

BILL NO. 2025-12

ORDINANCE NO. 6907

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF LVMC TITLE 19 TO UPDATE THE STANDARDS APPLICABLE TO RESIDENTIAL TINY HOUSE PARKS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Director of
Community Development

Summary: Amends various provisions of LVMC
Title 19 to update the standards applicable to
Residential Tiny House Parks.

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

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 4, inclusive, of this Ordinance. The amendments are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Section 19.12.010 Table 2 (Permitted Uses) is amended by amending the entry for the use "Residential Tiny House Park" to read as follows:

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Residential Tiny House Park									<u>C</u>	<u>C</u>	C								

SECTION 3: Section 19.12.070 is amended by amending the entry for the use "Residential Tiny House Park" to add, at the appropriate location, Conditional Use Regulations pertaining to the use, reading as follows:

Conditional Use Regulations:

1. Units within a Residential Tiny House Park must:
 - a. Not be attached to any other dwelling by any means.
 - b. Be surrounded by open space or yards.
 - c. Not have more than one kitchen with full kitchen facilities.
 - d. Have interior access between all rooms used for human habitation.

- 1 e. Not be mounted on wheels unless within the R-MH Zoning District.
- 2 f. Be placed on a foundation or secured to the site and connected to utilities as required by the
- 3 Building and Safety Division of the Department.

4 2. If a Residential Tiny House is elevated above grade, the base of the house must be masked

5 architecturally or by landscaping, berming or planters.

6 3. Units shall not be rented or leased for a period of less than 31 days.

7 4. The Special Use Permit provisions of LVMC 19.12.040(B) do not apply to this use.

8 SECTION 4: Section 19.12.070 is amended by amending the entry for the use

9 “Residential Tiny House Park” so that the On-site Parking Requirement for the use reads as follows:

10 **On-site Parking Requirement:** [Two spaces per site (may be tandem)] One space per unit and one guest

11 space for every 6 Residential Tiny House [sites,] units, distributed throughout the development.

12 SECTION 5: For purposes of Section 2.100(3) of the City Charter, Sections 19.12.010

13 and 19.12.070 are deemed to be subchapters rather than sections.

14 SECTION 6: The Department of Community Development is authorized and directed to

15 incorporate into the Unified Development Code the amendments set forth in Sections 2 to 4, inclusive, of

16 this Ordinance.

17 SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or phrase

18 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by

19 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the

20 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby

21 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

22 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,

23 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

24 SECTION 8: Whenever in this ordinance any act is prohibited or is made or declared to

25 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required

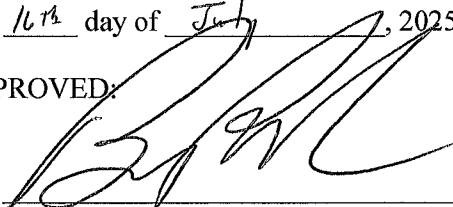
26 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of

1 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
2 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
3 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
4 of this ordinance shall constitute a separate offense.

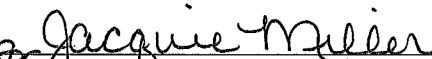
5 SECTION 9: All ordinances or parts of ordinances or sections, subsections, phrases,
6 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
7 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 16th day of July, 2025.


9 APPROVED:

10 
11 By _____
12 ~~SHELLEY BERKLEY, Mayor~~
13 **Brian Knudsen, Mayor Pro-Tem**

12 ATTEST:

13 
14 DR. LUAND D. HOLMES, MMC
15 City Clerk

15 APPROVED AS TO FORM:

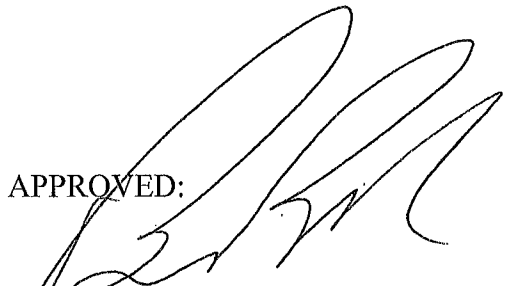
16  6-3-25
17 Val Steed, Date
18 Deputy City Attorney

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of June, 2025, and referred to a committee for recommendation; hereafter the committee reported favorably on said ordinance on the 16th day of July, 2025, which as a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council and adopted by the following vote:

VOTING "AYE": Mayor Pro Tem Knudsen, and Councilmembers, Seaman, Diaz, Allen-Palenske, Brune and Summers-Armstrong
VOTING "NAY": None
EXCUSED: Mayor Berkley
THOSE NOT VOTING: None

APPROVED: 

SHELLEY BERKLEY, Mayor
Brian Knudsen, Mayor Pro-Tem

ATTEST:


DR. JUAN D. HOLMES, MMC City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account #
Order ID

104115
337785

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 07/03/2025 to 07/03/2025, on the following day(s):

07/03/2025

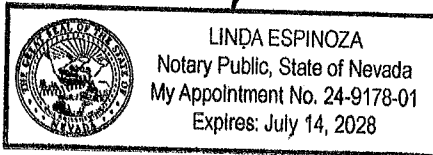
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 3, 2025

Notary

Linda Espinoza



BILL NO. 2025-12

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Proposed by: Seth T. Floyd,
Director of Community
Development

Summary: Amends various provisions of LVMC Title 19 to update the standards applicable to Residential Tiny House Parks.

At the City Council meeting of
June 18, 2025

BILL NO. 2025-12 WAS READ BY
TITLE AND REFERRED TO A
RECOMMENDING COMMITTEE

COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE
FOR PUBLIC INFORMATION IN
THE OFFICE OF THE CITY CLERK,
2ND FLOOR, 495 SOUTH MAIN
STREET, LAS VEGAS, NEVADA

PUB: July 3, 2025
LV Review-Journal



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

LV CITY CLERK
ATTN: ARLENE
495 S MAIN ST
LAS VEGAS NV 89101

Account # 104115
Order ID 338552

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 editon(s) of said newspaper issued from 07/19/2025 to 07/19/2025, on the following day(s):

07/19/2025

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 19, 2025

Notary

Linda Espinoza



**BILL NO. 2025-12
ORDINANCE NO. 6907**

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 18th day of June, 2025, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 16th day of July, 2025, which was a regular meeting of said City Council; and that at said meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Pro Tem Knudsen and Councilmembers Seaman, Diaz, Allen, Palenske, Brune and Summers-Armstrong.

VOTING "NAY": NONE

EXCUSED: Mayor Berkley.

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: July 19, 2025
LV-Review-Journal