

1 **BILL NO. 2026-12**

2 **ORDINANCE NO. 6950**

3 AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO ESTABLISH
4 PARAMETERS FOR COTTAGE COSMETICS OPERATIONS TO BE CONDUCTED AS A HOME
OCCUPATION; AND PROVIDE FOR OTHER RELATED MATTERS.

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

Summary: Establishes parameters for cottage
cosmetics operations to be conducted as a home
occupation.

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

9 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
10 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
11 Sections 2 through 3, inclusive, of this Ordinance. The amendments are deemed to be amendments to both
12 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

13 SECTION 2: Title 19, Chapter 16, Section 180, is hereby amended to read as follows:

14 **19.16.180 Home Occupation Permit**

15 A. Purpose

16 The purpose of this Section is to provide for a Home Occupation Permit to allow limited types of income
17 producing activities conducted from a residential dwelling unit. A home occupation is an incidental or
18 secondary use so located that the average neighbor, under normal circumstances, would not be aware of its
19 existence. Except as otherwise provided in this Section and Title, no residential dwelling unit may be used
20 for the purpose of conducting any business or income producing activity except as allowed by means of a
21 Home Occupation Permit.

22 B. Exceptions

23 No Home Occupation Permit shall be required for educational activities, including but not limited to music
24 lessons, academic tutoring or religious instruction, provided that no more than two students are present at
25 any one time and the use complies with the requirements of this Section.

26 C. Authority

1 The Director or, upon appeal, the Planning Commission, shall have the authority to approve, approve with
2 conditions, or deny a Home Occupation Permit. In approving a Home Occupation application, the Director
3 (or if applicable, the Planning Commission) may impose conditions, stipulations or restrictions as are deemed
4 necessary to ensure that the activity will be consistent with the intent of this Section.

5 D. Application

6 An application for a Home Occupation Permit shall be filed with the Director. The application shall contain
7 sufficient information and detail to enable the Director to determine the appropriateness of issuing a permit
8 under this Section. If the Home Occupation is to be conducted by the tenant of property which is leased or
9 rented, the tenant shall obtain written authorization from the property owner or property manager and submit
10 the authorization with the Home Occupation Permit application.

11 E. Process and Review

12 Within 30 days after receipt of a complete application, the Director shall approve, approve with conditions,
13 or deny the application.

14 F. Decision and Notice of Decision

15 1. The Director shall approve a Home Occupation Permit if the Director finds that:

16 a. The proposed Home Occupation is compatible with the existing residential uses on
17 the property and surrounding properties; and

18 b. The proposed Home Occupation will conform to the Operational Standards and
19 requirements contained in this Section.

20 2. The Director shall provide written notice of the decision, which shall include the reasons for
21 the decision and, if the decision is to approve the Home Occupation Permit, any modifications, conditions or
22 limitations that the Director may impose. The notice shall be provided to the owner or the owner's agent.

23 G. Operational Standards

24 1. In order to approve a Home Occupation Permit, the Director (or if appealed, the Planning
25 Commission) must be satisfied that the proposed Home Occupation can and will comply with the following
26 operational standards:

1 a. At or upon the property, only the occupants of the dwelling unit shall be engaged in
2 the business activity approved for the Home Occupation Permit;

3 b. No employees shall report to work at or be physically dispatched from the property;

4 c. There shall be no transacting of business or offers to transact business with
5 customers or clients who have come to the property except in connection with:

6 i. A cottage food operation or a cottage cosmetics operation that complies with
7 the following limitations];];

8 a. [Except as permitted as part of a garage or yard sale under
9 Subsubparagraph (b) below, no more than two customers may be present on the property at any one time]

10 No more than two customers may be present on the property at any one time, except as permitted as part of
11 a garage or yard sale under Subsubparagraph (b) below;

12 b. The outdoor sale of food items or cosmetic items may occur with
13 no restriction on the number of customers present, but only in accordance with the garage or yard sale
14 provisions of LVMC 19.12.020(B)(1); or

15 ii. The breeding of domestic dogs and cats, but only to the extent in compliance
16 with the following limitations:

17 a. No more than two customers may be present on the property at any
18 one time; and

19 b. The use must comply with all applicable provisions of LVMC Title
20 7;

21 d. There shall be no signage or other advertising of any kind, whether on the property
22 or elsewhere, which advertises the address or physical location of the property or identifies the existence of
23 a Home Occupation on the property. A home telephone number or a post office box may be advertised by
24 any medium other than on-site signage;

25 e. The following activities are not permitted as a Home Occupation:

26 i. On-site repair, painting or body work pertaining to motor vehicles

1 or trailers. Off-site repair work performed by a mobile repair service is subject to the limitations contained
2 in the Conditional Use Regulations applicable to the use "Vehicle Parking, Storage or Repair in Residential
3 Zoning Districts," as found in Section 19.12.070;

4 ii. The sale or storage of vehicles by a vehicle dealer as defined in NRS Chapter
5 482;

6 iii. On-site commercial preparation of food for service on or off the premises,
7 except as permitted for a cottage food operation;

8 iv. On-site commercial preparation of cosmetic items for sale on or off the
9 premises, except as permitted for a cottage cosmetics operation;

10 [iv.] v. The sale or storage of explosives, ammunition or firearms;

11 [v.] vi. The sale or storage of tobacco products, tobacco paraphernalia, cannabis
12 products, cannabis paraphernalia, synthetic cannabinoid or synthetic cannabinoid paraphernalia, hemp
13 products, hemp-derived products, and hemp paraphernalia or alcoholic beverages;

14 [vi.] vii. A beauty parlor or barber shop; or

15 [vii.] viii. An ambulance or related emergency service.

16 f. A Home Occupation shall not create pedestrian, automobile or truck traffic in excess
17 of the normal amount associated with residential uses in the district;

18 g. A Home Occupation shall be conducted exclusively within the main dwelling or
19 within an enclosed accessory structure which has been approved for the Home Occupation Permit, except for
20 horticultural activities and the breeding of domestic dogs and cats. No more than 25 percent of the total floor
21 area of all enclosed structures may be devoted to the home occupation activity, and no more than 5 percent
22 of the total floor area of all enclosed structures may be devoted to the storage of stock in trade. No outside
23 storage related to the home occupation activity is permitted;

24 h. No more than one vehicle and one trailer that are used in connection with a Home
25 Occupation Permit shall be parked or stored at or near the residence. The permitted vehicle and trailer are
26 subject to the following additional limitations:

1 i. The permitted vehicle must be a passenger vehicle with a maximum capacity
2 of one ton;

3 ii. Vehicles and trailers permitted by this Subparagraph (h) to be parked or
4 stored at or near the residence do not include vehicles or trailers designed or intended solely for commercial
5 use, including without limitation tow trucks, dump trucks, buses, taxis, limousines, food trucks or trailers,
6 ice cream trucks or trailers, forklifts, backhoes, concrete mixers and mobile sign trucks or trailers;

7 iii. The parking or storage of vehicles and trailers permitted by this
8 Subparagraph (h) must comply with the Conditional Use Regulations applicable to the use "Vehicle Parking,
9 Storage or Repair in Residential Zoning Districts," as found in Section 19.12.070;

10 i. The number of on-site parking spaces shall not be reduced to less than two;

11 j. There shall be no outdoor storage or use of any toxic chemicals or hazardous
12 materials of any type or in any amount not normally found in a residential structure;

13 k. There shall be no electrical or mechanical equipment which is not normally found
14 in a residential structure, and no equipment found on the premises shall cause a change in the fire safety or
15 occupancy classification of the dwelling unit; and

16 l. No Home Occupation shall create or cause noise, dust, light, vibration, gas, fumes,
17 toxic/hazardous materials, smoke, glare, electrical interference or other hazards or nuisances.

18 2. The following uses are uses that normally may be permitted by means of Home Occupation
19 Permit if they can be conducted in compliance with the Operational Standards in Paragraph (1) of this
20 Subsection. This is not a comprehensive list but should be used to establish appropriate types of uses for
21 Home Occupations.

22 a. Toll-free or 900 number telephone services;

23 b. Accounting, bookkeeping, tax preparation or related services;

24 c. Appraisal, real estate or related services;

25 d. Architectural, engineering, general contractor or related professional services;

26 e. Artist, artisans, hobbyists, jeweler or related services;

- 1 f. Computer based businesses, desktop publishing, drafting or related services;
- 2 g. Consulting or related services;
- 3 h. Employment services;
- 4 i. Financial investment, brokerage or related services;
- 5 j. Handicrafts, gift basket assembly, floral, ceramics or related services;
- 6 k. Health fitness training services;
- 7 l. Home improvement and repair services;
- 8 m. Incidental office and telephone uses;
- 9 n. Information services;
- 10 o. Insurance services;
- 11 p. Interior design and decorating services;
- 12 q. Legal, court reporting or related services;
- 13 r. Internet ordering, mail order or catalog services;
- 14 s. Mobile service businesses;
- 15 t. Network marketing services;
- 16 u. Janitorial, maintenance and repair services;
- 17 v. Party planning services;
- 18 w. Photography, video or related services;
- 19 x. Secretarial, typing, answering or related services;
- 20 y. Tailoring and sewing services;
- 21 z. Teaching or related services with a maximum of two students at any one time;
- 22 aa. Travel services;
- 23 ab. Vending machine businesses;
- 24 ac. Writers, authors or related professionals; and
- 25 ad. Cottage food operations; [and]
- 26 ae. Cottage cosmetics operations; and

1 [ae.] af. The breeding of domestic dogs and cats.

2 3. Any Home Occupation Permit which is found to be similar to those enumerated in this
3 Subsection and which, in the opinion of the Director, is compatible with the intent of this Section, may be
4 approved or approved with conditions. If the Director determines that a proposed Home Occupation would
5 be detrimental to the public health, safety and welfare or injurious to the existing land uses on the property
6 or to the surrounding properties, or does not substantially conform to the Operational Standards contained in
7 this Section, the Director shall deny the Home Occupation Permit.

8 H. Appeal of Director's Action

9 If the applicant is aggrieved by the Director's decision, or any conditions attached thereto, the applicant may
10 appeal the decision to the Planning Commission by written request within 10 days after the date of decision
11 by the Director. The appeal must be filed with the Department. The appeal hearing shall be scheduled as soon
12 as is reasonably possible, and appropriate notice of the hearing shall be provided. The Planning Commission
13 may affirm, reverse or modify the Director's decision. Notice of the Planning Commission's decision shall
14 be provided to the applicant or the applicant's agent, and the date of the notice shall be deemed to be the date
15 notice of the decision is filed with the City Clerk.

16 I. Optional Treatment of Appeal

17 The Director or Planning Commission may require that an appeal filed pursuant to Subsection (H) be heard
18 as a public hearing item. The requirement for a public hearing must be based upon a determination that, in
19 the instance of that particular application, the public interest will best be served by providing notice and an
20 opportunity to be heard to surrounding property owners. In such event, the Director shall process the
21 application in accordance with the standards and procedures for Special Use Permit applications.

22 J. Transfer of Permits

23 A Home Occupation permit shall not be transferable to:

- 24 1. Another address, or
25 2. Any person other than the applicant, a family member residing in the home, or a legal entity
26 in which the applicant or resident family member has a controlling interest.

1 K. Expiration

2 Home Occupation Permits not exercised within one year after approval shall be void without further action
3 unless a greater time limit is specified in the approval. Home Occupation uses which cease for more than 6
4 months shall be void without further action.

5 L. Revocation or Modification

6 1. Notice and Hearing. Upon proper notice to, and an opportunity to be heard by, the permit
7 holder, the Director may revoke or modify a Home Occupation permit if the Director determines one or more
8 of the following:

9 a. That the Home Occupation is not in compliance with one or more of the Operational
10 Standards of this Section;

11 b. That the Home Occupation Permit was obtained by misrepresentation or fraud;

12 c. That the Home Occupation is being conducted in violation of any statute, ordinance,
13 law or regulation.

14 2. Appeal and Notice of Decision. The Director's decision may be appealed in the same manner
15 as the initial denial of a Home Occupation Permit, in accordance with Subsection (H). The provisions of
16 Subsection (I) shall not apply to the appeal, except that the Director or the Planning Commission may provide
17 notice and opportunity to be heard to surrounding property owners.

18 SECTION 3: Title 19, Chapter 18, Section 20, is hereby amended by adding thereto the
19 following term, together with its corresponding definition:

20 **Cottage Cosmetic Operation.** An operation which manufactures or prepares a cosmetic item by any manner
21 or means for sale, or which offers or displays a cosmetic item for sale, if each such cosmetic item is:

22 1. Sold on the private property of the natural person who manufactures or prepares the cosmetic item
23 or at a location where the natural person who manufactures or prepares the cosmetic item sells the cosmetic
24 item directly to a consumer, including, without limitation, a farmer's market, flea market, swap meet, church
25 bazaar, garage or yard sale or craft fair, by means of an in-person transaction that does not involve selling
26 the cosmetic item by telephone or via the Internet; and

1 2. Sold to a natural person for his or her consumption and not for resale.

2 The term does not include an operation that engages in the manufacturing or processing of any of the products
3 described in 21 U.S.C. § 364h(b) and 21 C.F.R. Part 700 Subpart B.

4 ↪As used in this definition, “cosmetic item” means any of the items described in the definition of that term
5 in Assembly Bill 352 of the 2025 Session of the Nevada Legislature.

6 SECTION 4: For purposes of Section 2.100(3) of the City Charter, Sections 19.16.180
7 and 19.18.020 are deemed to be subchapters rather than sections.

8 SECTION 5: The Department of Planning is authorized and directed to incorporate into
9 the Unified Development Code the amendment set forth in Sections 2 to 3, inclusive, of this Ordinance.

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

17 ...

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...


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

4 PASSED, ADOPTED and APPROVED this 6th day of May, 2026.

5 APPROVED:

6 By 
7 SHELLEY BERKLEY, Mayor

8 ATTEST:

9 
10 DR. LUANN D. HOLMES, MMC
City Clerk

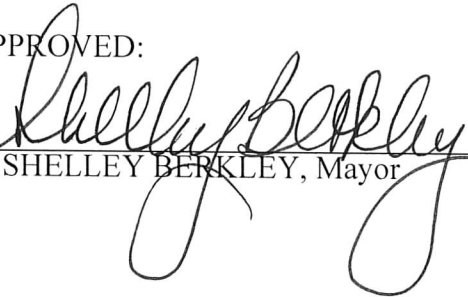
11 APPROVED AS TO FORM:

12  3/11/26
13 Gillian Block Segerblom, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City
2 Council on the 1st day of April, 2026, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 6th day of May,
4 2026, which as a regular meeting of said Council; that at said regular meeting, the
5 proposed ordinance was read by title to the City Council and adopted by the following
6 vote:

7 VOTING "AYE": Mayor Berkley and Councilmembers Knudsen,
8 Diaz, Allen-Palenske, Brune, and Summers-Armstrong
9 VOTING "NAY": None
10 THOSE EXCUSED: Kelley
11 ABSTAINED: None

12
13
14
15 APPROVED:

16 
17 _____
18 SHELLEY BERKLEY, Mayor

17 ATTEST:

18 
19 _____
20 DR. LUANN D. HOLMES, MMC City Clerk

RECEIVED
APR 23 2026
CITY CLERK

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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

Account # 104115
Order ID 352736

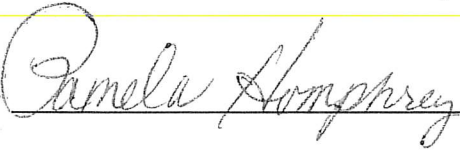
Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal, in 1 edition(s) of said newspaper issued from 04/23/2026 to 04/23/2026, on the following day(s):

04/23/2026

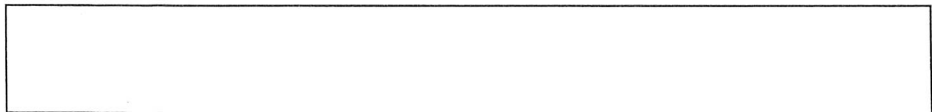


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this April 23, 2026

Notary 

4-23-26



BILL NO. 2026-12

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO ESTABLISH PARAMETERS FOR COTTAGE COSMETICS OPERATIONS TO BE CONDUCTED AS A HOME OCCUPATION; AND PROVIDE FOR OTHER RELATED MATTERS.

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

Summary: Establishes parameters for cottage cosmetics operations to be conducted as a home occupation.

At the City Council meeting of
April 1, 2026

BILL NO. 2026-12 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: Apr. 23, 2026
Lv Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

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

Account #
Order ID

104115
354040

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal, 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, in 1 edition(s) of said newspaper issued from 05/09/2026 to 05/09/2026, on the following day(s):

05/09/2026

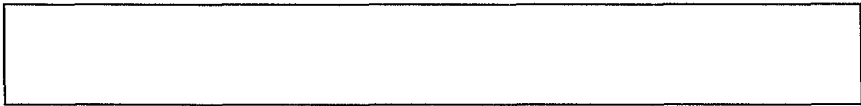
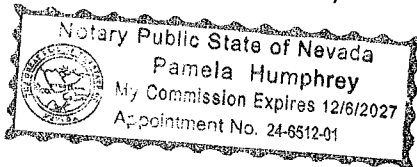
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this May 9, 2026

Notary

Pamela Humphrey
05920



**BILL NO. 2026-12
ORDINANCE NO. 6950**

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO ESTABLISH PARAMETERS FOR COTTAGE COSMETICS OPERATIONS TO BE CONDUCTED AS A HOME OCCUPATION; AND PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Executive Director of Community Development
Summary: Establishes parameters for cottage cosmetics operations to be conducted as a home occupation.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 1st day of April, 2026, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 6th day of May, 2026, 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 Berkley and Councilmembers Knudsen, Diaz, Allen-Palenske, Brune, and Summers-Armstrong

VOTING "NAY": NONE

EXCUSED: NONE

DID NOT VOTE: Councilwoman Kelley

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: May 9, 2026
Lv Review-Journal