

BILL NO. 2026-24

ORDINANCE NO. 6963

AN ORDINANCE TO AMEND LVMC 19.06, 19.12 AND 19.18 RELATED TO ACCESSORY DWELLING UNITS WITHIN RESIDENTIAL ZONING DISTRICTS, INCLUDING CHANGES TO DEVELOPMENT STANDARDS, PERMITTED LAND USES, AND CONDITIONAL USE REGULATIONS, TO CONFORM WITH ASSEMBLY BILL 396 OF THE 83RD SESSION OF THE NEVADA LEGISLATURE (2025)

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

Summary: Amends LVMC 19.06, 19.12 and 19.18 related to Accessory Dwelling Units within residential zoning districts, including changes to development standards, permitted land uses, and conditional use regulations, to conform with Assembly Bill 396 of the 83rd session of the Nevada Legislature (2025).

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 8, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance No. 6289 and to the Unified Development Code adopted as Title 19.

SECTION 2: Section 19.06.040 is amended to read as follows:

C. Accessory Structures

In addition to the standards listed for accessory structures in the tables provided for each district, accessory structures on any lot subject to the standards provided in this Chapter shall conform to the following:

1. No Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

2. No Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit is permitted in front of the primary structure unless the structure is a side-loaded garage that is used strictly as an ancillary use or Residential, Accessory Dwelling Unit with side entry and does not encroach into the front setback area.

3. No setback is required for a detached Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit from a property line which abuts an alley.

4. Residential [a]Accessory [s]Structures or Residential, Accessory Dwelling Units must be aesthetically compatible with the principal dwelling unit.

5. Residential [a]Accessory [s]Structure may contain any type of room use but may not contain any kitchen except as otherwise specifically provided in this Title with respect to a [Class I accessory structure] Residential [a]Accessory [s]Structure or Residential, Accessory Dwelling Unit.

6. The roof of a[n] Residential [a]Accessory [s]Structure may be attached to the main dwelling, if there is a minimum six foot separation between the walls of the Residential [a]Accessory [s]Structure and the main building and provided that at least two sides of the breezeway are open. A gate or fence which is at least 50 percent open construction may be attached to one end of the breezeway, except as otherwise specifically provided in this Title with respect to a Residential, Accessory Dwelling Unit use.

7. An attached Residential, Accessory Dwelling Unit shall conform to Table 1-Building Placement standards applicable to the existing underlying zoning district. An attached Residential, Accessory Dwelling Unit is not required to have interior access to the primary dwelling unit.

8. A detached Residential, Accessory Dwelling Unit shall conform to Table 2 and 3 – Accessory Structure standards for the existing underlying zoning district.

SECTION 3: The table in Section 19.06.050 Table 2, regarding Accessory Structures, is amended as follows:

Table 2 – ACCESSORY STRUCTURES ^{1,2} (See Figure 2)		
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Rear Yard Setback	5 feet
D.	Minimum Side Yard Setback	5 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. In the case of a Residential, Accessory Dwelling Unit, the unit shall not exceed 50% of the floor area of the principal dwelling.

SECTION 4: The table in Section 19.06.060 Table 2, regarding Accessory Structures, is

amended as follows:

Table 2 – ACCESSORY STRUCTURES ^{1,2}

(See Figure 2)

A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Real Yard Setback	5 feet
D.	Minimum Side Yard Setback	5 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. In the case of a Residential, Accessory Dwelling Unit, the unit shall not exceed 50% of the floor area of the principal dwelling.

SECTION 5: The table in Section 19.06.065 Table 2, regarding Accessory Structures, is

amended as follows:

Table 2 – ACCESSORY STRUCTURES ^{1,2}

(See Figure 2)

A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Real Yard Setback	3 feet
D.	Minimum Side Yard Setback	3 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

Footnotes:

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

2. In the case of a Residential, Accessory Dwelling Unit, the unit shall not exceed 50% of the floor area of the principal dwelling.

SECTION 6: The table in Section 19.12.010 Table 2, regarding Permitted Use, is amended as follows:

	U	R-E	R-D	R-1	R-SL	R-CL	R-T H	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Residential, Accessory Dwelling Unit	[S] C	[S] C	[S] C	[S] C	C	C	C	C	C	C	C								

SECTION 7: Section 19.12.070 is amended by amending the entry for the use “Residential, Accessory Dwelling Unit” at the appropriate location, to read as follows:

Residential, Accessory Dwelling Unit

Description: [An accessory] A structure which is accessory to the principal dwelling, which is either detached, attached or built within the primary residence and located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides an independent living [quarters] space, 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. In the U, R-E, R-D and R-1 Zoning Districts, the minimum size of the lot or parcel must be at least 6500 square feet.

*2. No more than one Residential, Accessory Dwelling Unit is permitted on a single lot. The unit is subject to the development standards of the zoning district in which it is located; provided, however, that in no case shall the unit exceed the total gross floor area of the primary dwelling unit.

3. Unless the principal dwelling is owner-occupied, a Residential, Accessory Dwelling Unit may not be offered or occupied as a rental unit.]

Conditional Use Regulations:

1. No more than one Residential, Accessory Dwelling Unit is permitted on a single lot. The unit is subject to the development standards of the zoning district in which it is located; provided, however, that in

1 no case shall the unit exceed the total gross floor area of the primary dwelling unit.

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

3 **On-site Parking Requirement:** One additional parking space must be provided beyond the number of
4 spaces normally required.

5 SECTION 8: Section 19.18.020 is amended to read as follows:

6 **[Accessory Structure.** A residential structure that is:

- 7 1. Located on the same lot as a principal structure;
- 8 2. Either detached from or, pursuant to LVMC 19.06.040(C)(6), attached to the principal structure; and
- 9 3. Incidental or subordinate to the principal structure.]

10 **[Accessory Structure (Class I).** An accessory structure which is located on the same residential parcel as a
11 principal dwelling and which, as an ancillary use, provides living quarters, including full kitchen facilities,
12 for the occupants of the principal dwelling or their tenants, domestic employees or temporary guests.]

13 **[Accessory Structure (Class II).** An accessory structure which is located on the same lot as a principal
14 structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an “Accessory
15 Structure (Class I).”]

16 **Kitchen Facilities.** That portion of a dwelling unit devoted to the cooking or preparation of food for the
17 purpose of consumption by residents of the dwelling unit. The term includes [a “kitchenette,” “wet bar” or
18 any area equipped with items such as a counter-top hot plate, counter-top grill, or microwave oven, together
19 with an under-counter refrigerator and sink. “Full Kitchen Facilities” indicates the presence of complete
20 cooking facilities (i.e., stove or oven, refrigerator and sink). The presence within any food preparation area
21 of a ventilation hood, gas stub, two hundred-twenty volt electrical outlet or wiring, or any combination
22 thereof, shall be considered “full kitchen facilities.”], without limitation, a sink, refrigerator and a significant
23 cooking appliance such as a range, stove or oven.

24 **Residential Accessory Dwelling Unit.** [An accessory] A structure which is accessory to the principal
25 dwelling, which is either detached, attached or built within the primary residence and located on the same
26 residential parcel as a principal single family dwelling and which, as an ancillary use, provides an

1 independent living [quarters] space, including full kitchen facilities, for the occupants of the principal
2 dwelling or their tenants, domestic employees or temporary guests.

3 SECTION 9: For purposes of Section 2.100(3) of the City Charter, Sections 19.06.40,
4 19.06.050, 19.06.060, 19.06.065, 19.12.010, 19.12.070 and 19.18.020 are deemed to be subchapters rather
5 than sections.

6 SECTION 10: The Department of Community Development is authorized and directed to
7 incorporate into the Unified Development Code the amendments set forth in Sections 2 to 8, inclusive of this
8 Ordinance.

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

16 SECTION 12: Whenever in this ordinance any act is prohibited or is made or declared to
17 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
18 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of
19 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
20 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
21 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
22 of this ordinance shall constitute a separate offense.

23 ...

24 ...

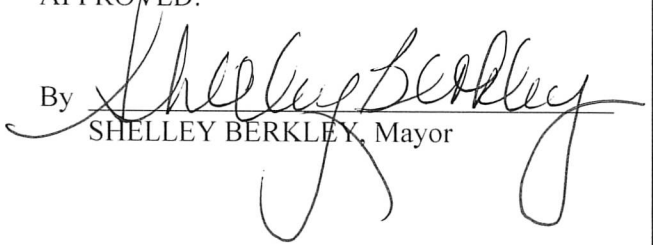
25 ...

26 ...

1 SECTION 13: 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 1st day of July, 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  5/10/26
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 3rd day of June, 2026, and referred to a committee for recommendation;
3 hereafter the committee reported favorably on said ordinance on the 1st day of July, 2026,
4 which as a regular meeting of said Council; that at said regular meeting, the proposed
5 ordinance was read by title to the City Council and adopted by the following vote:

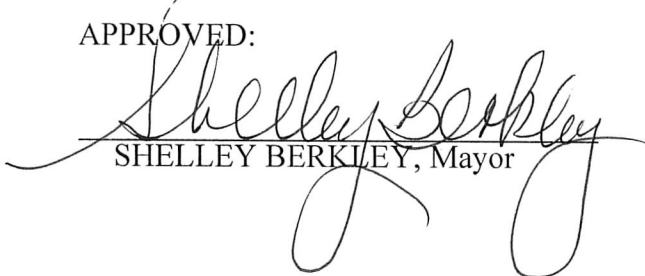
6 VOTING "AYE": Mayor Berkley, and Councilmembers Knudsen,
7 Diaz, Allen-Palenske, Brune, Summers-Armstrong and
Kelley

8 VOTING "NAY": None

9 ABSENT: None

10 ABSTAINED: None

14 APPROVED:

15 
16 SHELLEY BERKLEY, Mayor

17 ATTEST:

18 
19 DR. LUANN D. HOLMES, MMC 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 #
Order ID

104115
356071

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 06/18/2026 to 06/18/2026, on the following day(s):

06/18/2026

Leslie McCormick

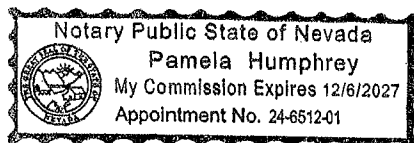
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this June 18, 2026

Notary

Pamela Humphrey

6-18-26



BILL NO. 2026-24

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At the City Council meeting of

June 3, 2026

BILL NO. 2026-24 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: Jun: 18, 2026
Lv Review-Journal

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

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The above and foregoing
ordinance was first proposed
and read by title to the City
Council on the 3rd day of June,
2026, and referred to a
committee for
recommendation; thereafter
the committee reported
favorably on said ordinance on
the 1st day of July, 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 Diaz,
Knudsen, 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: July 4, 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
357114



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 07/04/2026 to 07/04/2026, on the following day(s):

07/04/2026

Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this July 4, 2026

Notary

Pamela Humphrey
7-4-26

