... Two spaces per tanning bed.
- Nail Salon ..... Two spaces per chair/station.
- Other Uses Not Listed ..... One space for each 250 square feet of gross floor area.

**General Retail Store, Other Than Listed  
(3500 Square Feet or More)**

**Description:** A facility (with 3500 square feet or more) for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. This use does not include a "grocery store," "convenience store," or other retail facility that is specifically defined in Chapter 19.18.

**On-site Parking Requirement:**

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

**General Retail Store, Other Than Listed  
(Less than 3500 Square Feet)**

**Description:** A facility (with less than 3500 square feet) for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. This use does not include a "grocery store," "convenience store," or other retail facility that is specifically defined in Chapter 19.18.

**Conditional Use Regulations:**

1. The following are not permitted:
  - a. The sale or dispensing of gasoline or other automotive fuels.
  - b. The sale of alcoholic beverages for off-premise consumption.
  - c. Outdoor storage and sales.
2. All loading areas shall be screened from view from adjacent residential properties.

**On-site Parking Requirement:** One space per 175 square feet of gross floor area.

**Golf Driving Range**

**Description:** A facility or area that is made available to the public for the practice of golf driving techniques

**On-site Parking Requirement:** Three spaces, plus one space per tee.

**Government Facility**

**Description:** A facility or area used for public purposes and owned or operated by an instrumentality or agency of Federal, State, or local government.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

**Grocery Store**

**Description:** A facility, over 5000 square feet in size, that is primarily used for the retail sale of household foodstuffs for offsite consumption, including any combination of fresh produce, meats, poultry, fish, deli products, dairy products, canned foods, dry foods, baked food, prepared foods, and beverages. This use may include the sale of other household supplies and products, but only if secondary to the primary purpose of food sales.

**On-site Parking Requirement:**

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.
  - waived in connection with the approval of a Special Use Permit.
  - c. Approval of a waiver may be conditioned upon measures designed to ensure compatibility of the use.
8. The number of occupants within a Group Residential Care Facility shall not exceed the following occupancy standards:
  - a. For the first bedroom (deemed to be the largest bedroom), a maximum of two adults (eighteen years of age or older).
  - b. For each bedroom thereafter:

**Gun Club, Skeet or Target Range, or Archery Club  
(Indoor)**

**Description:** A facility or area used for archery or the shooting of firearms, whether for practice or sport.

**On-site Parking Requirement:** One space per target or shooting position.



### Gun Club, Skeet or Target Range, or Archery Club (Outdoor)

**Description:** A facility or area used for archery or the shooting of firearms, whether for practice or sport.

**On-site Parking Requirement:** One space per target or shooting position.

### Health Club

**Description:** An establishment that operates physical fitness facilities, sports clubs or recreation clubs.

**Conditional Use Regulations:**

1. The structure shall not exceed 5000 square feet in size

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area.

### Heavy Machinery and Equipment (Rental, Sales & Service)

**Description:** A facility for the display, sale and rental of tools, heavy machinery, dump trucks or commercial and heavy equipment, such as those used in building construction, farming, restaurants or manufacturing.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area. Rental equipment may not be parked or stored in parking spaces that are designated as required on-site parking.

### Heavy Machinery and Equipment (Storage)

**Description:** A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.

**On-site Parking Requirement:** One space for each employee on the largest shift, plus one space for each facility vehicle.

### Helipad

**Description:** A facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

**Minimum Special Use Permit Requirements:**

1. The use shall be permitted only as an accessory use to a hospital, medical facility or medical office.
2. The operator shall designate flight paths that minimize flight over residential areas and shall provide the City with evidence that such flight paths have been approved by the Clark County Department of Aviation.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Home Occupation

**Description:** An income producing activity conducted in a residential zone pursuant to Section 19.18.110.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Horse Corral or Stable (Commercial)

**Description:** A structure for the keeping of horses, mules or ponies which are boarded for compensation or for use in providing instructional or recreational activities for persons other than occupants of the premises.

**Conditional Use Regulations:**

1. Stables or corrals shall be placed more than 50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line.
2. All accessory structures shall comply with the setback requirements set forth in Chapter 19.08, and in no event shall be placed closer than 5 feet from any side or rear property line abutting a residential zoning district.

**On-site Parking Requirement:** One space for each 5 horses that can be boarded at the maximum capacity on the property.

### Horse Corral or Stable (Private)

**Description:** An accessory structure for the keeping of horses, mules or ponies for the use of occupants of the premises.

**Conditional Use Regulations:**

1. Stables or corrals shall be placed at least 50 feet from any dwelling on an adjacent residential lot and at least 100 feet from the front property line.
2. Structures shall be placed at least 5 feet from any side or rear property line abutting a residential zoning district.
3. Barns and other structures shall conform to the standards for accessory buildings.
4. No more than three horses may be stabled for each one-half acre of land included in the building site.
5. In the R-D Zoning District, no more than 2 horses may be stabled on the building site, and the site must have a minimum net lot size of 18,000 square feet.

**On-site Parking Requirement:** One space for each 5 horses that can be boarded at the maximum capacity on the property.

### Hospice

**Description:** A home for the terminally ill.



**On-site Parking Requirement:** One space for each 8 beds, plus one space for each employee on the largest shift.

### Hospital

**Description:** An institution, designed within an integrated campus setting, for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

#### Conditional Use Regulations:

1. The use shall be located on a secondary thoroughfare or larger.

**On-site Parking Requirement:** One and one-half spaces for each patient bed.

### Hotel Lounge Bar

**Description:** A bar located in a lounge area of a hotel which has a minimum of 150 rooms, unless the City Council determines that public health, safety and welfare are not compromised by a lesser number of rooms, wherein:

1. Alcoholic beverages are served and consumed only at tables and booths located within the lounge bar area of the hotel, within a pool area, or within hotel rooms as incident to room service;
2. Persons are not permitted to purchase or obtain alcoholic beverages directly from such lounge bar;
3. No other business, trade, profession or entertainment that requires a license under Title 6 is conducted or performed in the lounge bar area; and
4. The maximum available customer seating in the lounge bar area does not exceed 75 seats.

The use does not include a bar that is ancillary to a "Non-Restricted Gaming Establishment," as defined in this Title.

#### Minimum Special Use Permit Requirements:

1. No hotel lounge bar business use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children or City park.
2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed hotel lounge bar which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed hotel lounge bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines

of fee interest parcels and does not include the property line of:

- a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
3. In the case of a proposed hotel lounge bar located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line from the nearest property line of the existing use to the nearest portion of the structure in which the hotel lounge bar will be located, without regard to intervening obstacles.
  4. When considering a Special Use Permit application for a hotel lounge bar which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
  5. The minimum distance requirement in Requirement 1 does not apply to an establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
  - \* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Hotel, Motel or Hotel Suites

#### Description:

1. Hotel – A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week.
2. Motel – A building or group of buildings whose main function is to provide rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week.
3. Hotel Suites – A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase "temporary lodging" refers to a rental period with a normal duration of no more than 1 week.



**On-site Parking Requirement:** One space per guest room.

### Hotel, Residence

**Description:** A multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a complete kitchen suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

This use does not include facilities which qualify as other types of dwelling units defined in this Title.

**On-site Parking Requirement:** One space per guest room.

### Internet Café

**Description:** An establishment that provides for public use 5 or more computers or other electronic devices:

1. For purposes of accessing the internet, a local area network, e-mail programs or other computer software programs; and
2. The public use of which is in exchange for compensation of any kind and paid in any manner, including but not limited to the payment of a membership fee.

This use will generally include establishments commonly known as PC cafes, cyber cafes, cyber centers, and similar designations.

#### Conditional Use Regulations:

1. No persons under the age of 16 years may use the computers or other electronic devices between the hours of 8:00 A.M. through 2:00 P.M., Monday through Friday, and after 10:00 P.M. daily, unless accompanied by a parent or guardian. The 8:00 A.M. through 2:00 P.M. restriction shall not apply during school holidays and school vacation periods recognized by schools within the City.
2. Accessible and adequate storage for bicycles and skateboards shall be provided to prevent an accumulation of bicycles and skateboards in such a manner as to interfere with the public use of sidewalks or streets.

**On-site Parking Requirement:** One space for every computer or electronic device provided for use, plus one space for each staff member on the largest shift.

### Internet/Catalogue Sales Office

**Description:** An establishment which specializes in the sale of products via the internet or by catalogue for delivery to a customer's home or business. This use may include in-person customer consultations at the establishment.

#### Conditional Use Regulations:

1. Neither the sale of products located on-site nor the delivery of products on-site is permitted.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Jewelry Store, Class III

**Description:** A store which buys and sells scrap precious metals for marketing as a commodity in bar form or in other than jewelry form, or which buys and sells precious metal bars and coins that are sold as a commodity rather than for numismatic purposes. The use may additionally include operations similar to a new jewelry store.

#### Conditional Use Regulations:

1. The use shall comply with the applicable requirements of LVMC Title 6.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. No such use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

#### Minimum Special Use Permit Requirements:

- \* 1. The use shall comply with the applicable requirements of LVMC Title 6.
- \* 2. No outdoor display, sales or storage of any merchandise shall be permitted.
- \* 3. No such use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

#### On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

### Jewelry Store, New

**Description:** A store which primarily sells new merchandise and some used merchandise from estate sales or reconstitutes precious metals into jewelry forms which are sold at retail on the premises.

#### On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

#### Keeping of Carrier or Racing Pigeons

**Description:** The keeping of pigeons that are bred and kept for the purpose of demonstration or racing, are registered with a national pigeon registry or organization, and are identified as to ownership and registration by a stamp or a band.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

#### Laboratory, Medical or Dental

**Description:** A facility, other than a hospital, that:

1. Conducts general medical or scientific research, investigation, testing, or experimentation; or
2. Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.

This use does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. This use also does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," as that term is defined in this Title.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

#### Landfill

**Description:** A lot or premises used for the disposal of garbage, trash, refuse or waste material (other than sewage) which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

**On-site Parking Requirement:** One space for each employee on the largest shift.

#### Laundry, Self-Service

**Description:** A laundry facility that provides coin operated washing and drying machines for customer operation. This use includes a facility that provides additional services such as fluff and fold or dry cleaning, provided that no dry cleaning equipment is located on the premises. This use does not include a laundry room located within a

residential development that is provided solely for the use of residents of the development.

**On-site Parking Requirement:** One space per 250 square feet of gross floor area.

#### Library, Art Gallery or Museum (Public)

**Description:** A publicly-operated facility used for:

1. The housing of a collection of books, magazines, audio and video tapes, or other material for borrowing and use by the general public; or
2. The acquisition, preservation, study or exhibition of works of artistic, historic or scientific value.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

#### Light Assembly & Fabrication

**Description:** The assembly or manufacturing of objects or items that:

1. Are made from standard parts or components;
2. Are distinct from the individual parts or components; and
3. Are not of another type of assembly or fabrication specifically described in this Table 2.

#### Conditional Use Regulations:

1. All processing, manufacturing, and storage of materials, equipment and products shall be performed in a completely enclosed building.
2. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
3. There shall be no smoke, dust or foreign matter emitted.
4. All exterior storage of material shall be in sturdy containers or enclosures which screen storage from surrounding properties and abutting streets. Storage containers for flammable materials shall be constructed of nonflammable material. [C-2 only]
5. No outside storage is permitted. [C-1 only]
6. The bulk manufactured items and raw materials stored shall not exceed 4 percent of the cubic content of the building. [C-1 only]
7. No more than 7 employees shall be engaged in the manufacture, treatment or processing operation. [C-1 only]
8. Only the following operations shall be allowed: [C-1 only]
  - a. Lens grinding;
  - b. Jewelry manufacture;
  - c. Wholesale medallion sales and assembly;



- d. Wholesale and retail cooking;
- e. Sewing and embroidery shop;
- f. Stained glass assembly;
- g. Drapery manufacture; and
- h. Wholesale printing.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor/yard area.

### Liquefied Petroleum Gas Installation (288 Gallons or Less)

**Description:** A facility or system:

- 1. Which includes tanks, piping or gas equipment (or any combination thereof);
- 2. Is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas; and
- 3. Whose tanks:
  - a. Have an aggregate water capacity of 288 gallons or less; or
  - b. Are part of an installation in a mobile home park or similar multiple-unit installation whose units are served by individual tanks if the tanks are not interconnected and each individual tank has a water capacity of less than 125 gallons.

**Conditional Use Regulations:**

- 1. This use is permitted in accordance with the applicable zoning district requirements if the installation complies with the provisions of NRS 590.465 et seq.
- 2. Any installation which was made nonconforming by the adoption of the standards of this Title regarding liquefied petroleum gas installations is subject to the expansion and discontinuance provisions set forth in Chapter 19.14.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Liquefied Petroleum Gas Installation (Over 288 Gallons)

**Description:** A facility or system:

- 1. Which includes tanks, piping or gas equipment (or any combination thereof);
- 2. Is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas; and
- 3. Whose tanks have an aggregate water capacity of more than 288 gallons, unless the tanks are part of an installation in a mobile home park or similar multiple-unit installation whose units are

served by individual tanks, the tanks are not interconnected, and each individual tank has a water capacity of less than 125 gallons.

**Minimum Special Use Permit Requirements:**

- 1. This use is permitted in accordance with the applicable zoning district requirements if the installation complies with the provisions of NRS 590.465 et seq.
- 2. Any installation which was made nonconforming by the adoption of the standards of this Title regarding liquefied petroleum gas installations is subject to the expansion and discontinuance provisions set forth in Chapter 19.14.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Liquor Establishment (Tavern)

**Description:** A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

**Minimum Special Use Permit Requirements:**

- \* 1. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City are best promoted and protected by generally requiring both a minimum separation between liquor establishments (tavern), and a minimum separation between a liquor establishment (tavern) and certain other uses that should be protected from the impacts associated with a liquor establishment (tavern). Therefore, except as otherwise provided below, no liquor establishment (tavern) may be located within 1500 feet of any other liquor establishment (tavern), church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- \* 2. The distance separation referred to in Requirement 1 shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.
- \* 3. For the purpose of Requirement 2, and for that purpose only:
  - a. The "property line" of a protected use refers to the property line of a fee interest parcel that has been created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and
  - b. The "property line" of a liquor establishment (tavern) refers to:



- i. The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or
  - ii. The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:
    - A. Using the property line of that parcel for the purpose of measuring the distance separation referred to in Requirement 1 would qualify the parcel under the distance separation requirement;
    - B. The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of 100 feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
    - C. All parking spaces required by this Subchapter 19.12.070 for the liquor establishment (tavern) use will be located on the same parcel as the use; and
    - D. The owners of all parcels within the commercial subdivision, including the owner of agreement, satisfactory to the City Attorney, that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.
  - 4. The distance separation requirement set forth in Requirement 1 does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
  - 5. The distance separation requirement set forth in Requirement 1 may be waived in accordance with the provisions of Section 19.12.050(C), but only in connection with a proposed liquor establishment (tavern) that:
    - a. Will be located on a parcel within the C-V District, the Parkway Center District within the Downtown Centennial Plan, the Gaming Enterprise Overlay District, or the Downtown Casino Overlay District;
    - b. Will be located on a parcel or within a building that, pursuant to State law or City ordinance, has been designated as an historic property, historic building, or landmark;
    - c. Will be located within a regional mall; or
    - d. Will be located within a mixed-use development
      - i. That has been approved by means of Special Use Permit pursuant to Chapters 19.12 and 19.16;
      - ii. That has a minimum net site area of 15 acres; and
      - iii. Whose gross floor area of nonresidential space is a minimum of 250,000 square feet; or
    - e. Will be separated from the existing use by a street or highway with a minimum right-of-way width of 100 feet.
  - \* 6. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.
- On-site Parking Requirement:** One space for each 50 square feet of public seating and waiting area (including areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

### Livestock Farming (Bovines/Horses)

**Description:** The raising or keeping of bovine animals or horses for recreational, entertainment or training purposes only. This use does not include the breeding or raising of animals for consumption or sale.

#### Conditional Use Regulations:

- 1. The minimum allowable parcel size is 1.25 acres.
- 2. A maximum of 25 animals (bovines or horses) is allowed per parcel.
- 3. No more than one bovine or horse is allowed per 7500 hundred square feet of lot area.
- 4. The parcel must also be occupied by a habitable dwelling.
- 5. Bovines may not be kept at any location south of Cheyenne Avenue.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Manufactured Home (Not Qualifying for Zoning Treatment as Single Family Detached Dwelling)

**Description:** A structure (as defined in NRS 489.113) that does not qualify for State-law zoning treatment as a Single Family Detached Dwelling. The fact that a structure does not qualify for State-law zoning treatment as a Single Family Detached Dwelling does not preclude it from being so treated for other purposes, or from being permanently affixed to a residential lot.

#### Conditional Use Regulations:

- 1. No sales or display of manufactured homes is permitted, except for:
  - a. The sale in-place, by the owner or his agent, of a manufactured home that has previously been located and continuously occupied in that mobile home park by the owner.
  - b. The sale in-place, by a manufactured home dealer, of a manufactured home that has previously been located and continuously occupied in that mobile home park by



the owner of the home and that has been taken as a trade-in or purchased from the owner.

- c. The placement of a manufactured home within a mobile home park for the purpose of sale or display, or both, as a sales model only.

For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in a manufactured home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

**On-site Parking Requirement:** Two spaces per site.

### Manufactured Home (Qualifying for Zoning Treatment as Single Family Detached Dwelling)

**Description:** A structure (as defined in NRS 489.113) that meets the Conditional Use Regulations listed below in order to qualify for State-law zoning treatment as a Single Family Detached Dwelling.

#### Conditional Use Regulations:

1. In order to qualify for State-law zoning treatment as a Single Family Detached Dwelling, a manufactured home must:
  - a. Have been constructed or manufactured within the 6 years immediately preceding the date on which it is affixed to the residential lot;
  - b. Consist of at least 1200 square feet of living area, unless the Director approves a reduction in size;
  - c. Be permanently affixed to the residential lot;
  - d. Have its foundation masked architecturally or by landscaping, berming or planters; and
  - e. Be demonstrated to be compatible with homes in the immediate vicinity, in terms of siding material, roofing, color, building configuration, design features, etc.

**On-site Parking Requirement:** Two spaces per site.

### Manufacturing, Heavy

**Description:** A facility for the general mass producing of goods, usually for sale to wholesalers or other industrial or manufacturing uses. This use includes any use which employs any of the following or similar types of processes:

1. Milling of grain.
2. Production of animal food, and the tanning of animal hides.
3. Production of large durable goods such as, but not limited, to motorcycles, cars, manufactured homes or airplanes.
4. Canning or bottling of food or beverages for human consumption using a mechanized assembly line.

5. Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical products, and use of a foundry for metals.
6. Production of items made from stone, clay, metal or concrete.
7. Tire recapping or retreading.
8. Production of items by means of the chemical processing of materials.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor/yard area.

### Manufacturing, Light

**Description:** A facility for producing goods without the use of any of the processes described within the definition of "Heavy Manufacturing." This use includes without limitation the following activities:

1. Assembly, finishing, and/or packaging of small items from component parts made at another location. Examples include but are not limited to cabinet making or the assembly of clocks, electrical appliances, or medical equipment.
2. Production of items made from materials derived from plants or animals including, but not limited to, leather, pre-milled wood, rubber, paper, wool or cork, or from textiles or plastics.
3. Electrical component manufacturing.
4. Reproduction, cutting, printing, or binding of written materials, drawings or newspapers on a bulk basis using lithography, offset printing, blue printing and other similar methods.
5. Machine shop where material is processed by machinery, cutting, grinding, or similar processes.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor/yard area.

### Martial Arts Studio

**Description:** An establishment whose principal business activity is the instruction of the martial arts as defined by LVMC 6.53.020(C). This use does not include any nonprofit organization or entity that offers martial arts instruction only as an incidental service in its overall program of activities.

**On-site Parking Requirement:** One space for each staff member, plus one space for every 10 students in class when the facility is at maximum capacity.

### Massage, Accessory

**Description:** The performing of massage therapy or therapeutic massage that:



1. Is accessory to a principal permitted use that is one of the following:
  - a. A medical office or physical rehabilitation clinic;
  - b. A fitness and health center;
  - c. A country club or golf course clubhouse;
  - d. A hotel with more than one hundred rooms; or
  - e. A facility similar in nature to any of the facilities listed above;
2. Does not occupy more than 150 square feet of space; and
3. Is not advertised on any exterior signage.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Massage Establishment

**Description:** A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the "accessory massage," as defined in this Title.

#### Conditional Use Regulations:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use.
4. The use may not be located within 1000 feet of any other massage establishment.
5. The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m.

#### Minimum Special Use Permit Requirements:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The use must be located on a secondary thoroughfare or larger.
3. The use may not be located within 400 feet of any church, synagogue, school, City park, child care facility, or any parcel zoned for residential use.
4. The use may not be located within 1000 feet of any other massage establishment.
5. The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m., unless further limited by the City Council on a case-by-case basis.

**On-site Parking Requirement:** Two spaces for each massage room, massage table or massage chair, with a minimum of six spaces required.

### Mining, Sand & Gravel Excavation

**Description:** The excavation of sand, gravel, minerals or other resources from the earth.

**On-site Parking Requirement:** One space for each employee on the largest shift, plus one space for each facility vehicle.

### Mini-Storage Facility

**Description:** A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

#### Conditional Use Regulations:

1. No more than one manager's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
3. The following activities are prohibited on or from the premises of a mini-storage facility:
  - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
  - b. The retail sale of stored items;
  - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
  - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
  - e. The production, fabrication or assembly of products.
4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.
5. Truck and trailer storage shall be screened from streets and adjacent properties.
6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

#### Minimum Special Use Permit Requirements:

1. No more than one manager's security residence shall be permitted.



2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
3. The following activities are prohibited on or from the premises of a mini-storage facility:
  - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
  - b. The retail sale of stored items;
  - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
  - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
  - e. The production, fabrication or assembly of products.
4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.
5. Truck and trailer storage shall be screened from streets and adjacent properties.
6. When adjacent to a residential use, the exterior wall of the mini-storage shall be constructed of decorative block.

**On-site Parking Requirement:** One space per 50 storage units, spread throughout the development, plus a minimum of 5 spaces on the exterior side of the security fence for customers. If truck or trailer rental is conducted as an accessory use, one space for each rental vehicle shall be provided in addition to the number required under the preceding sentence.

### Mixed-Use

**Description:** The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.

#### Conditional Use Regulations:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses within a C-1 or C-2 Zoning District.
2. Commercial uses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk.
3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion

thereof that is located at the interior of the development site and does not front on an arterial or collector street.

4. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

#### Minimum Special Use Permit Requirements:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O or O Zoning District.
2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning District may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.
3. Commercial uses or civic uses shall be located at the ground level fronting the primary public rights-of-way, and the principal entryway for those uses shall be directly accessed from and oriented to the public sidewalk.
4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an arterial or collector street.
5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

**On-site Parking Requirement:** To be determined in accordance with the applicable parking calculations for mixed-use developments that are set forth in Subchapter 19.18.030.

### Mobile Home

**Description:** A factory-assembled structure equipped with the necessary service connections and made so as to be movable as a unit on its own running gear and designed to be used for a one-family residential use.

#### Conditional Use Regulations:

1. No sales or display of mobile homes is permitted, except for:
  - a. The sale in-place, by the owner or his agent, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner.



- b. The sale in-place, by a mobile home dealer, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner of the home and that has been taken as a trade-in or purchased from the owner.
- c. The placement of a mobile home within a mobile home park for the purpose of sale or display, or both, as a sales model only.

For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in a mobile home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

**On-site Parking Requirement:** Two spaces per site.

### Mobile Home Park

**Description:** An area or tract of land where 2 or more mobile homes or mobile home lots are rented or held out for rent. This use does not include an area or tract of land where:

- 1. More than half of the lots are rented overnight or for less than three months for recreational vehicles.
- 2. Mobile homes are used occasionally for recreational purposes and not as permanent residences.

### Conditional Use Regulations:

- 1. No sales or display of mobile homes is permitted, except for:
  - a. The sale in-place, by the owner or his agent, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner.
  - b. The sale in-place, by a mobile home dealer, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner of the home and that has been taken as a trade-in or purchased from the owner.
  - c. The placement of a mobile home within a mobile home park for the purpose of sale or display, or both, as a sales model only.

For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in a mobile home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

**On-site Parking Requirement:** Two spaces per site (may be tandem) and one guest space for every 6 mobile home sites, distributed throughout the development.

### Monorail

**Description:** A non technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an extensive fixed guideway or rail, and including a monorail as defined in NRS Chapter 705. This use does not include a system to transport passengers between two end points with no intermediate stops, or a monorail that functions only as a part of a theme park or permanent exhibition under LVMC Chapter 6.81.

### Minimum Special Use Permit Requirements:

- 1. A Special Use Permit may be approved only in conjunction with the approval of necessary licensing for the monorail and the approval of an agreement to authorize the operation of the monorail system with the City.
- 2. Conditions may be imposed upon associated passenger terminals, power propulsion systems, parking lots, maintenance facilities and other accessory land and buildings that are referred to in the application.
- 3. Accessory commercial uses may be permitted in conjunction with the system if they are specified in the application.
- 4. Structures shall be designed to be architecturally compatible with existing buildings and structures in the vicinity of the system. Structures associated with the system may be permitted at heights greater than otherwise permitted by this Title if the heights are specified in the application.
- 5. Site development standards otherwise applicable, such as yard setbacks, building separation or location requirements, may be reduced or eliminated in connection with the approval of a Special Use Permit.
- 6. Ground level equipment, power propulsion systems and maintenance facilities shall be screened from streets and residential development with a decorative block wall not to exceed 10 feet in height; landscaping sufficient to screen the equipment, systems and facilities; or a combination thereof, as required in connection with the approval of a Special Use Permit. If the height of the block wall exceeds 6 feet, a notarized letter of approval must be obtained from the owner of any adjacent property that has been developed.
- 7. Advertising signs are permitted only in accordance with the applicable requirements of this Title or as permitted in agreement with the City to authorize the operation of the monorail system.
- 8. Approval of a Special Use Permit shall not be deemed to give the monorail system the right to use the property of any person without that person's consent or to compel the City to use its power of eminent domain to acquire property for the system.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on a particular site.



### Mortuary or Funeral Chapel

**Description:** A facility in which one or both of the following activities occur:

1. Dead bodies are prepared for burial or cremation.
2. Funeral services are conducted.

**On-site Parking Requirement:** If funeral services are conducted, one space for each 4 fixed seats or one space for each 100 square feet of non-fixed seating area in the gathering room, whichever is greater. If operated otherwise, one space for each employee on the largest shift.

### Motor Vehicle Sales (New)

**Description:** A facility or area for the display and sale or leasing of new automobiles, trucks, motorcycles and motor scooters, but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.

#### Conditional Use Regulations:

1. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. All accessory service shall be performed inside an enclosed area.
6. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
7. Accessory automobile rental is permitted.
- \* 8. Any motor vehicle sales use to be located north of Cheyenne Avenue must be within the GC-TC land use designation.

**On-site Parking Requirement:** One space for each 500 square feet of enclosed gross floor area. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of this Table 2. The parking and storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

### Motor Vehicle Sales (Used)

**Description:** A facility or area used primarily for the display and sale or leasing of used automobiles, motorcycles and motor scooters ,

but excluding mopeds. This use includes service bays and auto body shops which are incidental and accessory to the sales use.

#### Conditional Use Regulations:

1. The installation and use of an outside public address or bell system is prohibited.
2. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
4. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
5. Accessory automobile rental is permitted.

#### Minimum Special Use Permit Requirements:

1. The minimum site area designated for this use shall be 25,000 square feet.
2. The installation and use of an outside public address or bell system is prohibited.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
5. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
6. Accessory automobile rental is permitted.

**On-site Parking Requirement:** One space for each 500 square feet of enclosed gross floor area designated for this use. Vehicles that are on display or for sale may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of this Table 2. The parking and storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

### Motorcycle/Motor Scooter Sales

**Description:** A facility or area for the display and sale of motorcycles and motor scooters, whether new or used, but excluding mopeds. This use includes service bays which are incidental and accessory to the sales use. The term "motorcycle/motor scooter sales" is used for the sole purpose of allowing the use by means of Special Use Permit in the C-1 District. For all other purposes, the use described here shall be treated under the appropriate category of motor vehicle sales.

#### Minimum Special Use Permit Requirements:

1. All display and sales shall take place in an enclosed building.
2. The minimum gross floor area of the building (or tenant space) that is dedicated to this use shall be 7000 square feet.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Mounted Antenna of 15 Feet or Less (Ultimate Height)

**Description:** An antenna that is attached to a structure as permitted under this Title and that has an ultimate height of 15 feet or less.

**Conditional Use Regulations:**

1. Mounted antennas shall not be placed on top of principal or ancillary residential structures.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Mounted Antenna over 15 Feet (Ultimate Height)

**Description:** An antenna that is attached to a structure as permitted under this Title and that has an ultimate height that exceeds 15 feet.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Multi-Family Residential

**Description:** A structure used or designed as a residence for 3 or more families or households living independently of each other.

**On-site Parking Requirement:** Calculated by the capacity of each unit as described below, plus one additional guest space for every 6 units spread throughout the development:

1. Studio and One Bedroom Units – 1.25 spaces per unit.
2. Two Bedroom Units – 1.75 spaces per unit.
3. Three Bedroom and Above Units – Two spaces per unit.

### Museum, Art Display, or Art Sales (Private)

**Description:** A privately-operated facility or area for the acquisition, preservation, study, exhibition or sales of works of artistic, historic or scientific value.

**On-site Parking Requirement:** One space per 300 square feet of gross floor area.

### Night Club

**Description:** An establishment, other than a teen dance center, that is operated as a place of entertainment, characterized by any or all of the following as principal activities:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.

2. Dancing.

**On-site Parking Requirement:** One space for every 3 persons at maximum capacity.

### Office, Medical or Dental

**Description:** A professional office for the administration of professional medical or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

### Office, Other than Listed

**Description:** A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Off-Premise Sign

**Description:** Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located on, the lot where the sign is erected or placed.

**Minimum Special Use Permit Requirements:**

1. See LVMC 19.12.110.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Open Air Vending/Transient Sales Lot

**Description:** An area that is used exclusively for the sale or taking of orders for any merchandise where:

1. Such merchandise is displayed or sold in the open area;
2. The activity is not part of the operation of an established business; and
3. No permanent physical structures or facilities are used as integral parts of the sales or order taking operations.

**This use includes the display or sale of merchandise in or in connection with a truck, trailer or movable building of any type.**



**Conditional Use Regulations:**

1. No signage, including temporary signage, is allowed, except that, in the case of sales activity from a vehicle or cart, the vehicle or cart may include signage which is affixed thereto.
2. The site must be kept free of any litter or debris at all times.
3. No structures shall be allowed within the public right-of-way.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

**Outcall Entertainment Referral Service**

**Description:** A business which, for a fee, sends or refers an entertainer to an entertainment location (as defined in LVMC 6.57.030) in response to a telephone or other request to entertain a patron at the entertainment location.

**Minimum Special Use Permit Requirements:**

1. The business must be located at least 500 feet from any residentially-zoned property and 1500 feet from any church, school, child care facility or park, measured in each case from property line to property line without regard to intervening obstacles.
2. No outcall entertainers shall be physically dispatched from the property.
3. No business may be transacted with patrons on the property.
4. Except as may otherwise be required by ordinance or by the Director, there shall be no on-site signage or other advertising of any kind, whether on the property or elsewhere, which advertises the address or physical location of the business.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

**Outdoor Storage, Accessory**

**Description:** The use of a significant portion of a lot or area for the long term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. This use does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

**Conditional Use Regulations:**

1. Storage shall not be permitted within required setbacks or buffer yards.
2. Except as otherwise provided in this Title or as specifically allowed in connection with the approval of a Special Use Permit:

- a. Outside storage areas that are not screened by an intervening building shall be screened from view from any public street by a screening device at least 8 feet in height.
  - b. Outside storage areas shall be screened from view of any adjoining property by a screening device at least 8 feet in height, except along adjacent property lines of property zoned C-M or M.
3. Except as otherwise provided in this Title, in the C-2 and C-M Zoning Districts, storage shall be limited to no more than 5 percent of the lot area containing the principal use.
  4. In the C-2 Zoning District, incidental items that are normally associated with operations allowed as a matter of right are not required to be screened from view.
  5. In the C-1 Zoning District, the only items allowable as accessory outdoor storage are live nursery products, which must be screened from view of adjacent properties and right-of-way by means of screening that is architecturally consistent with the principal building in terms of materials, colors and details.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

**Package Liquor Off-Sale Establishment**

**Description:** An establishment, other than a retail establishment with package liquor off-sale, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

**Minimum Special Use Permit Requirements:**

- \* 1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- \* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
  - a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement

- \* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
  - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
  - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
- 4. The minimum distance requirements in Requirement 1 do not apply to:
  - a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- \* 5. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

**On-site Parking Requirement:**

- 1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
- 2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

**Parking Lot/Sidewalk Sale**

**Description:** A promotional sales event that is conducted by a business operation outside the confines of the commercial or manufacturing structure in which the business operation is normally conducted.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

**Parking, Commercial**

**Description:** A facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises.

**Conditional Use Regulations:**

- 1. The parking facility must be ground-level.
- 2. The parking facility shall conform with any applicable provisions of Chapter 19.10.

- 3. A 6 foot-high masonry wall shall be installed and maintained along all property lines that adjoin any residential zone.
- 4. The use of the parking facility shall cease between 9:00 p.m. and 6:00 a.m., including the use of any exterior lighting (except for security lighting).

**On-site Parking Requirement:** One space, designated as employee-only parking, for each employee on the largest shift.

**Pawn Shop**

**Description:** A facility (other than a bank, savings and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

**Conditional Use Regulations:**

- 1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
- 2. No outdoor display, sales or storage of any merchandise shall be permitted.
- 3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
- 4. No pawn shop use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop use or specified financial institution use. For purposes of this Regulation 4, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

**Minimum Special Use Permit Requirements:**

- \* 1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
- \* 2. No outdoor display, sales or storage of any merchandise shall be permitted.
- \* 3. No pawn shop shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
- 4. No pawn shop use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no pawn shop use may be located closer than 1000 feet from any other pawn shop use or specified financial institution use. For purposes of this Regulation 4, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.



## Pawn, Auto

**Description:** A pawn shop that lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property.

### Conditional Use Regulations:

1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
2. Except for the parking of automobiles, no outdoor display, sales or storage of any merchandise shall be permitted.
3. Vehicles that have been pawned may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of this Subchapter. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.
4. No auto pawn use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
5. Window signs shall not:
  - a. Cover more than 20 percent of the area of all exterior windows;
  - b. Include flashing lights or neon lighting; or
  - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
7. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
8. No auto pawn use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto pawn use may be located closer than 1000 feet from any other auto pawn use, auto title loan use or specified financial institution use. For purposes of this Regulation 8, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

### Minimum Special Use Permit Requirements:

1. The use shall comply with the applicable requirements of LVMC Chapter 6.60.
2. Except for the parking of automobiles, no outdoor display, sales or storage of any merchandise shall be permitted.
3. Vehicles that have been pawned may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of

this Subchapter. Any parking or storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

4. No auto pawn use shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.
5. Window signs shall not:
  - a. Cover more than 20 percent of the area of all exterior windows;
  - b. Include flashing lights or neon lighting; or
  - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
7. The building or portion thereof that is dedicated to the use shall have a minimum size of 1500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
8. No auto pawn use may be located closer than 200 feet from any parcel used or zoned for residential use. In addition, no auto pawn use may be located closer than 1000 feet from any other auto pawn use, auto title loan use or specified financial institution use. For purposes of this Regulation 8, distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

## Pet Boarding

**Description:** A lot, building, premises or structure on which four or more household pets are kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. This use includes facilities that provide shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation.

### Conditional Use Regulations:

1. All animals shall be confined within an enclosed area or on a leash at all times.
2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties.
3. Pens shall be screened from view from adjacent streets and adjoining properties.
4. Any exterior pens that are adjacent to a residential parcel shall be located a minimum of 50 feet from the parcel.



5. All operations and activities shall be in accordance with LVMC Title 7.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Pet Shop

**Description:** A retail establishment engaged in the sale of pets, small animals, pet supplies, or pet grooming services.

**Conditional Use Regulations:**

1. All animals shall be confined within an enclosed building at all times.
2. The building shall be designed to provide complete sound bafflers and odor protection for the adjacent property.

**On-site Parking Requirement:**

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

### Post Office, Local Service

**Description:** A branch office of the United States Postal Service that handles the mail for no more than 5 zip codes.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Post Office, Regional

**Description:** A branch office of the United States Postal Service that handles the mail for more than 5 zip codes.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Printing & Publishing

**Description:** An establishment that provides printing, publishing, duplicating, or collating services using photocopy, blueprint, off-set printing, or related equipment.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

### Private Club, Lodge or Fraternal Organization

**Description:**

1. Private Club – A facility of a private organization for the preparation and service of food and/or drink for members and their guests.

2. Lodge or Fraternal Organization – A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business.

**On-site Parking Requirement:** One space for each 50 square feet of assembly area.

### Private Sports Arena, Stadium or Track

**Description:** A facility that:

1. Is used for playing and watching sports, concerts, plays, etc.; and
2. Is not owned or operated by a public or quasi-public organization.

**On-site Parking Requirement:** One space for every 4 fixed seats or 5 feet of bench length.

### Private Street

**Description:** A street designated for use by specified property owners, maintained by or on behalf of those property owners, and not dedicated to nor intended for access by the general public.

**Conditional Use Regulations:**

1. Eligibility as Conditional Use. Private streets are permitted pursuant to the following provisions only if:
  - a. The streets are public streets within an existing subdivision that are proposed to be converted to private streets; and
  - b. All the lots within the subdivision conform to the minimum lot size requirements of Title 19.
2. Design and Construction Standards. Unless otherwise approved by the City Council or otherwise provided by means of a specific regulation governing private streets, every private street shall conform to the same standards that govern the design and construction of public streets.
3. Access Restrictions. The entrances to all private streets must be marked with a sign stating that it is a private street. Guard houses, access control gates and cross arms may be constructed. All restricted access entrances shall be manned 24 hours every day or provide an alternative means of ensuring access to the subdivision by the City and other emergency and utility service providers with appropriate identification. If the association fails to maintain reliable access as required to provide City services, the City may enter the subdivision and remove any gate or device which is a barrier to access at the sole expense of the association. The association documents shall contain provisions in conformity with this paragraph which may not be amended without the written consent of the City.
4. Access Restricted Entrance Design Standards. Any private street which has access control gates or cross arms must be of



a break-away design. A turn-around space must be located in front of any restricted access entrance to allow vehicles denied access to safely exit onto public streets. Any guardhouse, or other entry feature designed as a drive-through, must have a minimum clearance of fourteen feet in height above the road surface.

5. Streets Excluded. Streets shown on the Master Plan of Streets and Highways shall not be used, maintained, or constructed as private streets. Also, the Department may deny the creation of any other private street if it is determined that the private street would have any of the following effects:
  - a. Negatively affect traffic circulation on public streets;
  - b. Impair access to property either on-site or off-site to the subdivision;
  - c. Impair access to or from public facilities including schools, parks and libraries; or
  - d. Delay the response time of emergency vehicles.
6. Property Owners' Associations Required. Subdivisions developed with private streets must have a mandatory property owners' association which includes the participation of all properties served by private streets. Except as otherwise provided in Regulation 7, the association shall own and be responsible for the maintenance of private streets and appurtenances. The association documents must establish a reserve fund for the maintenance of streets and other improvements. Such documents are subject to review and approval by the City to ensure that adequate provision for maintenance has been made.
7. Private Street Requirements. Private streets must be located on property that is separately owned by a property owners' association or is subject to perpetual access easements running in favor of the owners of lots within the subdivision. Private streets must include provision for appropriate easements to be granted to the City and to other utility providers allowing necessary use and access for utilities and the maintenance thereof. The easements must also provide the City and protective service providers with the same right of access they would have if the streets were public streets.
8. Waiver of Services. The subdivision final map, property deeds and property owners' association documents shall note that certain City services shall not be provided on private streets. Among the services which will not be provided are: routine police patrols, enforcement of traffic and parking ordinances, preparation of accident reports and other services which may not be reasonably or properly available within a particular development. All private regulatory signs shall conform to State of Nevada regulations.
9. Special Use Permit. In cases where a Special Use Permit is required to allow private streets that do not conform to the provisions of Paragraphs (1) through (5) above, the provisions of Paragraphs (1) through (8) above are minimum standards that shall presumptively apply to a Special Use Permit for this use. The prohibitions and requirements in Paragraphs (5)

through (8) are not waivable in connection with a Special Use Permit approval.

**On-site Parking Requirement:** None

### Psychology Practice

**Description:** A professional office in which a licensed professional, including a psychiatrist, psychologist, social worker, marriage and family therapist, or occupational therapist, provides evaluation, testing, treatment or counseling services related to mental conditions or disorders. This use includes a hypnotherapy practice, but does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," or a "sex offender counseling facility," as those terms are defined in this Title.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

### Public or Private School, Primary

**Description:** An institution that provides kindergarten through 8th grade education and is supported by a public, religious or private organization.

**Minimum Special Use Permit Requirements:**

1. Adequate pick-up and drop-off areas must be provided on-site.

**On-site Parking Requirement:** Three spaces per classroom.

### Public or Private School, Secondary

**Description:** An institution that provides 9th through 12th grade education and is supported by a public, religious or private organization.

**Minimum Special Use Permit Requirements:**

1. Schools shall be located on a collector street or larger.

**On-site Parking Requirement:** Nine spaces per classroom.

### Public Park or Playground

**Description:** A park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or State-level government entity.

**On-site Parking Requirement:** Two spaces per gross acre, plus additional parking for each major sports or recreational facility as determined by reference to the applicable requirements of this table for similar facilities (e.g., commercial recreation/amusement facility, community recreational facility, golf course, golf driving range, game courts, etc.). For facilities not specifically listed, the parking requirement

shall be determined by applying the nearest comparable standard, as determined by the Director.

### Radio Broadcasting

**Description:** A building or portion of a building used as a place for radio broadcasting. This use does not include any antenna or antenna structure.

**On-site Parking Requirement:** One space per 750 square feet of gross floor area.

### Radio, TV or Microwave Communication Tower

**Description:** A freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Rail/Transit Yard or Shop

**Description:** A facility or area for the maintenance, repair, or storage of bus, rail or other transit vehicles.

**On-site Parking Requirement:** One space for each employee on the largest shift.

### Recording Studio

**Description:** A building or portion of a building used as a place to record music and videos. This use does not include broadcasting facilities.

**On-site Parking Requirement:** One space per 750 square feet of gross floor area.

### Recreational Vehicle and Boat Storage

**Description:** An area or facility used for the storage of recreational vehicles, boats, or any combination thereof. For purposes of this description, a "recreational vehicle" is a vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. This use includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes and converted trucks or buses.

#### Conditional Use Regulations:

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet

in height, except along the property line of any adjoining property that is zoned C-M or M.

3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

#### Minimum Special Use Permit Requirements:

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas. Within the N-S District, no such storage is permitted within 50 feet of property zoned for residential use.
2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least 8 feet in height, except along the property line of any adjoining property that is zoned C-M or M.
3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

**On-site Parking Requirement:** One space for each 50 storage spaces, spread throughout the development, plus a minimum of five spaces for customer use on the exterior side of the security fence.

### Recycling Collection Center

**Description:** A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. This use does not include processing except for "can banks" that crush cans as they are deposited.

#### Conditional Use Regulations:

1. A collection center that is located in a parking area may not occupy required off-street parking spaces.
2. A collection center shall be sited so as to not impede traffic flow.
3. The owner of the property and the owner and operator of the collection center shall:
  - a. Remove products stored at the collection center at least once a week;
  - b. Keep the collection center in proper repair and maintain a neat and clean appearance on the exterior of the center; and
  - c. Keep the building site clean and neat in appearance, and shall dispose of collected items and litter from the site.

**On-site Parking Requirement:** One space for each 500 square feet of enclosed gross floor/yard area.



### Rental Store (with Outside Storage)

**Description:** A facility for the rental of general merchandise to the general public, not specifically listed as a different use elsewhere in this Title, that includes outside storage of rental items. Typical general merchandise includes clothing and other apparel, electronics, videos, tools and garden equipment, furniture and other household appliances, special occasion or seasonal items, and similar consumer goods.

**On-site Parking Requirement:** One space for each 250 square feet of enclosed gross floor area, plus one space for each 1000 square feet of gross outside storage yard area.

### Rental Store (without Outside Storage)

**Description:** A facility for the rental of general merchandise to the general public, not specifically listed as a different use elsewhere in this Title, that does not include outside storage of rental items. Typical general merchandise includes clothing and other apparel, electronics, videos, tools and garden equipment, furniture and other household appliances, special occasion or seasonal items, and similar consumer goods.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Rescue Mission or Shelter for the Homeless

**Description:** A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of the preceding sentence, a "homeless individual" includes an individual who lacks a fixed, regular and adequate nighttime residence.

**On-site Parking Requirement:** One space per four beds, or one space per 750 square feet of gross floor area, if no beds are provided.

### Restaurant with Service Bar

**Description:** A bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

#### Minimum Special Use Permit Requirements:

1. No restaurant service bar shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children or City park.
2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed restaurant service bar which is closest to the existing

use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed restaurant service bar. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

- a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
3. In the case of a restaurant service bar proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    - a. From the nearest property line of the existing use to the nearest portion of the structure in which the restaurant service bar will be located, without regard to intervening obstacles; or
    - b. In the case of a proposed restaurant service bar which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the restaurant service bar will be located, without regard to intervening obstacles.
  4. When considering a Special Use Permit application for a restaurant service bar which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
  5. The minimum distance requirement in Requirement 1 does not apply to an establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992, or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992.
  - \* 6. In the O District, a restaurant service bar is permitted only as an accessory use.
  - \* 7. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

**On-site Parking Requirement:** One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

### Restaurant, 2000 sq. ft. or more (with Drive-Through)

**Description:** An establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops,



sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses, with the added provision of one or more drive-through lanes for ordering and dispensing food and beverages to patrons remaining in their vehicles.

**Conditional Use Regulations:**

1. Each drive-through service window shall have a stacking lane that will accommodate at least 6 cars per lane.

**On-site Parking Requirement:** One space for each 100 square feet of gross floor area, including outdoor areas for seating and waiting.

**Restaurant, 2000 sq. ft. or more  
(without Drive-Through)**

**Description:** An establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.

**On-site Parking Requirement:** One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

**Restaurant, Less than 2000 sq. ft.  
(with Drive Through)**

**Description:** An establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses, with the added provision of one or more drive-through lanes for ordering and dispensing food and beverages to patrons remaining in their vehicles.

**Conditional Use Regulations:**

1. Each drive-through service window shall have a stacking lane that will accommodate at least 6 cars per lane.

**On-site Parking Requirement:** One space for each 100 square feet of gross floor area, including outdoor areas for seating and waiting.

**Restaurant, Less than 2000 sq. ft.  
(without Drive Through)**

**Description:** An establishment providing for the preparation and retail sale of food and beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.

**On-site Parking Requirement:** One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

**Retail Establishment with Accessory Package Liquor Off-Sale**

**Description:** A retail establishment:

1. Whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. In which the sale of alcoholic beverages is ancillary to the retail use, and in which no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages.

This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

**Minimum Special Use Permit Requirements:**

- \* 1. Except as otherwise provided, no retail establishment with accessory package liquor off-sale (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- \* 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
  - a. Any leasehold parcel; or
  - b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
- \* 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
  - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
  - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy



parcel in which the establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
5. The minimum distance requirements in Requirement 1 do not apply to:
  - a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
  - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- \* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of Section 19.12.050(C), may be waived:
  - a. In accordance with the provisions of Section 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
  - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T C (Town Center) Zoning District and which is designated MS TC (Main Street Mixed Use) in the Town Center Land Use Plan;
  - c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space; or
  - d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Salvage or Reclamation of Products (Indoor)

**Description:** An indoor facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This use includes facilities

for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor area.

### Salvage or Reclamation of Products (Outdoor)

**Description:** An outdoor area or facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This use includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

### Conditional Use Regulations:

1. The minimum site area dedicated to this use shall be 25,000 square feet.
2. All areas used for the parking and storage of operable vehicles shall be paved.
3. All stored, damaged, or wrecked vehicles, parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
4. In addition to the requirements in Section 19.12.060, mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from surrounding properties.
5. Perimeter walls, a minimum of 8 feet in height, shall be installed along all property lines.
6. Repair activities and vehicle loading and unloading shall be prohibited on adjoining streets and alleys.
7. Service bays with access from the exterior of the structure shall not face the public rights of way.
8. All on-site lighting shall be stationary and directed away from adjoining properties. All lighting shall be shielded, hooded or otherwise designed so that direct glare and reflections are contained within the boundaries of the parcel. No light shall extend into any residential zoning district.
9. All repair activities and operations shall be conducted entirely within an enclosed structure. Outdoor hoists shall be prohibited.
10. Repair facilities shall close all windows and doors when performing body and fender work, hammering, sanding or other noise-generating activities.
11. All hazardous materials resulting from the repair, storage, or dismantling operation shall be properly stored and

removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor area dedicated to this use, plus one space for every 10,000 square feet of gross yard area.

### Satellite Dish

**Description:** A device which:

1. Incorporates a reflective surface that is solid, open mesh, or bar-configured;
2. Has the shape of a shallow dish, cone, horn or cornucopia; and
3. Is used to receive electromagnetic signals.

### Conditional Use Regulations:

1. Satellite dishes are permitted as an accessory use, subject to the following:
  - a. In single-family residential districts, satellite dishes are permitted in the rear yard only, except that dishes 18 inches in diameter or smaller are also permitted in the side yards. In districts other than single-family residential, satellite dishes are allowed in yard areas or on rooftops.
  - b. Satellite dishes shall be fully screened from view of streets and public open areas. When located on ground level, they shall be screened to the full height of the structure with landscaping. When located on a rooftop, they shall be located and screened so as to minimize visual impact from other properties in the area.
  - c. Satellite dishes shall not exceed 10 feet in diameter, nor 12 feet in height when the dish is vertically positioned.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Seasonal Outdoor Sales

**Description:** The temporary outdoor sale and display of the following (and only the following) holiday goods in connection with the corresponding holidays:

1. Christmas trees;
2. Halloween pumpkins;
3. Valentine's Day flowers; and
4. Mother's Day flowers.

This use does not include fireworks sales, which are governed by LVMC Chapter 9.28 and are subject to the requirements of the Department of Fire and Rescue.

No Temporary Commercial Permit required if the sales operation:

1. Takes place on the same site as, and is in conjunction with, the operation of an established commercial business with a valid business license for that site; and
2. Conforms with all applicable City ordinances and standards.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Secondhand Dealer

**Description:** A specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this description, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. This use includes the sale of jewelry (Class III type) and scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter, the sale of used cars or the sale of other items which the City Council determines do not fit within the intent of this term. This use does not include the buying and selling of foreign or domestic coins for numismatic purposes or used books, which shall be allowed where retail sales of new merchandise is permitted. This use also does not include a thriftshop or nonprofit thriftshop.

### Conditional Use Regulations:

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of LVMC Title 6.
3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

### Minimum Special Use Permit Requirements:

- \* 1. No outdoor display, sales or storage of any merchandise shall be permitted.
- \* 2. The use shall comply with the applicable requirements of LVMC Title 6.
- \* 3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.



## Senior Citizen Apartments

**Description:** An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:

1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and
2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.

### Conditional Use Regulations:

1. For any development that is over three stories in height:
  - a. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
  - b. Rooflines and facade elements shall be articulated in order to break down the apparent massing of the structures.

### Minimum Special Use Permit Requirements:

1. For any development that is over three stories in height:
  - a. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
  - b. Rooflines and facade elements shall be articulated in order to break down the apparent massing of the structures.
2. The use shall be developed and operated only in connection with ground-level nonresidential development. In the case of a multi-floor structure, the apartments themselves must be located above the ground floor, but access ways, entryways and community rooms may be located on the ground floor. (C-1 only)
3. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street. (C-1 only)
4. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors. (C-1 only)
5. For any development that, in accordance with LVMC 19.08.050, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements, and all minimum setback requirements for the C-1 District, shall be met. (C-1 only)

**On-site Parking Requirement:** .75 spaces per unit (.5 spaces per unit within the Downtown Centennial Plan Overlay District).

## Service Station (with Incidental Automotive Repair)

**Description:** A building or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade. The use may include incidental minor automotive repair and an automatic car wash facility.

### Conditional Use Regulations:

1. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - a. The dispensing of petroleum products, water and air from pump islands.
  - b. The provision of emergency service of a minor nature.
  - c. The sale of items via vending machines which shall be located next to the main structure.
2. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.
3. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
4. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
5. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
6. The installation of LPG tanks shall be permitted only as set forth in this Subchapter.
7. If the use includes a carwash facility, there must be a stacking lane that will accommodate at least 6 cars.

### Minimum Special Use Permit Requirements:

1. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - a. The dispensing of petroleum products, water and air from pump islands.
  - b. The provision of emergency service of a minor nature.
  - c. The sale of items via vending machines which shall be located next to the main structure.
2. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.
3. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

4. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
5. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
6. The installation of LPG tanks shall be permitted only as set forth in this Subchapter.
7. If the use includes a carwash facility, there must be a stacking lane that will accommodate at least 6 cars.

**On-site Parking Requirement:** One space for each 250 square feet of retail/commercial gross floor area.

### Service Station (without Automotive Repair)

**Description:** A building or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade. The use may include, as an incidental use, an automatic car wash facility, but may not include any automotive repair.

#### Conditional Use Regulations:

1. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
  - a. The dispensing of petroleum products, water and air from pump islands.
  - b. The provision of emergency service of a minor nature.
  - c. The sale of items via vending machines which shall be located next to the main structure.
2. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than 10 feet from the street right-of-way line.
3. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.
4. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.
5. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
6. The installation of LPG tanks shall be permitted only as set forth in this Subchapter.
7. If the use includes a carwash facility, there must be a stacking lane that will accommodate at least 6 cars.

**On-site Parking Requirement:** One space for each 250 square feet of retail/commercial gross floor area.

### Sex Offender Counseling Facility

**Description:** A facility that regularly provides court-ordered or court-sanctioned treatment or counseling to sex offenders.

#### Conditional Use Regulations:

1. The applicant must submit, for administrative review and approval, the following:
  - a. A site plan;
  - b. A floor plan indicating the use of each room in the facility; and
  - c. A business plan clearly indicating that the facility will provide services pursuant to or in conformance with judicial requirements.

**On-site Parking Requirement:** One space for each 200 square feet of gross floor area up to 2,000 square feet, plus one space for each additional 175 square feet.

### Sexually Oriented Business

**Description:** Sexually Oriented Businesses include the following:

1. Adult emporium – An establishment which engages in the sale, rental or trade of books, films, videotapes, sexual novelties, discs, magazines and other periodicals and which:
  - a. Will or does derive 35 percent or more of its gross revenue from the sale, rental or trade of sexual novelties or books, films, videotapes, discs, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specific sexual activities or specific anatomical areas;
  - b. At any particular time devotes 35 percent or more of its inventory floor and wall space to the types of inventory described in Paragraph (a) above;
  - c. At any particular time has, as 35 percent or more of its total inventory or any category thereof, the types of inventory described in Paragraph (a) above; or
  - d. Holds itself out, by advertising or otherwise, primarily as an outlet for the types of inventory described in Paragraph (a) above.
2. Adult mini-motion picture theater – An enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
3. Adult motel – A motel wherein material is presented, as part of the motel services, via closed circuit television or otherwise, which is distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
4. Adult motion picture arcade – Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically or mechanically controlled still or



motion pictures, projectors or other image-producing devices are maintained to show images to 5 or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

5. Adult motion picture theater – An enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
6. Adult paper rack – Each self operated device or container, except those located in an adult emporium, which is primarily used for the distribution of magazines, papers or periodicals which are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas or the advertisement of other sexually oriented businesses.
7. Massage parlor – Any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with specified sexual activities or where any person providing such treatment, manipulation or services related thereto exposes specified anatomical areas.
8. Model studio – Any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
9. Nude show – Any establishment which provides and permits the viewing of live performances of specified sexual activities or the display of specified anatomical areas upon its premises as entertainment or any attraction for business. This use does not include the display of specified anatomical areas in the showroom of a resort hotel and casino with over three hundred rooms which is subject to the casino entertainment tax described in NRS 463.401 and which is located within the Downtown Casino Overlay District. For purposes of the preceding sentence, a showroom must contain a minimum of 300 seats. Any nude show which takes place at an establishment which is licensed or is required to be licensed to sell alcoholic beverages is subject to LVMC 6.50.430.
10. Sexual encounter center – Any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by, employees, devices or equipment or by personnel provided by the establishment which appeals to the prurient interest of the patron, to include, but not limited to, bathhouses, massage parlors and related or similar activities.

#### Conditional Use Regulations:

1. No person shall cause or permit the establishment of any sexually oriented business in an area zoned other than C-MorM. In addition, no person shall cause or permit the establishment of any sexually oriented business within 1000 feet of any other sexually oriented business, church, public or private school, day care, teen dance center, park or playground. The distance shall be the shortest distance between two property lines, one being the property line of the proposed sexually oriented business which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed sexually oriented business. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of this paragraph, the term "property line" refers to property lines of fee interest parcels and not leasehold parcels.
2. The "establishment" of a sexually oriented business includes the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area or the conversion of an existing business location to any sexually oriented business.
3. Any person establishing a sexually oriented business must first file with the Department of Finance and Business Services the name and address of the business and the type of sexually oriented business to be conducted.
4. Any business existing as of September 16, 1992, that is made nonconforming by the provisions of Ordinance 3674 shall be permitted to remain in operation provided, however, that:
  - a. No such business may be increased, enlarged, extended or altered, except to change the use to a conforming use; and
  - b. If any such business is terminated or is abandoned for a period of at least 30 days, any future use of the property shall conform to the provisions of Ordinance 3674.
5. The provisions of Regulations 3 and 4 above and the provisions of Chapter 19.14 shall apply to sexually oriented businesses; provided, however, that any existing sexually oriented business located in the M Zoning District that was made nonconforming as to a separation requirement by either of the following circumstances shall be deemed a conforming use for purposes of expansion, enlargement or alteration:
  - a. The adoption of a different method of measuring distance; or
  - b. The intervening establishment within the required separation area of either a protected use or another sexually oriented business.

Any such business shall continue to be subject to the provisions regarding discontinuation and removal that are set forth in Sections 19.14.030(A)(3) and 19.14.040, respectively.
6. Nothing in this Title pertaining to sexually oriented businesses is intended to make legal any business or activity that is

expressly declared illegal under any other provisions of the Municipal Code or under any State or Federal laws.

7. The Special Use Permit provisions of Section 19.12.040(B) do not apply to a sexually oriented business.

#### On-site Parking Requirement:

1. If less than 25,000 square feet, one space per 175 square feet of gross floor area.
2. If 25,000 square feet or more, one space per 250 square feet of gross floor area.

### Shopping Center

**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;
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.

**On-site Parking Requirement:** One space per 250 square feet of gross floor area.

### Short-Term Residential Rental

**Description:** The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or sleep purposes, wherein any individual guest rents or occupies the unit for a period of less than 31 consecutive calendar days.

#### Conditional Use Regulations:

1. The operator must obtain a permit from the Business Services Division to operate the use. The use must be operated by either the property owner or a property manager who holds a permit to engage in property management pursuant to NRS Chapter 645. For a use to be operated by the property owner, a separate permit must be obtained for each rental. For a use to be operated by a property manager, the permit shall be an annual permit, renewable annually at the discretion of the Division, subject to the provisions of Condition Use Regulation 6. In each case the operator shall pay such fee as the Division may establish for the permit. A copy of the permit, including all conditions established or imposed pursuant to Conditional Use Regulation 4, shall be posted in a conspicuous place within the rented premises.

2. The use must comply on an ongoing basis with all governmental licensing and regulatory requirements, including the payment of applicable room taxes and licensing fees. However, a permit issued under Conditional Use Regulation 1 shall be deemed to take the place of a license otherwise required by LVMC 6.46.020.
3. The use must comply with the City's noise regulations as they apply to residential uses.
4. In connection with the issuance of a permit under Conditional Use Regulation 1, the Business Services Division may establish additional conditions on the use, including without limitation a time limit on outdoor activities and a limit on the number of occupants and guests that are on the premises at any one time. In addition, at any time following issuance of the permit, the Division may impose additional conditions on, or otherwise amend, the permit. The permit may be revoked or suspended immediately for noncompliance with these regulations or with applicable permit conditions, at which time the use permitted as a conditional use shall immediately cease.
5. Vehicle parking associated with the use shall comply with applicable parking regulations, and vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.
6. The operator shall notify the Business Services Division of any change in the operator's telephone number and other contact information. Any change in operator shall require the issuance of a new permit.
7. The operator must be available at all times to respond to law enforcement authorities and to concerns from neighborhood residents, and to take remedial action in the event of noncompliance with law or with permit conditions.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Single Family, Attached

**Description:** A dwelling unit attached to one or more other dwelling units where each dwelling unit is located on a separate lot. (Such a dwelling unit could include duplexes, townhouses, four-plexes, six-plexes, etc.)

**On-site Parking Requirement:** Two spaces per dwelling unit, plus one guest space for every 6 dwelling units.

### Single Family, Detached

**Description:** A dwelling unit that is not attached to any other dwelling by any means, is located on a separate and individually owned lot, is surrounded by open space or yards, and is for the exclusive use of a single family maintaining a household. Except where specifically provided in this Title, no such unit may have more than 1 kitchen, and all rooms used for human habitation must have interior access to one another.



**On-site Parking Requirement:** Two spaces per dwelling unit.

### Single Family, Zero Lot Line

**Description:** A single family dwelling unit that is located directly on 1 or more lot lines.

#### Conditional Use Regulations:

1. Roof overhangs and any architectural projections shall not be permitted to cross property lines.
2. No architectural openings of any kind shall be permitted on walls sited less than 3 feet from the property line.

**On-site Parking Requirement:** Two spaces per dwelling unit.

### Single Room Occupancy Residence

**Description:** A residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning and meals.

**On-site Parking Requirement:** .75 spaces per dwelling unit.

### Slaughtering and Processing of Live Poultry

**Description:** An operation in which live poultry is slaughtered and processed in preparation for human consumption.

#### Minimum Special Use Permit Requirements:

1. The slaughter and processing of live poultry shall be limited to chickens. The slaughter or processing of any other poultry or animals is prohibited.
2. The use may not be located closer than 1500 feet from any other facility used for the slaughter and processing of live poultry.
3. The slaughter and processing of poultry shall occur only as an accessory use to a retail commercial establishment.
4. The sale of poultry on the site shall be limited to retail sales of processed poultry.
5. There shall be no sale of live poultry from the site and no use of the site for the distribution of live or processed poultry for sale off site.
6. All live poultry shall be stored within an enclosed structure on the site where the processing will take place. The slaughter and processing of poultry shall take place in an enclosed structure that is operated in accordance with all Federal, State and local regulatory criteria, including without limitation all applicable regulations of the Clark County Health District. The processing facility must be available at any time for inspection by any and all regulatory agencies with jurisdiction.
7. The maximum number of live birds allowed to be kept or maintained on site at any one time is 50.

8. The delivery and unloading of live poultry shall be at a designated sealed loading dock and shall take place only between the hours of 8:00 a.m. and 8:00 p.m.
9. The exterior and interior of a processing facility shall be maintained in an attractive, safe and sanitary condition at all times, and all on site activity must be conducted so as not to create noise, dust, debris, odors or other similar nuisances to surrounding property owners.
10. Areas used for slaughtering and butchering shall not exceed 525 square feet and shall be located in an area not readily available to the public.
11. All waste and debris shall be removed from the processing facility on a daily basis in accordance with all Federal, State and local regulatory criteria, including without limitation applicable regulations of the Clark County Health District. Waste removal shall take place only between the hours of 8:00 a.m. and 8:00 p.m.
12. No slaughtering or butchering waste of any kind may be stored outside at any time. All such waste, including any contaminated paper or cardboard, shall be stored indoors in a temperature controlled, sealed room.
13. All glass viewing areas to be used by customers for bird selection shall be installed a minimum of 48 inches above floor level.
14. No live poultry shall remain on site overnight. Any live poultry not sold by 4:00 p.m. must be slaughtered, processed and packaged for sale with other poultry products.
15. The processing facility shall be landscaped and screened as required in connection with a Site Development Plan Review.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Small Wind Energy System

**Description:** A wind energy conversion system consisting of a wind turbine, a tower or supporting structure, and associated control or conversion electronics, which has a rated capacity of not more than 100kW and which is intended primarily to reduce on-site consumption of utility power. The use is not to be deemed an accessory structure.

#### Conditional Use Regulations:

1. The minimum parcel size shall be 20,000 square feet.
2. No small wind energy system is eligible for approval if all or part of the property is within a conservation easement or scenic highway corridor, or is listed on the State or National Registers of Historic Places, unless the applicant submits satisfactory evidence that the addition of a small wind energy system is not a violation of the rules that govern the development of the property.
3. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be



integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.

4. A system shall not extend to a height greater than the following, measured with reference to the highest point of the fixed structure to which the system is attached (but excluding the wind turbine):
  - a. 50 feet, for parcels in the R-1 and R-2 Zoning Districts;
  - b. 65 feet, for parcels in the R-E, and R-3 Zoning Districts, and
  - c. 90 feet for parcels in the R-4, C-1, C-2, C-M and M Zoning Districts.
5. When a system is mounted on a freestanding tower:
  - a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the property; and
  - b. The tower shall be set back from any habitable structure on an adjacent property a distance at least as great as the height of the tower.
6. No more than one system shall be permitted on a parcel of land.
7. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured by a sound level meter at the closest neighboring inhabited dwelling. However, this level may be exceeded during short term events such as utility outages or severe windstorms.
8. The applicant must submit proof of turbine certification approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.
9. A system must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Such approvals must be received prior to the submittal of a building permit application. For locations within the Airport Overlay District, the system must comply with all regulations and requirements applicable to that district.
10. A system must comply with all applicable fire codes and building codes.
11. A building permit application for a system must be accompanied by:
  - a. Standard drawings of the wind turbine structure including base, tower and footings;
  - b. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer; and
  - c. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
12. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An

off-grid system shall be exempt from this requirement if the property is not served by an electrical utility provider.

13. No system shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.
14. Except with respect to Conditional Use Regulations 1, 3, 4, 5(b), 6 and 12 the Special Use Permit provision of Section 19.12.040(B) do not apply to this use. In the case of a Special use Permit application filed as a consequence of not qualifying for conditional use treatment regarding any of the Regulations listed in the preceding sentence, the remaining Regulations shall apply as Minimum Special Use Permit Requirements, and Regulations 2, 5(a), 7, 8, 9, 10, 11 and 13 above, when imposed as Minimum Special Use Permit Requirements, shall be deemed to be non-waivable.

#### Minimum Special Use Permit Requirements:

- \* 1. No small wind energy system is eligible for approval if all or part of the property is within a conservation easement or scenic highway corridor, or is listed on the State or National Registers of Historic Places, unless the applicant submits satisfactory evidence that the addition of a small wind energy system is not a violation of the rules that govern the development of the property.
2. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.
3. A system shall not extend to a height greater than the following, measured with reference to the highest point of the fixed structure to which the system is attached (but excluding the wind turbine):
  - a. 50 feet, for parcels in the P-O Zoning District; and
  - b. 90 feet, for parcels in the O Zoning District.
4. When a system is mounted on a freestanding tower:
  - \* a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the property; and
  - b. The tower shall be set back from any habitable structure on an adjacent property a distance at least as great as the height of the tower.
- \* 5. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured by a sound level meter at the closest neighboring inhabited dwelling. However, this level may be exceeded during short term events such as utility outages or severe windstorms.
- \* 6. The applicant must submit proof of turbine certification approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.



- \* 7. A system must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Such approvals must be received prior to the submittal of a building permit application. For locations within the Airport Overlay District, the system must comply with all regulations and requirements applicable to that district.
- \* 8. A system must comply with all applicable fire codes and building codes.
- \* 9. A building permit application for a system must be accompanied by:
  - a. Standard drawings of the wind turbine structure including base, tower and footings;
  - b. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer; and
  - c. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
- 10. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if the property is not served by an electrical utility provider.
- \* 11. No system shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Social Event with Alcoholic Beverage Sales

**Description:** The sale of alcoholic beverages for consumption only on the premises where the same are sold in connection with weddings, school graduations, employer and employee events, recognition ceremonies, awards ceremonies, family gatherings, fund-raising events, club and organization events or other similar events which occur 17 times or more per calendar month at a facility not licensed for the sale of alcoholic beverages.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Social Service Provider

**Description:** A facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. This use includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission, homeless shelter or an adult day care center.

**On-site Parking Requirement:** One space for each 300 square feet of gross floor area.

### Solar Panel

**Description:** A small-scale unit that is designed and used, on an incidental or accessory basis, to generate power or heat (or both) to be supplied to the principal use of the site. This use:

1. Does not include an "electric generating plant" or any other utility facility that is specifically defined in Chapter 19.18; and
2. Shall not be deemed an accessory structure for purposes of the standards of this Title that govern accessory structures.

### Conditional Use Regulations:

1. When visible from a public right-of-way, solar panels shall be installed so that they project no more than 40 inches from the roof surface.
2. When mounted on a sloped roof, the enclosure cladding and support structure of solar panels (excepting the solar collection cells) shall match the roof in color and appearance.
3. Roof-mounted hot water storage systems shall not be visible from neighboring properties or public rights-of-way.
4. Within an area designated as an Historic District, the location of the proposed unit must first be reviewed and approved pursuant to LVMC 19.10.140.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use on the site.

### Sound Stage

**Description:** A building or portion of a building used for the production of movies.

**On-site Parking Requirement:** One space per 300 square feet of gross floor area.

### Supper Club

**Description:** A restaurant and bar operation with alcoholic beverage sales in which:

1. The bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors;
2. The actual seating available at all times within the dining area will accommodate at least 125 persons. For purposes of this requirement, the "dining area" does not include bar stool seating at the bar or lounge seating, but may include table or booth seating within the bar area and table seating within a patio area;
3. Alcoholic beverages are served in the restaurant area only in conjunction with the service of food;
4. Full-course meals are available during all hours the bar area is open to the public;

5. A cook and food server, other than a bartender, are available at all times the bar area is open to the public; and
6. The restaurant operation is the principal portion of the business.

**Minimum Special Use Permit Requirements:**

1. No supper club use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
  2. Except as otherwise provided in Requirement 3 below, the minimum distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed supper club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed supper club. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
    - a. Any leasehold parcel; or
    - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
  3. In the case of a supper club proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
    - a. From the nearest property line of the existing use to the nearest portion of the structure in which the supper club will be located, without regard to intervening obstacles; or
    - b. In the case of a proposed supper club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the supper club will be located, without regard to intervening obstacles.
  4. When considering a Special Use Permit application for a supper club which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- \* 5. In the O District, a supper club is permitted only as an accessory use.
- \* 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.

**On-site Parking Requirement:** One space for each 50 square feet of public seating and waiting area, including outdoor areas for seating

and waiting, plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

**Swap Meet**

**Description:** A facility (whether indoor or outdoor) in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of 1000 dollars.

**Conditional Use Regulations:**

1. No outdoor display, sales or storage of any merchandise or equipment is permitted, except in connection with temporary activities that have been authorized by means of a Temporary Commercial Permit.
2. No repair, installation or service work is permitted outside of an enclosed building.
3. All signage, including any temporary signage, shall comply with LVMC Chapter 19.08.
4. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.

**Minimum Special Use Permit Requirements:**

1. No outdoor display, sales or storage of any merchandise or equipment is permitted, except in connection with temporary activities that have been authorized by means of a Temporary Commercial Permit.
2. No repair, installation or service work is permitted outside of an enclosed building.
3. All signage, including any temporary signage, shall comply with LVMC Chapter 19.08.
4. The swap meet operation shall comply with all applicable requirements of LVMC Title 6.

**On-site Parking Requirement:**

Indoor: One space for each 175 square feet of gross floor area.

Outdoor: Four spaces for each retail stall or unit.

**Tattoo Parlor/Body Piercing Studio**

**Description:** An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.



2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Tavern-Limited Establishment

**Description:** An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.

**On-site Parking Requirement:** One space for each 50 square feet of public seating and waiting area (including outdoor areas for seating and waiting), plus one space for each 200 square feet of the total remaining gross floor area, with a minimum of ten spaces required.

### Taxicab/Limo Yard

**Description:** An area or facility used for the storage or dispatch of taxicabs or limousines.

**On-site Parking Requirement:** One space for each employee on the largest shift, plus one space per taxi or limo when the facility is at maximum capacity.

### Teen Dance Center

**Description:** An establishment that is primarily operated as a place of entertainment for persons under the age of 18 years, characterized by any or all of the following as principal activities:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.
2. Dancing.

#### Conditional Use Regulations:

1. The establishment must be located more than 1000 feet from any sexually oriented business. The distance shall be the shortest distance between the property line of the proposed teen dance center which is closest to the existing sexually oriented business, and the other being the property line of the sexually oriented business which is closest to the proposed teen dance center. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of this paragraph, the term "property line" refers to property lines of fee interest parcels and not leasehold parcels.
2. The hours of operation shall be limited to the period between 6:00 p.m. and midnight.
3. The floor area shall not exceed 5000 square feet.

**On-site Parking Requirement:** One space for every 3 persons that the establishment is designed to accommodate.

### Temporary Contractor's Construction Yard

**Description:** An on-site or off-site facility for the storage of construction materials and equipment intended for use in conjunction with a specific development, to be removed at the time the development is completed. This use may include a temporary batch plant.

No Temporary Commercial Permit required if the use is located on the same site as the approved development and is operated in conformance with all applicable City ordinances and standards.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Temporary Outdoor Commercial Event

**Description:** A promotional activity, fair, circus, rodeo, festival, carnival, arts and crafts fair, tent revival, haunted house, amusement system, or concert that will be conducted at a location other than a stadium, auditorium or other public assembly facility that is designed to accommodate such an event. This use does not include one-day residential celebrations; uses within public facilities or recreational facilities regulated or organized through the Department of Leisure Services; parades and similar events that occur in the public right-of-way and are regulated by or organized through the Las Vegas Metropolitan Police Department; or grand openings of new businesses that meet all requirements of the Department of Fire and Rescue.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Temporary Real Estate Sales Office

**Description:** An office operating at a fixed location within an existing model home, trailer or commercial structure which is used temporarily for the purpose of real estate sales.

#### Conditional Use Regulations:

1. Within any residential district:
  - a. The use may be located within a model home or trailer;
  - b. The sales activity shall be limited to lots within the subdivision in which the model home or trailer is located; and
  - c. The use shall not be permitted to operate until the requirements of LVMC 18.28.010 have been met, including the approval of a final subdivision map.
2. Within any commercial or industrial district:
  - a. The use may be located within a trailer or an existing commercial structure; and
  - b. The use shall not be permitted to operate and is not entitled to a certificate of occupancy until a Site Development Plan



has been approved for the development to which the sales pertains.

3. If the temporary real estate sales office is a model home or is conducted from a commercial structure, the use shall expire 2 years from the date of building permit approval or whenever sales are completed, whichever occurs first. If the temporary real estate sales office is a trailer, the use shall expire 6 months from the date of approval by the Department of Building and Safety.
4. Upon termination of the use, all temporary access improvements from this site to the abutting street(s) shall be removed and replaced with permanent access improvements that meet all City standards, as required by the Department of Public Works.
5. Pursuant to LVMC 19.16.180, direct vehicular access from primary and secondary street(s) through the back of bordering lots is prohibited unless approval is granted by the Director of Planning and Development.
6. All development must be in conformance with the submitted plot plan and floor plan.
7. Any signage for this use must first be approved in writing by the Planning and Development Department.

**On-site Parking Requirement:** A minimum of 5 on site parking spaces shall be provided, and the spaces provided shall be in compliance with ADA parking requirements and LVMC Chapter 19.10. In any commercial or industrial district, the Director may waive one or more of the required on site spaces if an equivalent number of on street parking spaces is available on a street that directly abuts the lot on which the use is located.

### Tennis Courts, Accessory

**Description:** Tennis courts that are available for use only as an incidental or accessory use in connection with the principal residential or commercial use of the premises.

#### Conditional Use Regulations:

1. Courts shall be screened, and lights shall be shielded, from adjacent residences.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Thriftshop

**Description:** A business operation that deals primarily in secondhand wearing apparel.

#### Conditional Use Regulations:

1. No outdoor display, sales or storage of any merchandise shall be permitted.

2. The use shall comply with the applicable requirements of LVMC Title 6.

#### Minimum Special Use Permit Requirements:

- \* 1. No outdoor display, sales or storage of any merchandise shall be permitted.
- \* 2. The use shall comply with the applicable requirements of LVMC Title 6.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Thriftshop, Nonprofit

**Description:** A shop that is operated by a nonprofit organization and that sells donated used merchandise only.

#### Conditional Use Regulations:

1. No outdoor display, sales or storage of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of LVMC Title 6.

#### Minimum Special Use Permit Requirements:

- \* 1. No outdoor display, sales or storage of any merchandise shall be permitted.
- \* 2. The use shall comply with the applicable requirements of LVMC Title 6.

**On-site Parking Requirement:** One space for each 250 square feet of gross floor area.

### Time-Share Development

**Description:** A development consisting of a minimum of 50 units that are made available for use and occupancy on a recurrent periodic basis according to an arrangement allocating this right among various holders of a time-share ownership, leasehold or other similar interest.

#### Conditional Use Regulations:

1. No individual time-share unit may serve as a person's primary residence.
2. No access to any accessory use (giftshop, restaurant, beauty shop, etc.) shall be permitted other than from within the time-share development.
3. No exterior advertising or lighting is permitted in excess of that allowed for residential developments.

**On-site Parking Requirement:** One space for each time-share unit, plus 10 spaces for each 1,000 square feet of accessory uses.



## Towing & Impound Yard

**Description:** A lot or building used for the storage of damaged, wrecked or impounded motor vehicles for a limited period of time, usually awaiting insurance adjustment, transport to a repair shop, or recovery by the owner or operator.

### Conditional Use Regulations:

1. All areas used for the parking and storage of operable vehicles shall be paved.
2. All stored, damaged, or wrecked vehicles, parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

**On-site Parking Requirement:** One space for each employee, plus one space for each tow truck that is stationed at the facility. Vehicles that in storage may not be parked or stored in parking spaces that are designated as off street parking necessary to meet the minimum requirements of this Table 2. The storage of such vehicles must occur only in spaces that are in excess of the required minimum parking.

## Towing Service (with No Storage)

**Description:** An establishment that provides the service of transporting damaged, wrecked or impounded motor vehicles to an off-site storage area or other facility.

**On-site Parking Requirement:** One space for each employee, plus one space for each tow truck that is stationed at the facility.

## Townhouse

**Description:** A row or cluster of at least 3 attached dwellings in which each dwelling is located on separately owned lot, each unit is separated by 1 or more common vertical walls, each unit has its own front and rear yard access, and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

**On-site Parking Requirement:** Two spaces per dwelling unit, plus one guest space for every 6 dwelling units spread throughout the development.

## Trade School

**Description:** A facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

### Conditional Use Regulations:

1. No instruction or training in welding or auto repair shall be permitted.

**On-site Parking Requirement:** One space for each staff member, plus one space for every 2 students in class when the school is at maximum capacity.

## Trailer/RV Camp or Park

**Description:** Any lot or tract of land used, or intended to be used, for the renting of space to accommodate 2 or more recreational vehicles.

### Minimum Special Use Permit Requirements:

1. The maximum density permitted in a recreational vehicle park is 20 recreational vehicle sites per acre.
2. Recreational vehicle parks shall have a minimum frontage of 100 feet at the building setback line.
3. Recreational vehicle sites, office buildings, accessory buildings and other facilities shall be set back at least 10 feet from any property lines. When adjacent to any property line adjoining a public street, the required setback shall be 15 feet.
4. Vehicular spacing:
  - a. Pull-through recreational vehicle sites shall maintain 15 feet between vehicle parking on adjoining sites.
  - b. Back-in recreational vehicle sites shall maintain 10 feet between vehicles, to include automobiles parking in adjoining sites.
5. Recreational vehicle sites shall be set back 20 feet from any building.
- \* 6. A minimum of 10% of the total area of the park shall be reserved for purposes of open space or recreational facilities. Open space area shall be of sufficient size and distribution as to be a functional part of the entire park.
- \* 7. All access drives shall be a minimum of 20 feet wide and must first be approved by the City Traffic Engineer.

**On-site Parking Requirement:** One space for each recreational vehicle, plus one guest space for every 10 recreational vehicles.

## Transit Passenger Facility

**Description:** A facility, including a park and ride, for the loading and discharging of train or bus passengers.

### Conditional Use Regulations:

1. The facility must be operated by a public entity.
2. The facility must be located along a collector or arterial street.
3. The principal operating hours of the commuter parking lot must not significantly conflict with those of other uses on the parcel.
4. The use must be ancillary to a primary use, and the number of parking spaces dedicated to commuter parking shall not exceed 10% of the total amount of parking required for the primary use under Chapters 19.12.

**On-site Parking Requirement:** To be determined on a case-by-case basis.

### Truck Rental

**Description:** A facility for the rental of new or used trucks. For purposes of the limitations of this Title on outside storage, trucks kept on a lot for rental purposes are not considered to be outside storage.

**On-site Parking Requirement:** One space for each rental vehicle, plus one space for each 250 square feet of gross floor area.

### Trucking Company

**Description:** A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. This use may also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo.

#### Minimum Special Use Permit Requirements:

1. The use shall be limited to office operations and the parking of trucks and trailers.
2. No more than 5 trucks or trailers, or combination of trucks and trailers, shall be permitted on the site at any one time.
3. The parking of trucks and trailers shall be restricted to locations to the rear of onsite structures so as to not be visible from adjoining streets.
4. None of the following activities shall be permitted on site:
  - a. The repair or servicing of vehicles.
  - b. The storage or warehousing of goods or merchandise.
  - c. The loading or unloading of goods or merchandise.

**On-site Parking Requirement:** One space for each 250 square feet of floor area devoted to office use, plus one space for each 1000 square feet of remaining gross floor area.

### Tutoring Center

**Description:** An institution or place of education or instruction, other than a public or private school (primary or secondary), business school, or trade school, that is owned and operated privately for profit and that does not offer a complete educational curriculum. This use includes an educational testing center.

#### Conditional Use Regulations:

1. Adequate pick-up and drop-off areas must be provided on-site.
2. Equipment used for instructional purposes must be stored within the building.
3. Instructional services must be provided with a pupil/instructor ratio no greater than 2:1. (P-O only)

**On-site Parking Requirement:** One space for each staff member, plus one space for every 5 students in class when the center is at maximum capacity.

### TV Broadcasting & Other Communication Service

**Description:** A building or portion of a building used as a place for television broadcasting or similar communication-related activities.

**On-site Parking Requirement:** One space per 300 square feet of gross floor area.

### Two-Family Dwelling

**Description:** A detached dwelling designed for and occupied exclusively by 2 families living independently of each other in separate dwelling units on a single lot.

**On-site Parking Requirement:** Two spaces per dwelling unit.

### Urban Lounge

**Description:** An establishment that:

1. Is licensed for the sale of alcoholic beverages for consumption on the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold; and
2. Meets the Minimum Special Use Permit Requirements set forth below.

#### Minimum Special Use Permit Requirements:

1. The use is limited to the area located within the boundaries of the Las Vegas Arts District, as described in the Downtown Centennial Plan and as amended from time to time.
2. For each seat provided at the bar of the establishment, there must be a minimum of 2 seats within a lounge area located away from the bar.
3. The use is subject to the provisions of Chapter 6.40 relating to gaming and Chapter 6.50 relating to liquor control.

**On-site Parking Requirement:** To be determined on a case-by-case basis.

### Utility Installation, Other Than Listed

**Description:** A facility or area used as (or for) a utility installation not specifically listed in this Title. This use does not include any type of wind energy conversion system.

**On-site Parking Requirement:** One space, plus an additional space for each 300 square feet of habitable office space.



## Utility Transmission Lines

**Description:** Utility infrastructure providing electrical power, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company.

### Conditional Use Regulations:

1. The location of routes for lines which are 15,000 volts or above must first be approved by the Planning Commission.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

## Valet Parking

**Description:** A service provided in conjunction with a business or other establishment by which employees (or others acting on behalf of the establishment) park the vehicles of patrons or visitors in an area set aside for that purpose.

### Conditional Use Regulations:

1. A maximum of 20 percent of the number of parking spaces required by this Table for the principal use(s) on the site may be used for valet parking.
2. The applicant must submit to the Department, for administrative review and approval, a site development plan showing where valet spaces will be located and demonstrating that the area and methodology for valet parking will be physically designed to prevent queuing in the right-of-way.
3. The applicant must provide written assurance that the valet parking will be operated to conform with the hours of operation that are proposed and approved for the use.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

## Vehicle Parking, Storage or Repair in Residential Zoning Districts

**Description:** The parking, storage or repair of vehicles as an accessory use in residential zoning districts

### Conditional Use Regulations:

1. Except as otherwise provided in Regulations 2 to 13, inclusive, motor vehicles, including passenger cars, trucks and motorcycles which are not designed or used for racing or for purposes other than transportation, may be parked, stored or repaired on any property in a residential district, provided the same is accessory and incidental to the use of the property for residential purposes and does not constitute a nuisance, health or fire hazard offense under the provisions of this Code and do not have a detrimental effect on the neighborhood. The motor vehicles shall be stored:
  - a. Within a completely enclosed structure;

- b. In the front yard, either on an approved driveway, or on a surface of concrete or asphaltic paving that is adjacent and parallel to an approved driveway and that extends the full length and width of the vehicle; or
  - c. In the side yard, either obscured by a 6 foot high fence to adequately screen the vehicles from view, stored on an approved driveway, or stored on a surface of concrete or asphaltic paving that is adjacent and parallel to an approved driveway and that extends the full length of the vehicle; provided, however, that the vehicle storage complies with the other provisions set out in Regulations 1 to 13, inclusive.
2. Except as otherwise provided in Regulation 10 below, on a single family residential lot:
    - a. No more than 3 operable vehicles may be stored, or one vehicle per 1250 square feet of lot area, whichever allows the greater number of vehicles;
    - b. No more than 50 percent of the front yard area may be used for the storage of vehicles; and
    - c. No more than 6 vehicles, whether operable or inoperable may be stored at one time.
  3. In any residential district, a recreational vehicle or trailer, or combination thereof, may be stored only as follows:
    - a. Within an enclosed structure;
    - b. In a rear yard, if stored on a surface of concrete or asphaltic paving, gravel or chat which extends the full length and width of the stored item;
    - c. In a front yard, provided that:
      - i. The side and rear yards are not reasonably accessible for storage purposes. A corner lot shall be deemed to have reasonable access, and the existence of a fence or block wall, by itself, shall not be deemed to prevent reasonable access to the side or rear yards; or
      - ii. The recreational vehicle or trailer, or combination thereof, is stored entirely in the yard area with no portion of the unit located closer than one foot from an adjacent public street or sidewalk; and
      - iii. The recreational vehicle or trailer, or combination thereof, is stored on a surface of concrete or asphaltic paving that is adjacent and parallel to an approved driveway and that extends the full length and width of the stored item.
    - d. In a side yard, if the recreational vehicle or trailer, or combination thereof, does not extend closer to the street than the front of the main building on the property, and if it is stored on a surface of concrete or asphaltic paving that is adjacent and parallel to an approved driveway and that extends the full length of the stored item.
  4. Any vehicle being repaired, stored or parked for more than 4 hours on property in a residential district shall have a manufacturers rated carrying capacity not to exceed one

ton, and any vehicle being repaired must be owned by a permanent resident at the location where the repair takes place, except as provided in Regulation 9 below.

5. Except as otherwise provided in Regulation 10 below:
  - a. Any vehicle that is located in a residential district and is in mechanically inoperable condition shall be stored or repaired in a garage, shed or other enclosure; in a driveway; or in a rear yard that is enclosed by a 6 foot-high fence to adequately screen the vehicle from view; provided, however, that if the abutting property is undeveloped, the fencing shall not be required until the adjacent property is developed.
  - b. In a residential district, no repair outside of an enclosure may occur later than 9:00 p.m. or earlier than 7:00 a.m.
6. Except as otherwise provided in Regulation 10 below:
  - a. In a residential district, no more than one vehicle that is in a mechanically inoperable condition shall be stored or repaired at any time outside of a fully enclosed building on the premises, and there shall be no repair of vehicles or storage of mechanically inoperable vehicles in the side yards.
  - b. A vehicle shall not be stored in a mechanically inoperable condition in a residential district for more than 90 days.
7. There shall be no storage of junked vehicles, or parts thereof, in any residential district. Only serviceable parts for owned vehicles may be stored on the premises. Such storage shall not be permitted in the front or side yards but shall be permitted in the rear yard only if such storage is either fully enclosed by a 6 foot high fence to adequately screen the parts from view, or in a fully enclosed building; provided, however, that if the abutting property is undeveloped, the fence or enclosed building shall not be required until the adjacent property is developed. No more than 200 square feet of space shall be used for the storage of serviceable parts.
8. On any lot within a residential district, the following are prohibited, except in connection with an approved construction yard or except as necessary to perform grading or construction work on the premises pursuant to a development permit:
  - a. The repair or storage of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment; or
  - b. The parking, for more than 4 hours, of any vehicle whose primary function is other than the transportation of passengers, including but not limited to forklifts, backhoes, tractors, tow trucks and similar types of machinery, construction or industrial equipment.
9. Nothing in Regulations 1 to 13, inclusive, shall be construed to permit the operation of a business as defined in Title 6. There shall be no repair, restoration or modification of non-

owned vehicles for money or barter on residential property. However, nothing in Regulations 1 to 13, inclusive, prohibits the temporary emergency repair of owned or non-owned vehicles which have become mechanically inoperable while on the property or in the street.

10. On any residential lot owned by a member of a duly-recognized organization of automobile collectors or restorers, the owner may exceed the limitations on vehicle storage and repair set forth in Regulations 2, 5(a) and 6 above with respect to the restoration, refurbishing or rebuilding of his or her own classic or antique vehicle if any such vehicle is covered with a fitted full-vehicle pullover cover when it is not being worked on.
11. In order to facilitate vehicle inspection and enforcement under Regulations 1 to 13, inclusive, any person engaged in the storage, repair, restoration or modification of any vehicle shall, upon request, provide to any authorized enforcement officer:
  - a. Evidence regarding the ownership of the vehicle, such as current registration, title, bill of sale or other documentation;
  - b. As applicable to the exception set forth in Regulation 10, evidence sufficient to indicate the person's membership in a duly-recognized organization of automobile collectors or restorers; and
  - c. As applicable to the exception set forth in Regulation 10, evidence sufficient to indicate that the vehicle or vehicles in question are actually and currently in the process of being restored, refurbished or rebuilt.
12. The provisions of Regulations 1 to 13, inclusive, shall apply to any person in control or lawful possession of any real property within a residential district, including an owner, tenant, occupant, lessee or otherwise.
13. For purposes of Regulations 1 and 3, an "approved driveway" means a driveway that complies with all applicable curb cut requirements that have been established by the City.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal residential use on the site.

### Warehouse/Distribution Center

**Description:** An enclosed structure for the storage of goods for distribution or transfer to another location.

**On-site Parking Requirement:** One space for each 1000 square feet of gross floor area.

### Wedding Chapel

**Description:** A facility that is made available to be rented for wedding ceremonies, and may include a chapel, dressing rooms, offices, reception facilities and gardens.



**On-site Parking Requirement:** One space for each 150 square feet in the principal assembly space.

### Welding Repair

**Description:** A facility in which products made of metal or metal alloy are repaired by means of welding.

**On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

### Wholesale Showroom Facility

**Description:** A building used primarily for the storage of goods and materials, and secondarily for the display of merchandise for wholesale purchase.

**On-site Parking Requirement:** One space for each 500 square feet of sales/display area, plus one space for each 2500 square feet of warehouse/storage area.

### Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)

**Description:** A wireless communication facility that does not qualify as a stealth design wireless communication facility.

#### Minimum Special Use Permit Requirements:

- \* 1. No residential use may exist on the property.
- \* 2. Any antenna tower that forms part of the facility shall conform with both the setback requirements of the zoning district and the separation requirements of Section 19.08.XXX.
- \* 3. Except in the C-V Zoning District, no antenna tower that forms part of a facility may be located within 600 feet of:
  - a. Any other antenna tower that forms part of a wireless communication facility; or
  - b. Any pole or tower structure of any other type that has a height of at least 60 feet.
- \* 4. Antenna towers and associated components shall be initially painted and thereafter repainted with a flat paint, using a color that is approved by the City Council. Except as otherwise required by the Federal Communications Commission or the Federal Aviation Administration, the color of any antenna tower must generally match the surroundings or background so as to minimize its visibility.
- \* 5. Failure to perform necessary maintenance and repainting shall be grounds for administrative and other enforcement action, including action pursuant to Requirement 9 below.
- \* 6. Any proposed antenna tower must be designed to accommodate at least 2 communication providers or, in the case of a tower that exceeds 80 feet in height, at least 3 communications providers.

- \* 7. No signals, lights, or other attention gaining devices are permitted on any antenna tower or antenna unless required by the Federal Communications Commission or the Federal Aviation Administration; provided, however, that this condition shall not be construed to prevent the mounting of an antenna on a signal, light or sign that has been legally permitted and installed.
- \* 8. All ground level equipment, buildings and the base of any antenna tower must be screened so as to not be visible from streets and residences, with appropriate landscaping designed to ensure compatibility with surrounding uses.
- \* 9. Any abandoned or unused antenna tower, and the associated components of any facility, shall be removed within 6 months after operations at the site cease. In the event that removal is not timely performed, the City may remove, or cause the removal of, the antenna tower and associated components, and assess the costs of removal against the property. Before taking such action, the City must deliver or mail to the property owner a notice of the City's intent to do so. The property owner shall have 30 days from the date notice is delivered or mailed to request a hearing. The failure to request a hearing shall be deemed to be a waiver of the right to be heard, and the City may immediately cause the removal of the antenna tower and any associated components, and may assess the costs against the property.

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)

**Description:** A wireless communication facility that does not qualify as a stealth design wireless communication facility (but meets the Conditional Use Regulations listed below).

#### Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:
  - a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within 10 days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
  - b. Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director

that a Special Use Permit will be required is not subject to appeal.

2. The facility must qualify as one or more of the following:
  - a. An antenna that is to be collocated on an existing antenna tower or other existing structure.
  - b. An antenna tower that is to be located on property in the C-V Zoning District.
  - c. An antenna tower that is to be located:
    - i. On property in the C-M or M Zoning District; and
    - ii. A minimum distance of 600 feet from residentially zoned property.
  - d. An antenna tower that is proposed to be located on property developed with a utility substation, and is to be located within that substation.
  - e. A slim line design pole wireless communications facility.
3. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
4. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
5. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### Wireless Communication Facility, Stealth Design

**Description:** A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof mounted antennas (with architectural screening when appropriate); building mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low powered transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

#### Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine if the proposed facility conforms to the conditions listed below for this use. If the Director, in his discretion:

- a. Approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within 10 days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
  - b. Determines that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.
2. No residential use may exist on the property.
  3. The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in Section 19.18.020 and as determined by the Director.
  4. Within an area designated as a Historic Preservation District, the proposed facility must first be reviewed by the Historic Preservation Commission before the Director considers granting approval as a conditional use.
  5. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
  6. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

**On-site Parking Requirement:** No additional parking required beyond that which is required for the principal use(s) on the site.

### USE PROVISIONS FOR C-V DISTRICT 19.12.080

#### 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 indicated in Table 2 of this Chapter as requiring a Special Use Permit.
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those indicated in Table 2 of this Chapter as requiring a Special Use Permit.
3. Utility company facilities, including electrical power substation facilities, telephone switching stations and towers, water district facilities, cable TV lines



and wireless communication facilities.

## USE RESTRICTIONS FOR P-O, O AND CD-O DISTRICTS 19.12.090

### A. P-O District

All uses in the P-O District shall conform to the following:

1. No products shall be stored, displayed or sold on the premises, except for the sales activities otherwise permitted for the internet/catalogue sales office use.
2. No trucks, vans or other commercial vehicles shall be stored or parked on the property overnight.
3. No service shall be performed upon a client except those related to the service of the medical profession including dentists, opticians, optometrists, chiropractors, etc.
4. Services shall not include the production or repair of any goods except as an incidental use to a permitted service.
5. Instructional services at a physician's office must be provided with a pupil/instructor ratio no greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment used for instructional purposes must be stored within the building.
6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-Use use as defined by Chapter 19.18, there shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.
7. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.

**B. O District.** In the O District, all storage or display of merchandise and equipment shall be within a completely enclosed building. No trailers or other portable structures may be used for storage purposes.

### C. CD-O District

All uses in the CD-O District shall conform to the following:

1. Retail shops shall sell new merchandise exclusively except for antique shops. All products produced, whether primary or incidental, shall be sold at retail on the premises, and not more than two persons shall be engaged in the production of such products.
2. There shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until the residential use has permanently ceased.
3. No use or business activity shall remain open to the public for business between the hours of 9:00 p.m. and 7:00 a.m.
4. All uses and activity shall be contained within a completely enclosed building and there shall be no outside storage, service or sales. No trailers or other portable structures may be used for storage purposes.

**D. All Non-Residential Districts.** No outdoor storage, sales, rent or display of products or equipment is permitted except in accordance with the provisions of this Title, or a specific Special Use Permit approval granted thereunder.

## SIMILAR AND PROHIBITED USES 19.12.100

### A. Unlisted Uses

The uses permitted in this Chapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this Chapter are prohibited. However, additional new and unlisted uses may be permitted by the Director if the Director finds that the use is similar to other uses listed in the same zoning district.

### B. Appeals

An applicant who is aggrieved by the decision of the Director with respect to the allowability of an unlisted use may appeal the 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 Planning and Development Department. Unless otherwise stated in the Council's action, the determination of the Council with respect to the appeal shall constitute a permanent and consistent



interpretative decision which the Director shall apply in all future instances.

### C. Conditions

When considering requests to permit a new or unlisted land use as being similar to a listed use, the Planning Director or City Council shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, the extent to which the use is consistent with other uses allowed in the district, and other issues they deem appropriate. Based upon such consideration, the Director or Council, in approving a request under this Subchapter, may impose appropriate and reasonable conditions designed to ensure compatibility and consistency of uses.

### D. Authorization of New Uses

New uses which have been permitted by the Director or City Council, pursuant to the subchapter shall be added by ordinance amendment on a periodic basis.

### E. Uses Expressly Prohibited

Without limiting the general applicability of Section (A) of this Subchapter, the commercial use of a residential dwelling unit for dwelling, lodging or sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than thirty-one consecutive calendar days, is prohibited except as otherwise permitted under this Title.

## INTENT AND EFFECT OF CROSS-REFERENCING TOOLS

19.12.110

The Land Use Tables that appear in Subchapter 19.12.010 and the various minimum standards that are set forth in other Subchapters of this Chapter 19.12 include certain cross-referencing tools that are intended to assist the City and the public in using and applying the Zoning Code. For example, the Land Use Tables include asterisks and plus signs that are intended to remind the user to consult other portions of the Zoning Code for additional information. Likewise, language in the other Subchapters of this Chapter occasionally refers to the Land Use Tables to help the user correlate the various provisions of the Code that apply. These cross-referencing tools are for the sake of convenience and assistance only, and do not diminish the applicability of substantive standards and limitations of this Code. Except as otherwise specifically indicated, the absence or omission of an asterisk or plus sign in the Land Use Tables shall not be deemed to limit or negate any other provision of this Code.

## OFF-PREMISE SIGNS

19.12.120

### A. Off-Premise Signs Defined

Off-premise signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-premise signs generally produce revenue to the property owner(s) as a land use as compared to on-premise signs which in themselves do not produce revenue but are incidental to a revenue-producing land use. However, because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with off-premise signs as a permitted use in certain zoning districts.

### B. Special Use Permit Required

1. Except as otherwise provided in Sections (F) and (G) of this Subchapter a Special Use Permit is required for all off-premise signs prior to the construction, placement, erection or modification of the sign in accordance with the requirements of this Chapter. A Special Use Permit application shall be processed in accordance with Subchapter 19.16.110. Furthermore, the property owner(s), owner(s) of the structure or other responsible person shall maintain in force, at all times, a sign certificate for the sign in accordance with the requirements of this Chapter.
2. The Special Use Permit requirement set forth in Paragraph (1) is in addition to and independent of any locational provision or limitation contained in this Section. In determining whether to approve or deny a Special Use Permit under this Section, the Planning Commission and City Council may consider the aesthetic impact of the sign on the area and all other aspects of the sign's compatibility with the surrounding area, including the existence or nonexistence of other signage in the area.
3. In connection with the approval of a Special Use Permit under this Section, the Planning Commission or City Council may impose a time limit on the approval or require a periodic review of the sign as a condition of approval, provided that:
  - a. In the case of a time limit, the limit is not less than three years; and
  - b. In the case of a periodic review, the review is not sooner than three years after the approval.
4. After conducting a review, the City Council may require removal of the sign if it is demonstrated that



conditions in the surrounding area have changed in such a manner that the sign no longer meets the standards established in Section 19.16.110(L).

### C. Locational Provisions

1. No off-premise signs shall be erected in the public right-of-way.
2. No off-premise sign certificate of any kind shall be issued for an existing or proposed sign unless the sign is consistent with all requirements of this Chapter (including those protecting existing signs).
3. Off-premise signs are permitted in the C-1, C-2, C-M and M Zoning Districts only.
4. No off-premise sign shall have a surface area greater than 672 square feet, except that an embellishment of not to exceed five feet above the regular rectangular surface of the sign may be added if the additional area contains no more than 128 square feet. Any embellishment may include lettering, text, numerals or images, but only to the extent that such items do not exceed fifty percent of any linear side of the sign.
5. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall be no closer than 750 feet (measured along the highway frontage) to any other off-premise sign along the same frontage. Each side of the highway shall be considered a separate frontage. The sign and all other off-premise signs not oriented toward the same highway shall be no closer than 300 feet in any direction to any other off-premise sign, wherever located, including an off-premise sign that is situated outside the corporate boundaries of the City.
6. The distance to and from a sign shall be measured with reference to the point on the ground that is directly beneath the center of the sign structure.
7. Off-premise signs which are within 660 feet of the right-of-way and which can be read from Interstate 15, US 95 from the north city limits to the Oran K. Gragson Highway, the Oran K. Gragson Highway or Interstate 515 shall not be higher than 40 feet except as provided in Subparagraphs (a) and (b) below. The height shall be measured from the grade at the point of construction to the top of the sign. The display surface shall not be higher than 30 feet nor wider than 60 feet.

a. An off-premise sign within 150 feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected 30 feet above the elevation of the elevated roadway surface nearest the sign.

b. An off-premise sign within 150 feet of the right-of-way line of any freeway or highway to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the freeway or highway may be increased to a maximum of 55 feet when authorized by the City Council.

8. All other off-premise signs shall be no higher than 40 feet from grade at the point of construction, except that an off-premise sign within 60 feet of the right-of-way line of the street to which it is oriented which, at a height of 40 feet, will have a significant portion of its display surface obscured from view from the travel lanes of the street may be increased to a maximum of 55 feet when authorized by the City Council.
9. Off-premise signs shall not be located closer than 10 feet to the right-of-way line of a freeway nor closer than 50 feet to the intersection of the present or future rights-of-way of any two public roads, streets or highways.
10. No off-premise sign shall be erected or maintained within 660 feet of the nearest travel lanes of the Summerlin Parkway from Station 499 + 78 to Station 601 + 30.
11. No off-premise sign shall be allowed within 300 feet from the nearest property line of a lot in the "U" zoning district or any "R" zoning district.

### D. Additional Provisions

1. All structural elements of an off-premise sign to which the display panels are attached shall be screened from view. Display surface panels which are removed for the purpose of changing the advertising message shall be replaced within 30 days with display panels containing a new advertising message or uniformly painted blank panels.
2. All off-premise signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.
3. For any off-premise sign that is proposed within

660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

4. No sign certificate shall be issued for an individual off-premise sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:
  - a. An accurate site plan of the lot, at the scale the Director requires;
  - b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
  - c. An accurate indication of the location of all existing and proposed off-premise signs; and
  - d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.
5. The permittee or holder of a sign certificate shall notify the Director in advance, by letter or fax and pursuant to Section 19.16.100(F) of any change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, that are not shown on the approved site plan, and shall provide any additional supplemental drawings as the Director may require. Final approval of any changes under this Paragraph (5) shall be contingent upon final construction inspection and approval by the Department of Building and Safety regarding structural changes, including approval of any necessary electrical inspections. In the case of a proposed embellishment, the proposal shall be processed as in the case of a Minor Site Development Plan Review under Section 19.16.100(F), except that if the Director does not respond to the notice, within ten business days following receipt thereof, regarding whether or not the embellishment complies with this chapter, the embellishment shall be deemed approved.
6. No display panel or advertising message may be placed upon a new off-premise sign structure until:
  - a. The Department of Building and Safety has performed all necessary final construction inspections of the structure and issued a

certificate or other evidence of compliance with applicable codes; or

- b. The applicant has obtained and filed with the City a certification by a licensed professional engineer that the sign is structurally sound.

7. Any illumination of an off-premise sign shall be in accordance with the applicable standards and permit requirements of the City's Electrical Code and Administrative Code.

8. With respect to existing signs for which no final construction inspection and approval exists, the owner of the sign, upon notice from the City, shall, within thirty days, obtain either construction inspection and approval by the City or structural certification, as those items are described in Paragraph (6).

#### **E. Off-Premise Sign Exclusionary Zone**

1. Off-premise signs are prohibited within the boundaries of the following area:
  - a. Bounded on the north by the Las Vegas/Clark County boundary.
  - b. Bounded to the east by the Las Vegas/North Las Vegas boundary (Decatur Boulevard), south to Cheyenne Avenue, then west along Cheyenne Avenue to Rainbow Boulevard, then continuing south along Rainbow Boulevard to Sahara Avenue.
  - c. Bounded on the south by Sahara Avenue, west to Durango Drive then continuing south along Durango Drive to Desert Inn Road, continuing west to Hualapai Way then north along Hualapai Way to West Charleston Boulevard, then west to the Las Vegas/Clark County boundary.
  - d. Bounded to the west by the Las Vegas/Clark County boundary, then continuing north to the Las Vegas/Clark County northern boundary.
2. The prohibition contained in Paragraph (1) of this Subsection does not apply to any sign which would be within 660 feet of the right-of-way line, and oriented toward, the following interstate and federal-aid primary routes, as defined by the Nevada Department of Transportation:
  - a. Oran K. Gragson Highway



b. U.S. Highway 95, south of Ann Road

c. Interstate 515

3. The prohibition of off-premise signs within the area described in Paragraph (1) or within any other area described in this Chapter shall not be deemed or interpreted:

a. As an indication that any other particular location is suitable for an off-premise sign.

b. To eliminate the need for a Special Use Permit or affect the determination of compatibility with respect to a proposed sign.

**F. Relocation Of Signs Required To Be Removed For Publicly Funded Improvements**

1. If an off-premise sign is required to be removed by a governmental entity in connection with the widening of a public roadway or the installation of publicly-funded improvements, the sign may be relocated without obtaining a Special Use Permit or Variance that would otherwise be required, but only if:

a. The applicant can demonstrate that the sign, at its existing or previous location, received all necessary approvals and permits, and that the approvals and permits remain valid;

b. The relocation will be on the same parcel or within the same commercial subdivision;

c. The applicant submits for and obtains a waiver, pursuant to Paragraph (4) below, of any and all requirements and limitations of this Section pertaining to distance separation and location that cannot otherwise be met by the sign as relocated;

d. There will be no increase in the area of the sign to be relocated; and

e. There will be no increase in the height of the sign, except that:

i. A sign within one hundred fifty feet of the right-of-way line of an elevated freeway or highway to which it is oriented may be erected thirty feet above the elevation of the elevated roadway surface nearest the sign; and

ii. A sign that, at a height of forty feet, will have a significant portion of its display

surface obscured from view from the travel lanes of the right-of-way to which it is oriented, may be increased to a maximum of fifty-five feet.

2. The applicant for relocation of a sign under the provisions of Paragraph (1) must submit to the Department a written application for administrative review. The application must include:

a. A site plan;

b. An elevation drawing;

c. Evidence that the sign, at its existing or previous location, received all necessary approvals and permits, and that the approvals and permits remain valid;

d. A request for the waiver of any and all requirements and limitations of this Section pertaining to distance separation and location that cannot otherwise be met with the sign as relocated;

e. A request for any desired increase in the height of the sign that may be permitted under Paragraph (1)(e);

f. A justification letter that includes the reason for removal and relocation; and

g. Any other information required by the Director.

3. If the Director determines that the relocation of the off-premise sign;

a. Conforms to the conditions set forth in Paragraph (1), the Director shall provide written notice of approval to the applicant, with a copy to the office of the City Council. Within ten days after the notice is mailed or delivered, the applicant may proceed to apply for building permits, unless within that time a member of the City Council files with the Director a request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the council prior to issuance of any building permits.

b. Does not conform to the conditions set forth in Paragraph (1), the normal Special Use Permit and Variance requirements and limitations will apply. Any determination by the Director that the relocation of an off-premise sign does not conform to the conditions set forth in Paragraph (1) is not subject to appeal.

4. In connection with an application to relocate an off-premise sign pursuant to Paragraph (1), the requirements and limitations of the Section pertaining to distance separation and location may be waived by the Director, or in connection with City Council review pursuant to Paragraph (3)(a), notwithstanding any other provision of this Title, upon a determination that the relocation, under the circumstances, will not have a materially different impact on surrounding properties and uses than the existing sign.
5. Unless otherwise indicated in a written notice of approval pursuant to Paragraph (3)(a), conditions of approval from any previous Special Use Permit and Variance applications pertaining to the sign at its existing or previous location will apply to the relocated sign, and additional conditions may be added as appropriate.
6. A demolition permit must be obtained for the removal of an existing off-premise sign prior to removal. A building permit must be obtained and constructed related to the relocation of the sign completed within six months after issuance of the demolition permit, unless the Director grants an extension of time.
7. For purposes of this Subsection (F), the "relocation" of a sign includes both the re-erection of a sign at a replacement location and the erection of a new structure at that location.

#### **G. Adjustments, Relocations And Modifications Of Signs Near Freeways**

1. The Director shall have the authority to grant approval, by means of a Minor Site Development Plan Review under Section 19.18.050(F), to do any of the following regarding an off-premise sign within 660 feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, and, subject to the provision of Paragraph (3) of this Subsection (G), no Special Use Permit or public hearing shall be required in connection therewith:
  - a. Adjust the height or angle of an off-premise sign to a height or angle that:
    - i. Restores the visibility of the sign to the same or comparable visibility as before the construction of a noise abatement or highway improvement project;
    - ii. Is not more than 45 feet above the noise abatement improvement project,

measured from the tallest point of the improvement project to the top of the sign; and

- iii. Is not more than 65 feet from the existing grade at the base of the sign to the top thereof;
  - b. Relocate a sign to another location on the same existing parcel in order to achieve visibility that was obstructed by a noise abatement or highway improvement project; or
  - c. Make a structural modification to allow a digital display on a sign that adjoins a controlled-access freeway, in compliance with the size limitations and other applicable requirements of this Title.
2. Application for approval under this Subsection (G) shall require signatures by both the property owner and the sign owner.
3. Action by the Director under this Subsection (G) shall be subject to the appeal provision of Section 19.00.080(N) and those governing Minor Site Development Plan Reviews under Section 19.16.050(F).
4. In the case of an adjustment, relocation or modification that exceeds the scope of the Director's authority under Paragraph (1) above, any approval by the City Council may not be conditioned upon a required periodic review of the sign if a condition requiring a review was not imposed when the sign was initially approved. Action by the City Council under this Paragraph (4) will be pursuant to a Site Development Plan Review with a public hearing rather than by means of the Special Use Permit process otherwise applicable. A sign approved by the City Council under this Paragraph (4) shall maintain any nonconforming status it had immediately before such approval.

