

1 **BILL NO. 2014-28**

2 **ORDINANCE NO. _____**

3 AN ORDINANCE TO ESTABLISH THE "RESIDENTIAL SMALL LOT" ZONING DISTRICT AND
4 STANDARDS PERTAINING THERETO, CORRECT ENTRIES REGARDING THE R-CL ZONING
DISTRICT, AND PROVIDE FOR OTHER RELATED MATTERS.

5 Sponsored by: Councilman Steven D. Ross

Summary: Establishes the "Residential Small
Lot" Zoning District and standards pertaining
thereto, and corrects entries regarding the R-CL
Zoning District.

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7
8 THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS
9 FOLLOWS:

10 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title
11 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth
12 in Sections 2 to 15, inclusive, of this Ordinance. The amendments are deemed to be amendments to both
13 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

14 SECTION 2: Title 19, Chapter 00, Section 100, Subsection (B), Paragraph (1), is hereby
15 amended by adding to the table therein, at the appropriate locations, an entry for the use "Residential Small
16 Lot," together with its corresponding abbreviation of "R-SL" and the appropriate page entry for the
17 location of the district purpose.

18 SECTION 3: Title 19, Chapter 4, Section 40, Subsection (B), Paragraph (2), in that
19 portion that precedes Subparagraphs (a) and (b), is hereby amended to read as follows:

20 2. The minimum required Connectivity Ratio is 1.30 (links/nodes) for all development in R-D, R-1, R-SL,
21 R-MH, R-CL, R-TH, R-2, R-3 and R-4 zoning districts. The Connectivity Ratio required for multi-family
22 residential developments will be determined by the Director, with advice from the Director of Public
23 Works, based on the proposed site layout.

24 SECTION 4: Title 19, Chapter 4, Section 160, is hereby amended by amending Table 1
25 therein to add an entry for the R-SL District as set forth in the two-page document that is attached to this
26 Ordinance as Exhibit A.

1 SECTION 5: Title 19, Chapter 6, Section 40, Subsection (I), Paragraph (1),
2 Subparagraph (a), is hereby amended to read as follows:

3 a. All property to be developed for multi-family residential or nonresidential use that is located adjacent to
4 property which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a
5 nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

6 SECTION 6: Title 19, Chapter 6, is hereby amended by adding thereto a new section,
7 designated as Section 75, consisting of the provisions set forth in the four-page document that is attached to
8 this Ordinance as Exhibit B.

9 SECTION 7: Title 19, Chapter 6, Section 140, Subsection (F), is hereby amended by
10 amending Tables 1 to 11, inclusive, and 13, as those tables appear in Paragraphs (5) to (15), inclusive, and
11 (17) to:

12 (A) Add the R-SL District to each list of districts, so that it appears in between the R-1
13 and R-CL Districts; and

14 (B) Make applicable to the R-SL District the same standards as are set forth for the
15 R-CL District.

16 SECTION 8: Title 19, Chapter 8, Section 40, Subsection (H), Paragraph (1),
17 Subparagraph (a), is hereby amended to read as follows:

18 a. All property to be developed for nonresidential or multi-family use that is located adjacent to property
19 which is zoned R-E, R-D, R-1, R-SL or R-CL, unless such adjacent property is developed with a
20 nonresidential use, shall conform to the residential adjacency standards set forth in this Subsection.

21 SECTION 9: Title 19, Chapter 10, Section 20, Subsection (E), Paragraph (2), is hereby
22 amended to read as follows:

23 2. In addition to the standards established above, property in the C-V District adjacent to residential uses in
24 the U, R-E, R-D, R-1, R-SL, R-CL and R-2 Districts shall be subject to the height standards of LVMC
25 19.06.060, the landscape buffer standards of LVMC 19.08.040(F) and Table 4 of LVMC 19.08.050, and the
26 parking standards of LVMC 19.08.110.

1 SECTION 10: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section
2 10, is hereby amended by adding thereto a new column indicating the various uses that are permitted in the
3 R-SL Zoning District, whether as a matter of right, conditionally or by means of special use permit. That
4 new column shall read as is set forth in the seven-page document attached to this Ordinance as Exhibit C,
5 with the new entries being underscored.

6 SECTION 11: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section
7 10, is hereby amended to indicate that the use "Single Family, Detached" is a permitted use in the R-CL
8 Zoning District. In order to reflect the amendment, the letter "P" shall be inserted in the box that represents
9 the intersection of the row for the use "Single Family, Detached" and the column for the R-CL Zoning
10 District.

11 SECTION 12: Table 2 of the Land Use Tables adopted in Title 19, Chapter 12, Section
12 10, is hereby amended to indicate that the use "Single Family, Attached" is not a permitted use in the R-CL
13 Zoning District. In order to reflect the amendment, the letter "P" shall be removed from the box that
14 represents the intersection of the row for the use "Single Family, Attached" and the column for the R-CL
15 Zoning District.

16 SECTION 13: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry
17 for the use "Auto Dealer Inventory Storage" so that the Conditional Use Regulations for that use read as
18 follows:

19 **Conditional Use Regulations:**

- 20 1. All loading and unloading of vehicles shall occur on site.
- 21 2. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.
- 22 3. All areas used for the parking or storage of vehicles shall be paved.
- 23 4. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public
24 rights-of-way.
- 25 5. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and
26 accessed through a parcel located on a primary or secondary thoroughfare.

1 6. Lighting shall be shielded from adjacent properties.

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

6 8. The use shall not be located adjacent to any property zoned R-E, R-D, R-1, R-SL or R-CL unless that
7 property has been developed with a nonresidential use.

8 SECTION 14: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry
9 for the use "Auto Repair Garage, Major" so that the Conditional Use Regulations for that use read as
10 follows:

11 **Conditional Use Regulations:**

12 1. All repair and service work shall be performed within a completely enclosed building.

13 2. All disabled vehicles shall be stored on a concrete or asphalt surface in an area which is screened from
14 view from the surrounding properties and adjoining streets, pursuant to LVMC 19.08.040.

15 3. Outdoor hoists are prohibited.

16 4. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly
17 stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances,
18 solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall
19 conform to all applicable Federal, State, and local regulations.

20 5. No vehicle may be parked on the premises for the purpose of offering the vehicle for sale.

21 6. Outdoor bells and loudspeakers are prohibited.

22 7. This use shall not be located adjacent to any property zoned R-E, R-D, R-1, R-SL or R-CL unless that
23 property has been developed with a nonresidential use. (C-2 only)

24 SECTION 15: For purposes of Section 2.100(3) of the City Charter, LVMC 19.00.100,
25 19.04.040, 19.04.160, 19.06.040, 19.06.140, 19.08.040, 19.10.020, 19.12.010 and 19.12.070 are deemed to
26 be subchapters rather than sections.

1 SECTION 16: If any section, subsection, subdivision, paragraph, sentence, clause or
2 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or
3 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
4 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City
5 of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph,
6 sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections,
7 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

8 SECTION 17: All ordinances or parts of ordinances or sections, subsections, phrases,
9 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
10 Edition, in conflict herewith are hereby repealed.

11 PASSED, ADOPTED and APPROVED this ____ day of _____, 2014.

12 APPROVED:

13
14 By _____
CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16 _____
17 BEVERLY K. BRIDGES, MMC
City Clerk

18 APPROVED AS TO FORM:

19 *Val Steed* 4-21-14
20 Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the _____
2 day of _____, 2014, and referred to a committee for recommendation, the committee
3 being composed of the following members _____;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2014, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council as first
7 introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

15 _____
16 BEVERLY K. BRIDGES, MMC
City Clerk