

Proposed Unified Development Code

Sample Pages for 09/20/10 PC/CC

Workshop

Contents

Street Schematics:

100-foot Primary Arterial	Sample Page 3
60-foot Minor Collector	Sample Page 4
47-foot Residential	Sample Page 5

District Purpose and Development Standards:

R-1 District	Sample Page 6
R-TH District	Sample Page 9
C-1 District	Sample Page 10
C-V District	Sample Page 11

Permitted Uses:

Permitted Use Table	Sample Page 12
Use Description and Applicable Requirements	Sample Page 14

Application and Procedures:

General Plan Amendment	Sample Page 15
------------------------	----------------

Other Graphics and Figures:

Landscaping and Parking	Sample Page 16
Walls and Signage	Sample Page 17

SAMPLE
PAGES

Unified Development Code

Title 19

The City
of Las Vegas

DRAFT



19.04.020

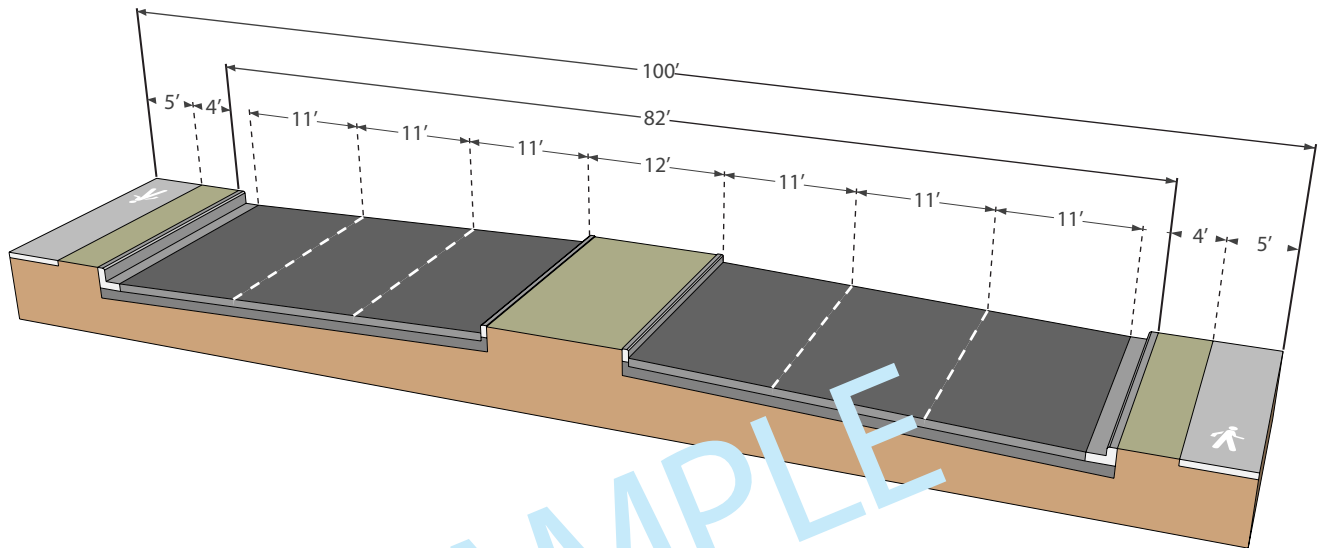
Street Schematics - 100' Primary Arterial

A street which has a minimum right-of-way width of one hundred feet and an existing or potential design capacity of three or more travel lanes of traffic in each direction, divided by a raised median with left turn pockets.

Illustrations & Graphics

19.0.020

STREET DIMENSIONS & STANDARDS



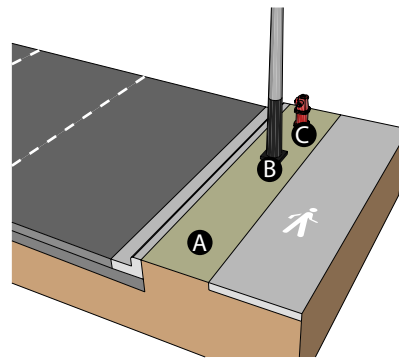
MECHANICAL FEATURES

A. Utility & Mechanical Boxes	Shall be located within the landscape/amenity strip
B. Light Posts & Traffic Lights	Shall be located within the landscape/amenity strip Must be xxx feet on center
C. Public Safety	Shall be located within the landscape/amenity strip, unless otherwise determined
D. Sidewalk	5 foot minimum width

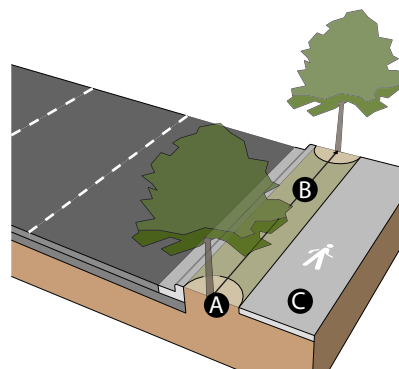
LANDSCAPING

A. Tree Placement	See table 19.04.100 for comprehensive list of allowable tree species
B. Tree Planting Separation	Shall be 20 feet on center
C. Sidewalk	5 foot minimum width

MECHANICAL FEATURES



LANDSCAPING



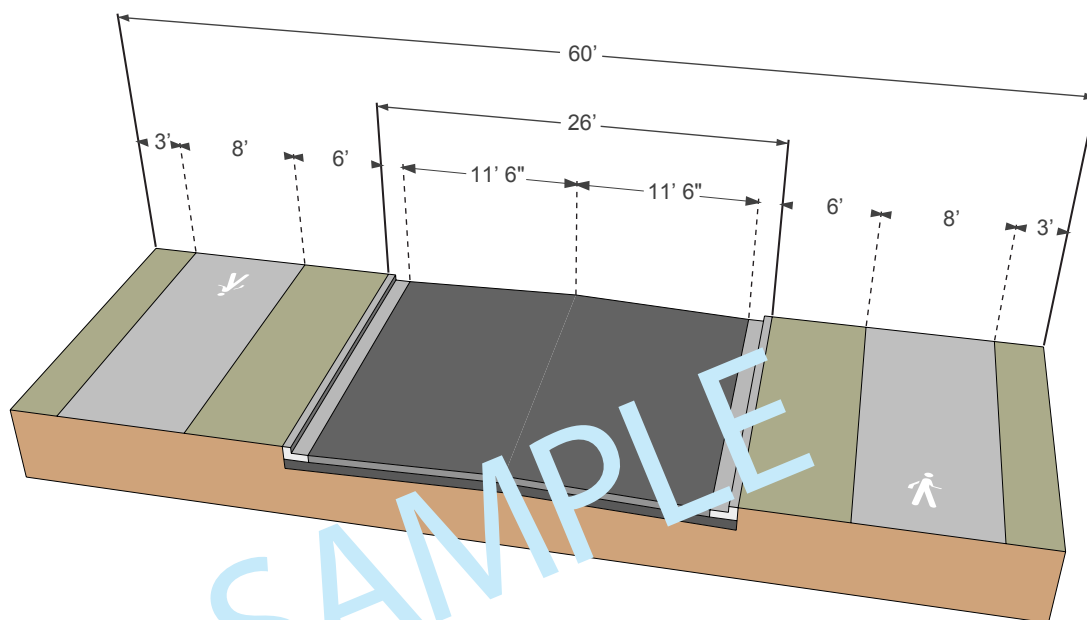
19.04.020

Street Schematics - 60' Minor Collector

A street with a minimum right-of way width of sixty feet which collects traffic from the local streets and distributes them to the major collector or arterial system.

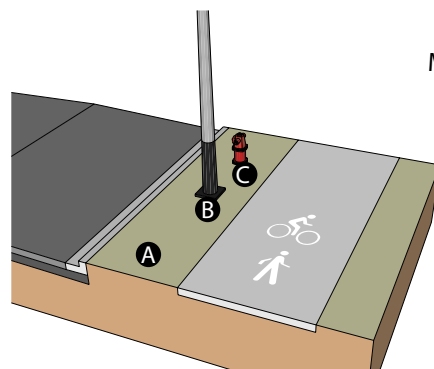
Illustrations & Graphics 19.04.020

STREET DIMENSIONS & STANDARDS

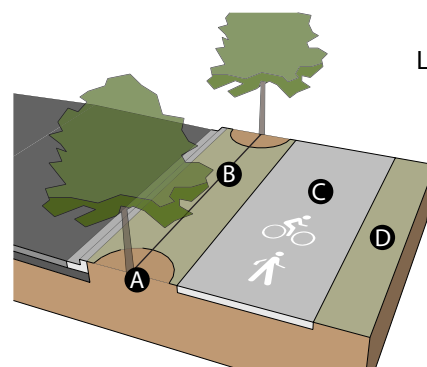


MECHANICAL FEATURES	
A. Utility & Mechanical Boxes	Shall be located within the Streetside or Parcel side landscape/amenity strip(s)
B. Light Posts & Traffic Lights	Shall be located within the Streetside landscape/amenity strip Must be xxx feet on center
C. Public Safety	Shall be located within the landscape/amenity strip, unless otherwise determined

LANDSCAPING	
A. Tree Placement	See table 19.04.100 for comprehensive list of allowable tree species
B. Tree Planting Separation	Shall be 20 feet on center
C. Sidewalk	10 foot width, bicycle/pedestrian path
D. Parcel Side	Landscaping varies...



MECHANICAL FEATURES



LANDSCAPING

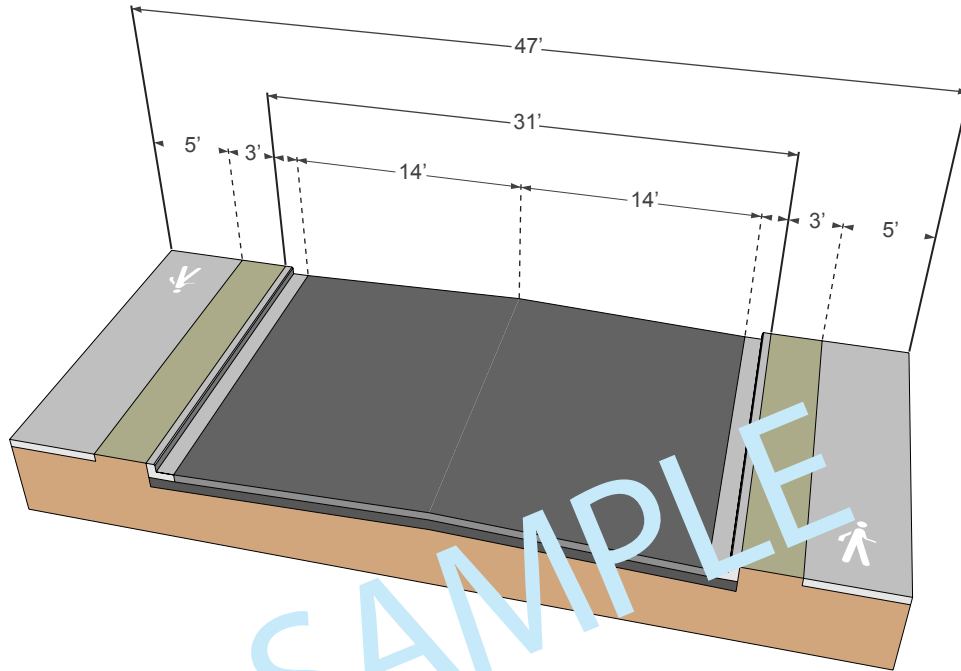
Street Schematics - 47' Residential Street

A street with which is designed to carry residential traffic between minor collectors.

Illustrations & Graphics

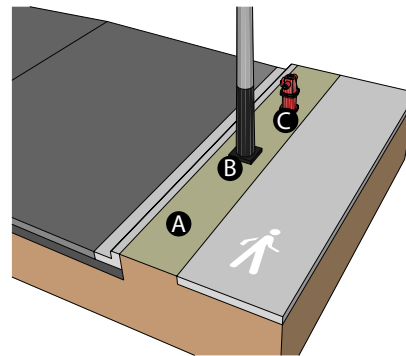
19.04.020

STREET DIMENSIONS & STANDARDS

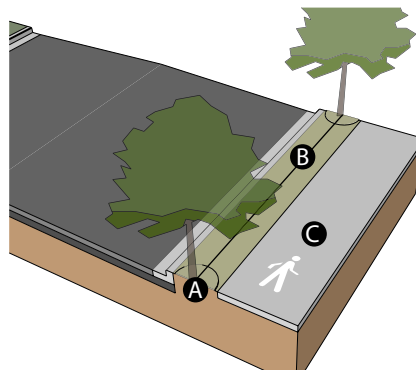


MECHANICAL FEATURES	
A. Utility & Mechanical Boxes	<i>Shall be located within the Streetside landscape/amenity strip</i>
B. Light Posts & Traffic Lights	<i>Shall be located within the Streetside landscape/amenity strip Must be xxx feet on center</i>
C. Public Safety	<i>Shall be located within the landscape/amenity strip, unless otherwise determined</i>

LANDSCAPING	
A. Tree Placement	<i>See table 19.04.100 for comprehensive list of allowable tree species</i>
B. Tree Planting Separation	<i>Shall be 20 feet on center</i>
C. Sidewalk	<i>10 foot width, bicycle/pedestrian path</i>
D. Parcel Side	<i>Landscaping varies...</i>



MECHANICAL FEATURES



LANDSCAPING

19.06.060

R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

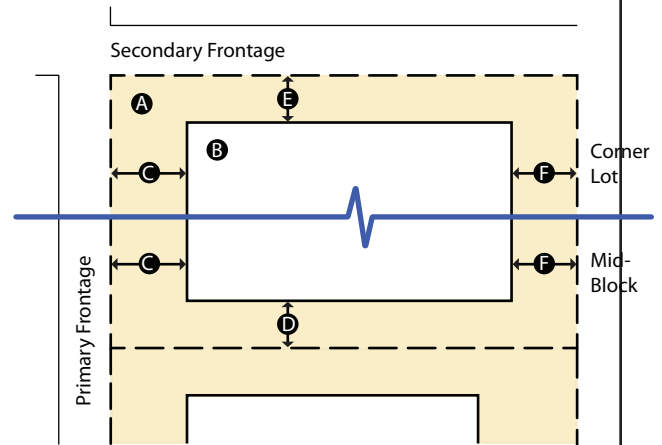
The purpose of the R-1 District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 District is consistent with the policies of the Low Density Residential category of the General Plan.

BUILDING PLACEMENT		19.06.060.A
A. Minimum Lot Size	11,000 sq. ft.	
Minimum Lot Width	90 ft.	
B. Max. Building Envelope	NA	
Dwelling Units per Lot	1	
C. Minimum Front Yard Setback	25 ft.	
D. Minimum Side Yard Setback	10 ft.	
E. Corner Lot - Minimum Side Yard Setback	15 ft.	
F. Minimum Rear Yard Setback	30 ft.	
ACCESSORY STRUCTURE		
G. Separation from Main Bldg.	6 ft.	
H. Corner Lot - Minimum Side Yard Setback	15 ft.	
J. Minimum Rear Yard Setback	3 ft.	
K. Mid-Block Lot - Minimum Side Yard Setback	3 ft.	
L. Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit.	
BUILDING HEIGHT		
M. Stories	2 max.	
N. Flat Roof - Max. Height	35 ft. measured to the top of the Roof Coping	
O. Pitched Roof - Max. Height	35 ft. measured to the midpoint between the eaves and ridge line of a pitched roof	
P. Accessory Bldg. - Stories	Not to exceed 2 stories, 35 ft. in height or the height of the principal dwelling unit, whichever is less	

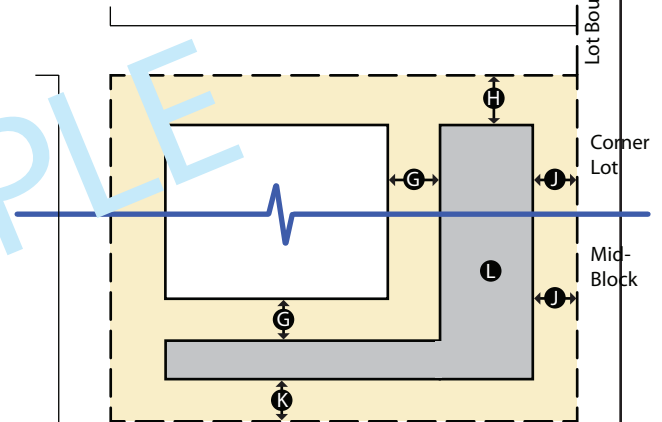
Illustrations & Graphics 19.06.060

R-1

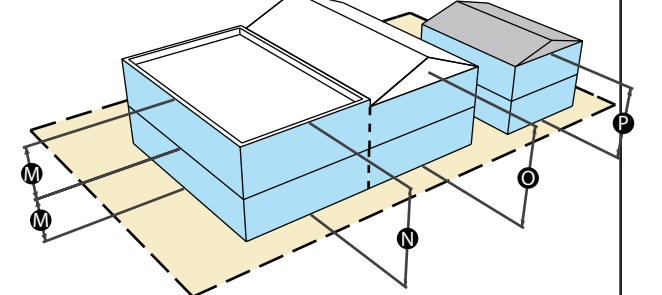
BUILDING PLACEMENT



ACCESSORY STRUCTURE



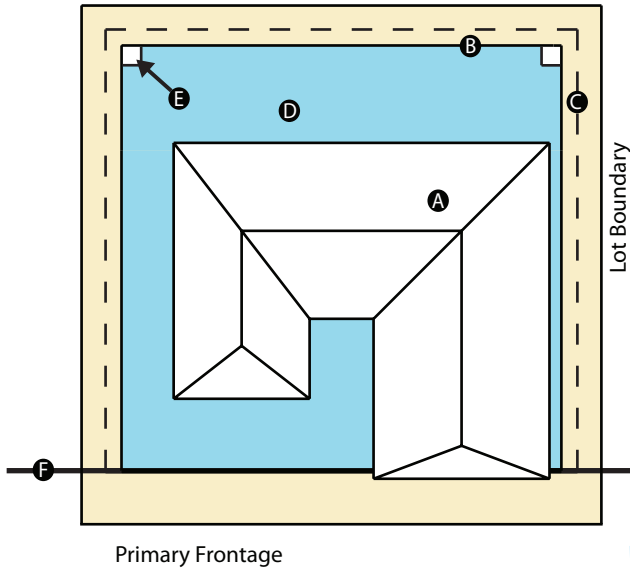
BUILDING HEIGHT



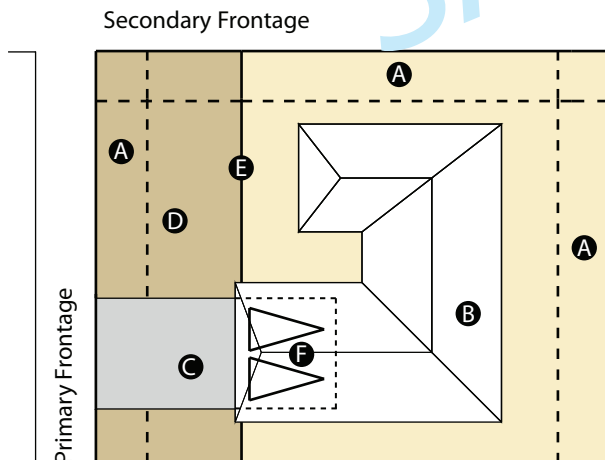
Illustrations & Graphics

R-1
19.06.060

PATIO COVER



RESIDENTIAL - LANDSCAPE & PARKING



PATIO COVERS

19.06.060.D

A. Principal Dwelling Unit	
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side
C. Patio Cover Roof Overhang	May come to within 3 feet of Rear and Side Property Lines
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover or Roof may not extend beyond

LANDSCAPE BUFFERS & TURF LIMITATIONS

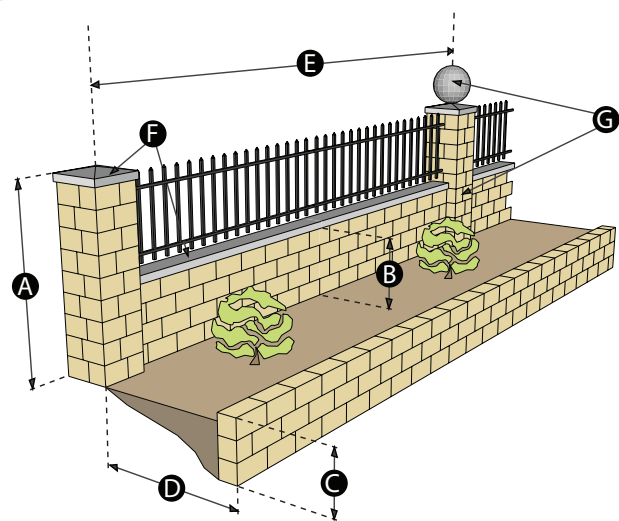
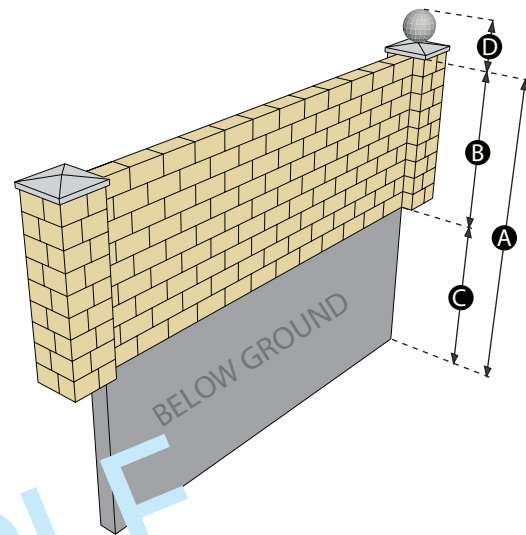
A. Landscape Buffer - Minimum Zone Depths	Adjacent to Right-of-Way - 6 feet Interior Lot Lines - 0 feet
B. Primary Dwelling	
C. Impermeable Surfaces	May not count towards Front Yard Area
D. Front Yard Area - Turf Coverage	No more than 50% of Front Yard Area
E. Front Yard Setback	varies by Zoning District

PARKING

F. Primary Residential Parking - Minimum On-site Parking Requirement	2 Unimpeded Spaces per Dwelling Unit
--	--------------------------------------

Illustrations & Graphics

R-1
19.06.060



Retaining and Perimeter Wall with Slope $\leq 2\%$

A. Maximum overall Height	10 feet
B. Maximum Above Finished Grade Wall Height	6 - 8 feet
C. Maximum Below Finished Grade Wall Height	4 feet
D. Maximum Pilaster Height	18 inches

Retaining and Perimeter Wall with Slope $\geq 2\%$

A. Maximum overall Height	12 feet
B. Maximum Above-ground wall Height	6 - 8 feet
C. Maximum Below-ground wall Height	6 feet
D. Maximum Pilaster Height	18 inches

Front Yard Wall/Fence with Standard Stepback

A. Maximum primary wall height	5 Feet
B. Maximum solid wall base height	2 Feet
C. Maximum secondary wall height	2 Feet
D. Minimum spacing between wall sections - Outside Dimensions	5 Feet
E. Maximum on-center distance between Pilasters	24 Feet
F. Decorative Cap feature	5 Feet
G. Maximum Pilaster height	18 Inches

19.06.080

R-TH Single Family - Attached District.

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

BUILDING PLACEMENT	
A. Minimum Lot Size	1,600 sq. ft.
Minimum Lot Width	20 ft.
B. Max. Building Envelope	95%
Dwelling Units per Lot	1
C. Minimum Front Yard Setback	
D. Minimum Side Yard Setback	n/a
E. Corner Lot - Minimum Side Yard Setback	10 ft.
F. Minimum Rear Yard Setback	5 ft.
G. Distance Between Buildings	n/a
ACCESSORY STRUCTURE	
H. Minimum Side Yard Setback	
J. Minimum Rear Yard Setback	
K. Separation from Main Bldg.	
L. Size and Coverage	
BUILDING HEIGHT	
M. Stories	3 max
N. Flat Roof - Max. Height	
O. Pitched Roof - Max Height	
P. Accessory Bldg. - Stories	

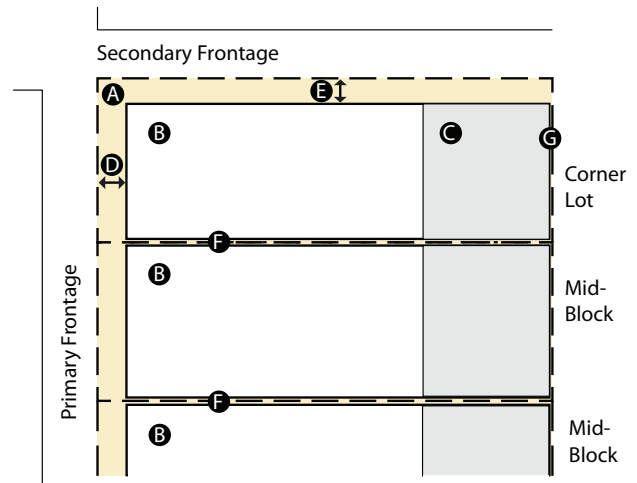
Footnotes

1. The minimum rear yard setback shall be 20 feet. However, where the rear 20 feet of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof provided it is otherwise open on three sides.

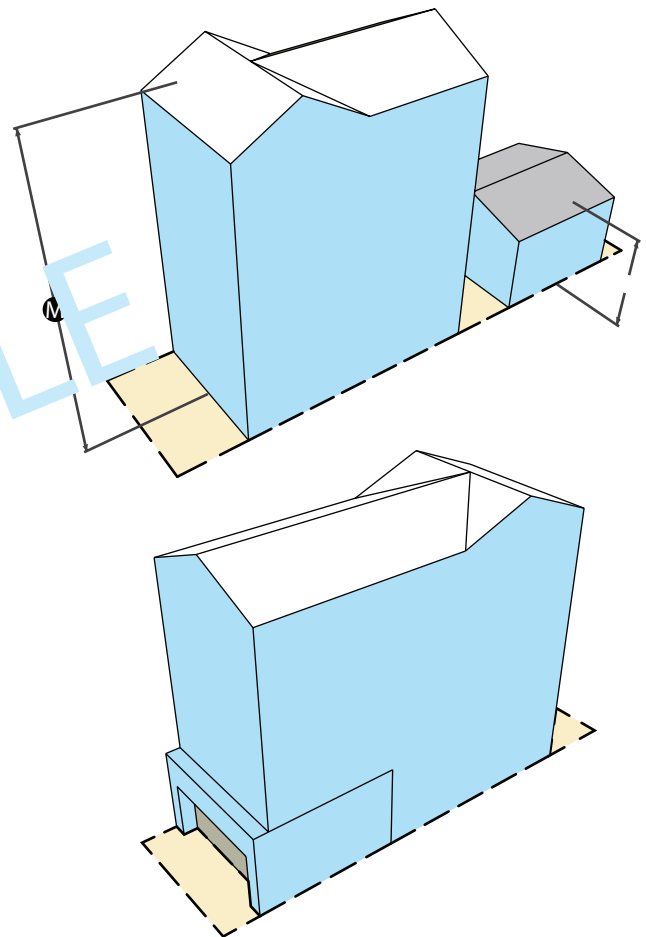
Illustrations & Graphics

R-TH 19.06.080

BUILDING PLACEMENT - REAR LOADED GARAGES



BUILDING HEIGHT - FRONT & REAR VIEWS



C-1 Limited Commercial District.

The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

BUILDING PLACEMENT	
A. Minimum Lot Width	100 ft.
B. Lot	
C. Building Envelope	Not to Exceed xx% of
D. Minimum Front Yard Setbacks	20 ft.
E. Minimum Side Yard Setback	10 ft.
F. Minimum Corner-Lot Side Yard Setback	15 ft.
G. Minimum Rear Yard Setback	20 ft. ¹
ACCESSORY STRUCTURE	
H. Minimum Front Yard Setback	20 ft.
J. Minimum Side Yard Setback	8 ft.
K. Minimum Corner-Lot Side Yard Setback	15 ft.
L. Minimum Rear Yard Setback	8 ft.
M. Maximum Lot Coverage	50%
BUILDING HEIGHTS	
N. Maximum Building Height	NA ¹
O. Floors	NA ¹
P. Flat Roof - Max Height	NA ¹
R. Pitched Roof - Max Height	NA ¹
S. Accessory Bldg. - Stories	NA ¹

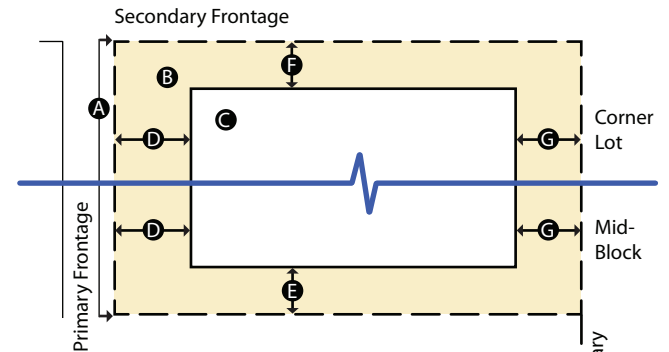
Footnotes

¹. Rear yard setbacks and building heights may be affected by the residential adjacency standards set forth in LVMC 19.08.060.

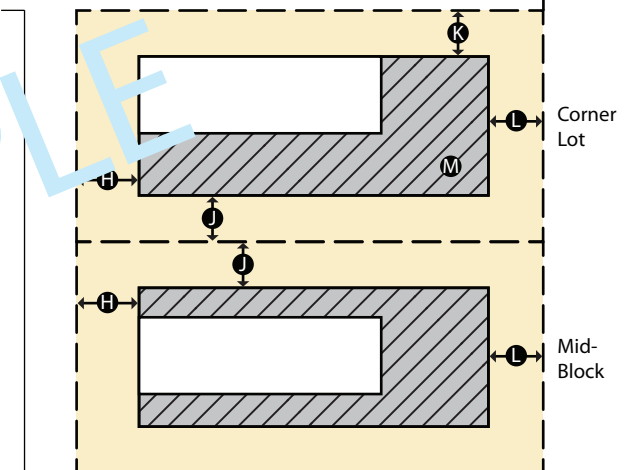
Illustrations & Graphics 19.08.060

C-1

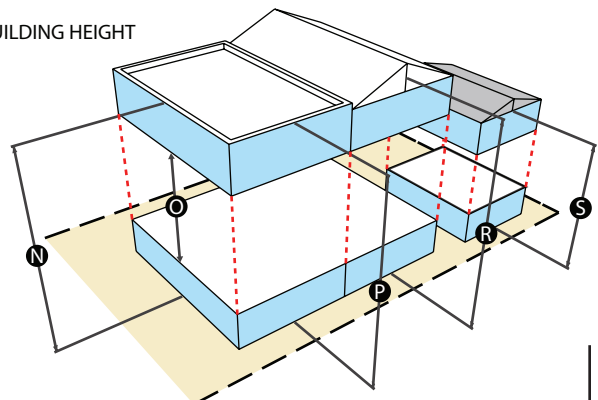
BUILDING PLACEMENT



ACCESSORY STRUCTURES



BUILDING HEIGHT



C-V CIVIC DISTRICT

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

A. Permitted Land Uses

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

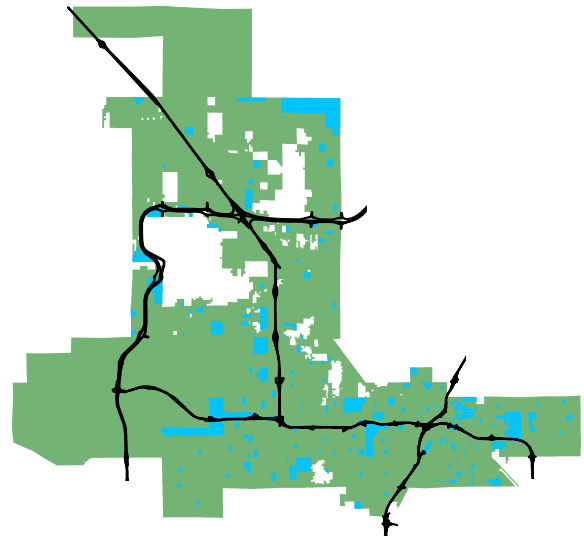
1. Any use operated or controlled by the City, County, State or Federal government, other than those described in Section 19.06.020(D).
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in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

B. Similar Uses

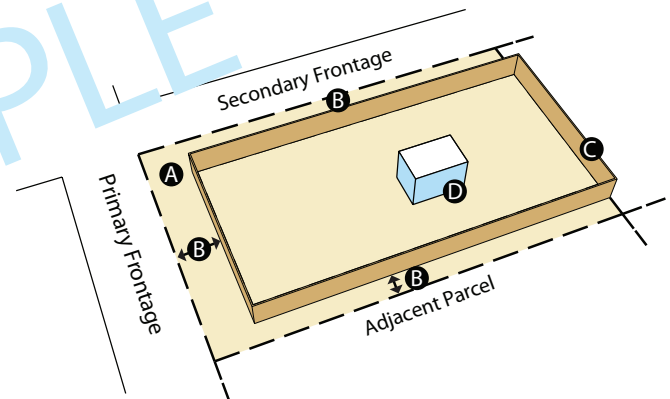
1. Additional Uses. The uses permitted in Section B of this subchapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this subchapter are prohibited. However additional uses may be permitted by the Director if the Director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

Illustrations & Graphics

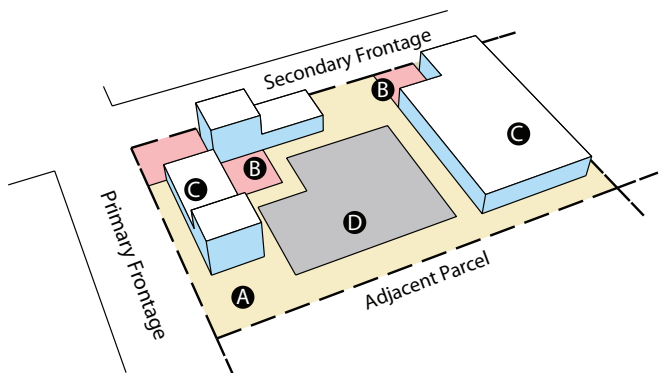
Civic 19.10.020



UTILITY INSTALLATIONS



BUILDINGS & PLAZAS



19.12.010

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
Accessory Structure (Class II)	C	C	C	C	C	C	C	C	C								page
Adult Day Care Center	S	S	S			S	S	S	S	C	C	P	P	P	P		page
Airport, Heliport or Landing Field														P	P		page
Amphitheater												S	C	C	C		page
Animal Hospital, Clinic, or Shelter (with no Outside Pens)											S	S	P	P	P		page
Animal Hospital, Clinic, or Shelter (with Outside Pens)	S	S										S	P	P	P		page
Animal Keeping & Husbandry	C	C															page
Animal Keeping, Wild or Exotic	C														C		page
Animal Production	P																page
Antique/Collectible Store												P	P	P	P		page
Asphalt or Concrete Batch Plant															P		page
Assisted Living Apartments						S	P	P					S				page
Astrologer, Hypnotist, or Psychic Art and Science										S		P	P	P	P		page
Auction House														S	S		page
Auto Broker												C	C	C	C		page
Auto Dealer Inventory Storage												S	S	S	S		page
Auto Paint & Body Repair Shop													S	C	C		page
Auto Parts (Accessory Installation)												C	P	P	P		page
Auto Parts (New & Rebuilt) (Accessory Sales & Service)												S	C	P	P		page
Auto Repair Garage, Major													S	C	C		page
Auto Repair Garage, Minor												S	C	C	C		page
Auto Smog Check												C	C	C	C		page
Auto Title Loan											S	S	S	C	C		page
Automobile Rental												S	S	S	C		page
Automobile Repossession Agency												C	C	C	C		page
Bakery, Retail											A	P	P	P	P		page
Bailbond Service												S	S	P	P		page
Banquet Facility												P	P	P			page
Bed & Breakfast Inn	S	S	S	S	S	S	S	S		S							page
Beer/Wine/Cooler Off-Sale Establishment												S	S	S	S		page
Beer/Wine/Cooler On- and Off-Sale Establishment												S	S	S	S		page

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

19.12.010

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 On-Sale Establishment												S	S	S	S		page
Billiard Parlor or Pool Hall												S	P	P	P		page
Blood Plasma Donor Center													S	S	S		page
Boarding or Rooming House							P	P						S			page
Boat & Trailer Dealership (New and Used)												S	S	C	C		page
Building & Landscape Material/ Lumber Yard												S	C	P	P		page
Building Maintenance Service and Sales												S	C	P	P		page
Bus Charter Service & Service Facility														P	P		page
Business School											P	P	P	P	P		page
Car Wash, Full Service or Auto Detailing												S	C	C	C		page
Car Wash, Self-Service												S	C	C	C		page
Catering Service												P	P	P	P		page
Cemetery/Mausoleum	C	C											C	C	C		page
Check Cashing Service, Limited											C	C	C	C	C		page
Child Care – Family Home	P	P	P	P	P	P	P	P	P								page
Child Care – Group Home	S	S	S	S	S	S	S	S	S								page
Child Care Center	S	S					S	S	S	C	C	P	P	P	P		page
Church/House of Worship	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		page
Cleaners, Commercial/Industrial													S	P	P		page
Clinic												P	P	P	P		page
Cold Storage Plant													P	P	P		page
College, University, or Seminary											S	P	P	P	P		page
Commercial Recreation/ Amusement (Indoor)											S	P	P	P	P		page
Commercial Recreation/ Amusement (Outdoor)													P	P	P		page
Commercial, Other than Listed												S	P	P	P		page
Community Center, Private (Accessory)	C	C	C	C	C	C	A	A	C								page
Community Recreational Facility (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		page
Community Residence (including Family Community Residence and Transitional Community Residence)	C	C	C	C	C	C	C	C	C		C	C	C				page
Condominium					P	P	P	P		C	C	C	C				page

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 10.04 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.

19.16.030

GENERAL PLAN AMENDMENT

A. Purpose

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

B. Authority

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

C. Application

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

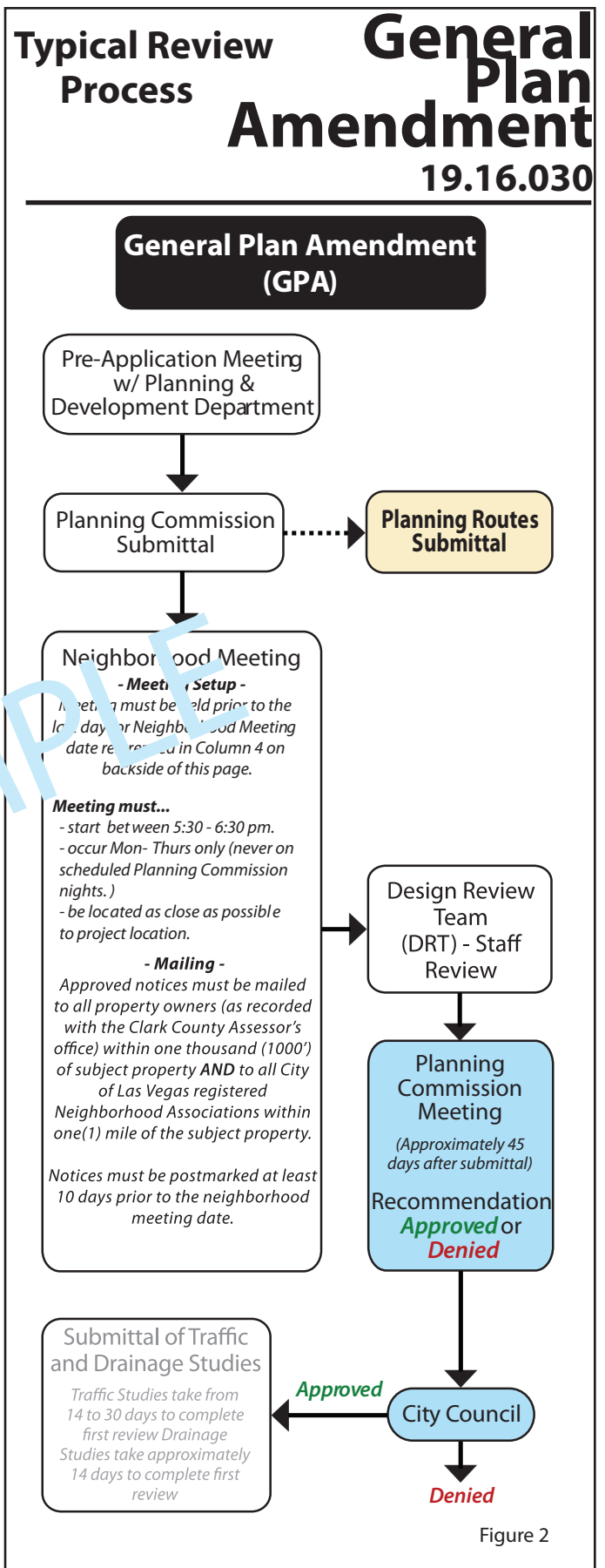


Figure 2



City of Las Vegas

Title 19 Unified Development Code

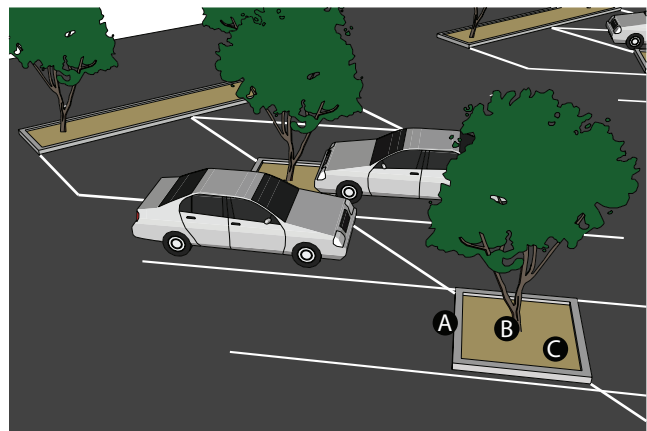
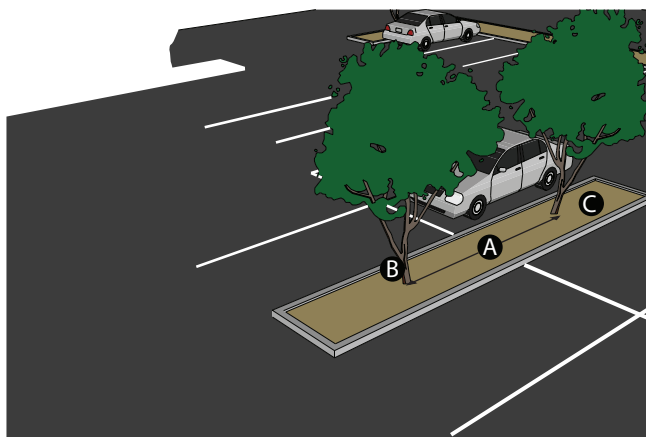
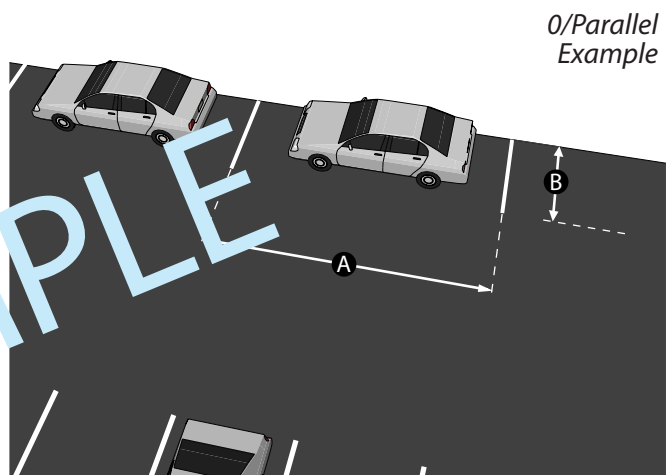
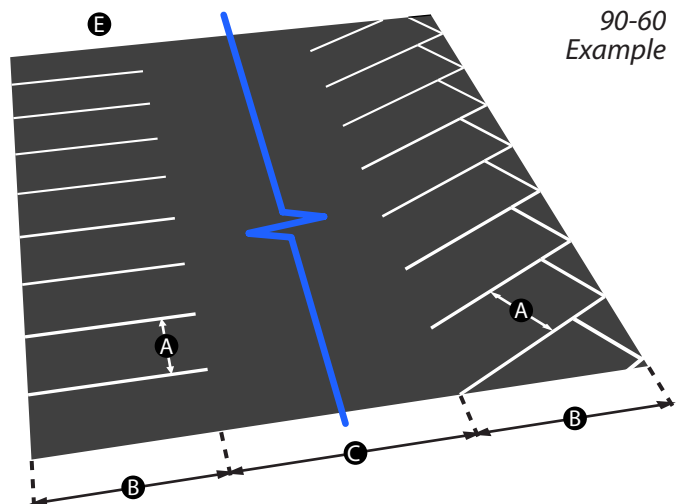
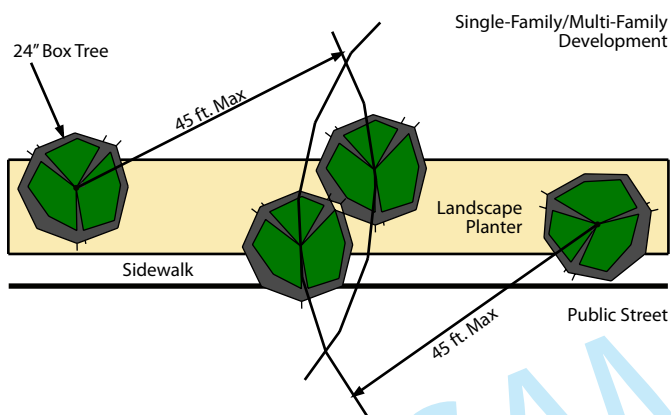
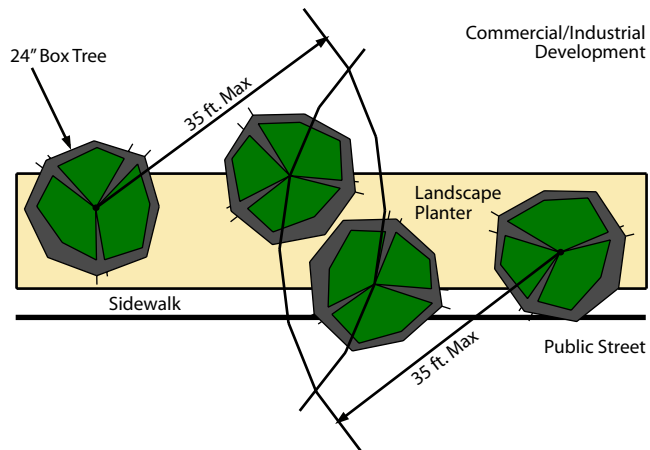
- DRAFT -

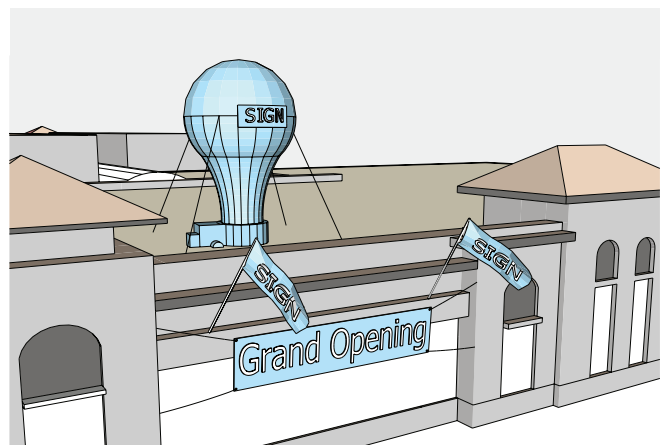
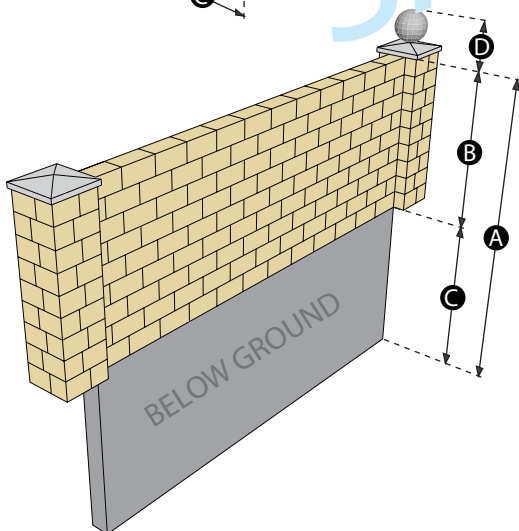
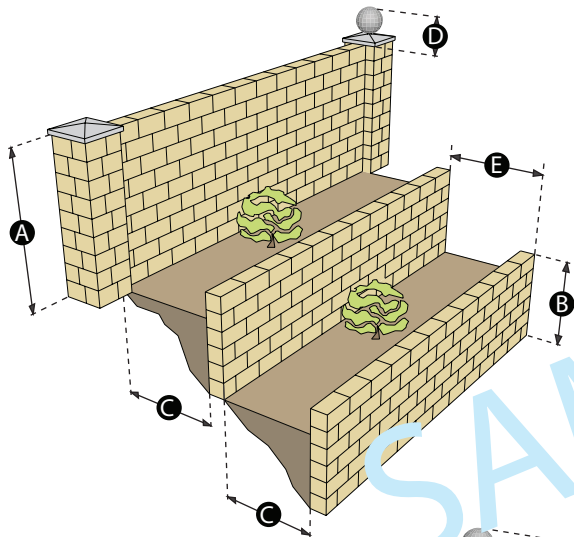
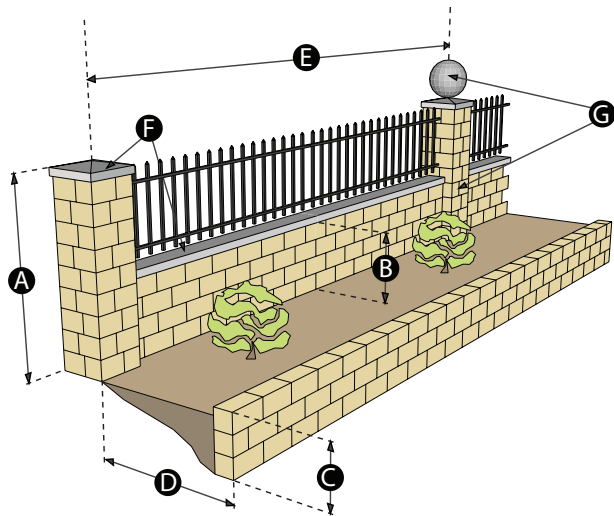
September 20, 2010

HELP

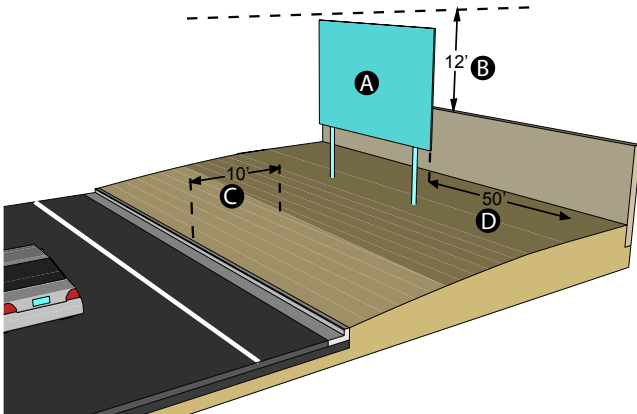


Sample Page 15

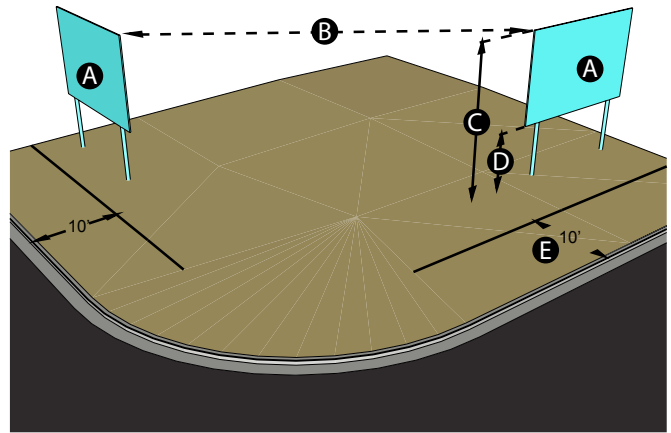




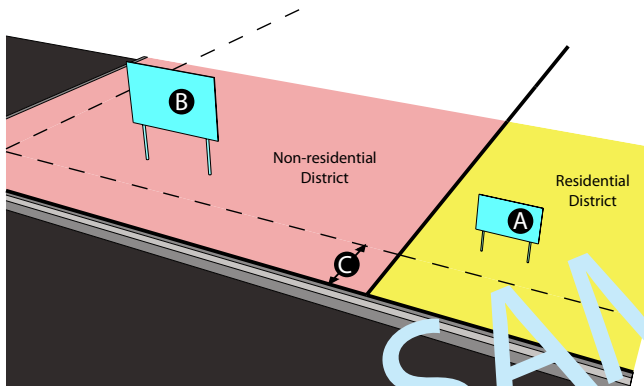
Subdivision Development Sale Signs



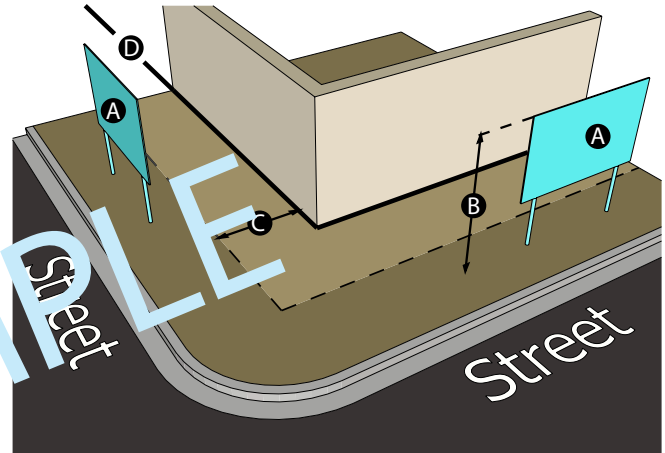
Real Estate Signs Advertising Commercial Property



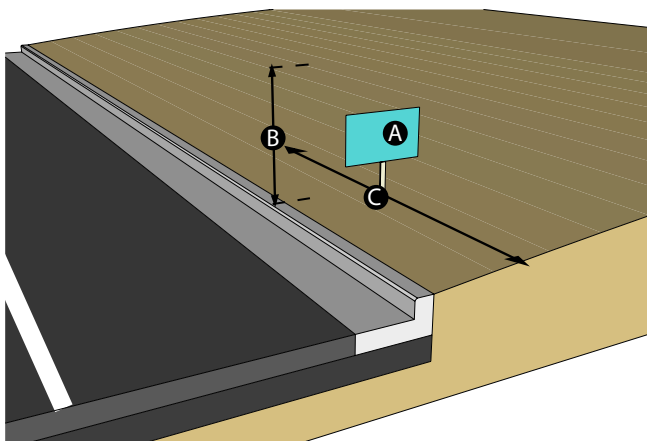
Political Signs



Real Estate Signs Advertising Residential Property



Subdivision Development Weekend Directional Signs



Menu Boards

