



1 SECTION 4: Section 19.12.070 is amended by amending the entry for the use “Mixed-  
2 Use” to read as follows:

3 **Mixed-Use**

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

7 **Conditional Use Regulations:**

8 1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts are permitted as conditional uses  
9 [within a C-1 or C-2 Zoning District] in the P-O, O, C-D, C-1, C-2, and C-PB Zoning Districts.

10 [2. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary  
11 public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses,  
12 whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.]

13 [3. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but  
14 may be located at or above the second level of the building. Residential uses may be located on the ground  
15 floor of any building or portion thereof that is located at the interior of the development site and does not  
16 front on an arterial or collector street.]

17 [4.] 2. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and  
18 shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer  
19 in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along  
20 the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by  
21 the principal building(s).

22 3. Development located in the Airport Overlay shall be in conformance with all applicable requirements of  
23 Title 19.10.080 A-O (Airport Overlay).

24 **Minimum Special Use Permit Requirements:**

25 1. [Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of  
26 a Special Use Permit within a P-O, O or C-PB Zoning District.]

1 [2.] Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning Districts may be permitted by  
2 means of a Special Use Permit within an R-3 or R-4 Zoning District.

3 [3. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary  
4 public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses,  
5 whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.]

6 [4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but  
7 may be located at or above the second level of the building. Residential uses may be located on the ground  
8 floor of any building or portion thereof that is located at the interior of the development site and does not  
9 front on an arterial or collector street.]

10 [5.] 2. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and  
11 shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer  
12 in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along  
13 the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by  
14 the principal building(s).

15 3. Development located in the Airport Overlay shall be in conformance with all applicable requirements of  
16 Title 19.10.080 A-O (Airport Overlay).

17 **On-site Parking Requirement:** To be determined in accordance with the applicable parking calculations for  
18 mixed-use developments that are set forth in LVMC 19.18.03.

19 SECTION 5: Section 19.12.070 is amended by amending the entry for the use  
20 “Residential, Multi-Family” to read as follows:

21 **Residential Multi-Family**

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

24 **Conditional Use Regulations:**

- 25 1. This use is permitted only in conjunction with an approved Mixed-Use development.  
26 2. Development located in the Airport Overlay shall be in conformance with all applicable requirements of

1 Title 19.10.080 A-O (Airport Overlay).

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

4 1. Studio and One Bedroom Units – 1.25 spaces per unit.

5 2. Two Bedroom Units – 1.75 spaces per unit.

6 3. Three Bedroom and Above Units – Two spaces per unit.

7 4. Units developed as part of a Mixed-Use development shall provide parking in accordance with  
8 LVMC 19.18.030(D).

9 SECTION 6: Section 19.18.020 is amended by amending the entry for the term “Mixed-  
10 Use” to read as follows:

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

14 SECTION 7: For purposes of Section 2.100(3) of the City Charter, Sections 19.12.10,  
15 19.12.070 and 19.18.020 are deemed to be subchapters rather than sections.

16 SECTION 8: The Department of Community Development is authorized and directed to  
17 incorporate into the Unified Development Code the amendments set forth in Sections 2 to 6, inclusive, of  
18 this Ordinance.

19 SECTION 9: If any section, subsection, subdivision, paragraph, sentence, clause or phrase  
20 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by  
21 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the  
22 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby  
23 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
24 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,  
25 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

26 SECTION 10: Whenever in this ordinance any act is prohibited or is made or declared to

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

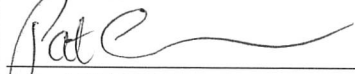
7 SECTION 11: All ordinances or parts of ordinances or sections, subsections, phrases,  
8 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983  
9 Edition, in conflict herewith are hereby repealed.

10 PASSED, ADOPTED and APPROVED this 20<sup>th</sup> day of May, 2026.


11 APPROVED

12  
13 By   
SHELLEY BERKELEY, Mayor

14 ATTEST:

15   
16 DR. LUANN D. HOLMES, MMC  
City Clerk

17 APPROVED AS TO FORM:

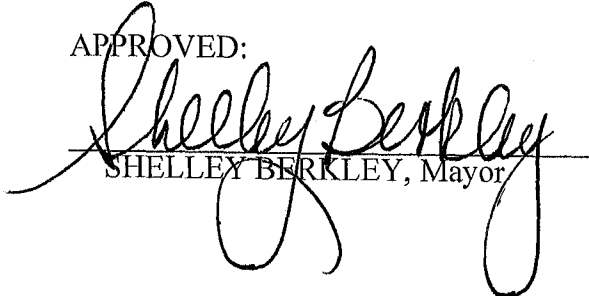
18  3/31/26  
19 Gillian Block Segerblom, Date  
Deputy City Attorney

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26


1 The above and foregoing ordinance was first proposed and read by title to the City  
2 Council on the 15<sup>th</sup> day of April, 2026, and referred to a committee for recommendation;  
3 hereafter the committee reported favorably on said ordinance on the 20<sup>th</sup> 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, Summers-Armstrong and  
9 VOTING "NAY": None  
10 ABSENT: None  
11 ABSTAINED: None  
12  
13  
14

15 APPROVED:

16   
17 \_\_\_\_\_  
18 SHELLEY BERKLEY, Mayor

18 ATTEST:

19   
20 \_\_\_\_\_  
21 DR. LUANN D. HOLMES, MMC City Clerk  
22  
23  
24  
25  
26

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  
353915

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 05/07/2026 to 05/07/2026, on the following day(s):

05/07/2026

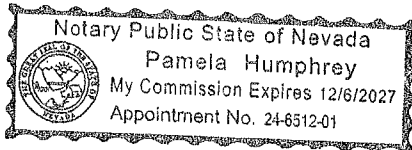
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this May 7, 2026

Notary

*Pamela Humphrey*  
5-7-26



**BILL NO. 2026-16**

AN ORDINANCE TO AUTHORIZE MULTIFAMILY AND MIXED-USE DEVELOPMENT THAT INCLUDES A RESIDENTIAL COMPONENT AS A CONDITIONAL USE ON PROPERTY ZONED FOR COMMERCIAL USE, IN ACCORDANCE WITH STATE LAW.

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

Summary: Authorizes multifamily and mixed-use development that includes residential use as a conditional use on property zoned for commercial use, in accordance with Assembly Bill 241, which was passed by the Nevada Legislature in 2025.

At the City Council meeting of April 15, 2026

BILL NO. 2026-16 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: May 7, 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  
354782

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 05/23/2026 to 05/23/2026, on the following day(s):

05/23/2026

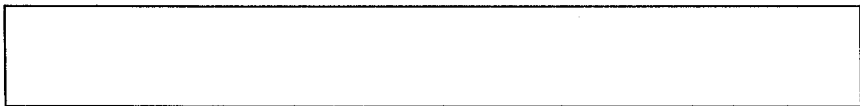
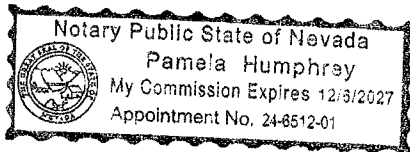
*Leslie McCormick*

LEGAL ADVERTISEMENT REPRESENTATIVE

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

Notary

*Pamela Humphrey*  
5-23-26



**BILL NO. 2026-16  
ORDINANCE NO. 6954**

AN ORDINANCE TO AUTHORIZE MULTIFAMILY AND MIXED-USE DEVELOPMENT THAT INCLUDES A RESIDENTIAL COMPONENT AS A CONDITIONAL USE ON PROPERTY ZONED FOR COMMERCIAL USE, IN ACCORDANCE WITH STATE LAW.

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

Summary: Authorizes multifamily and mixed-use development that includes residential use as a conditional use on property zoned for commercial use, in accordance with Assembly Bill 241, which was passed by the Nevada Legislature in 2025.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 15th day of April, 2026, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 20th 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, Summers-Armstrong and Kelley

VOTING "NAY": NONE

EXCUSED: NONE

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 23, 2026  
Lv Review-Journal