

ORDINANCE NO. 382

AN ORDINANCE TO AMEND SECTION X OF ORDINANCE NO. 378, AS AMENDED BY ORDINANCE NO. 381, OF THE CITY OF LAS VEGAS ENTITLED: "AN ORDINANCE OF THE COMMISSION OF THE CITY OF LAS VEGAS, ESTABLISHING A LAND USE PLAN WITHIN THE CITY OF LAS VEGAS, CREATING ELEVEN (11) DISTRICTS, REGULATING AND RESTRICTING THE USE OF LAND, THE LOCATION AND USE OF BUILDINGS AND OTHER STRUCTURES; THE HEIGHTS AND BULK OF BUILDINGS AND OTHER STRUCTURES; THE PROVISION OF OPEN SPACES FOR LIGHT AND AIR; THE INTENSITY OF SUCH USES AND THE DENSITY OF POPULATION; ESTABLISHING BUILDING SET-BACK LINES; ADOPTING A MAP OF SUCH DISTRICTS; DEFINING THE TERMS USED HEREIN; PROVIDING FOR THE ADJUSTMENT AND AMENDMENT THEREOF; REQUIRING THAT CERTAIN PERMITS SHALL BE SECURED FOR SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS AND FOR THE USE THEREOF, AND OF LANDS; REQUIRING CERTAIN FEES; PROVIDING FOR ENFORCEMENT AND PRESCRIBING PENALTIES FOR VIOLATION THEREOF, AND REPEALING ALL ORDINANCES IN CONFLICT THEREWITH," AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

The Board of Commissioners of the City of Las Vegas do ordain as follows:

Section 1. Section X of the above entitled ordinance is hereby amended to read as follows:

Section X; R-1 (SINGLE FAMILY RESIDENCE) DISTRICT REGULATIONS.

A. Uses Permitted;

1. One-family dwellings of a permanent character, placed in a permanent location.
2. The following agricultural uses: Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, orchards, greenhouses for purposes of propagation and culture when incidental to the residential use of the property and not for commercial purposes, but excluding small livestock farming.
3. Uses customarily incidental to any of the above uses, including home occupations or the office of a physician, dentist, minister of religion or other similar profession, provided (a) that such office is situated in the same dwelling unit as the home of the occupant; (b) that such office shall not be used for the general practice of medicine, surgery, dentistry, but may be used for consultation and emergency treatment as an adjunct to a principle office; and (c) that there shall be no assistants employed.
4. Accessory buildings and uses incidental to each single-family dwelling when placed upon the same lot or parcel of land and not used or operated commercially, but not including guest houses, accessory living quarters and accessory dwellings.

CITY
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5. The following additional uses, subject to the issuance of a use permit in each case as provided in Section XXII of this ordinance:

(a) Public & quasi-public uses, churches.

(b) Real estate offices, temporary only.

B. Building Height Limit:

The maximum building height shall be two (2) stories.

C. Building Site Area Required:

The minimum building site area for each one-family dwelling shall be six thousand (6,000) square feet; the minimum frontage shall be sixty (60) feet, except in the case of recorded lots which can be used as provided in Section VI of this Ordinance.

D. Front Yard Required:

No building shall be erected closer than twenty-five (25) feet to either the front property line of the building site or the line of any future street as provided in Section XX or as shown upon any official street plan, or Master Plan of the City of Las Vegas.

E. Side Yard Required:

There shall be a side yard on each side of a building of not less than ten (10) per cent of the width of the lot, but such side yard need not exceed twenty-five (25) feet and shall not be less than five (5) feet in width.

F. Rear Yard Required:

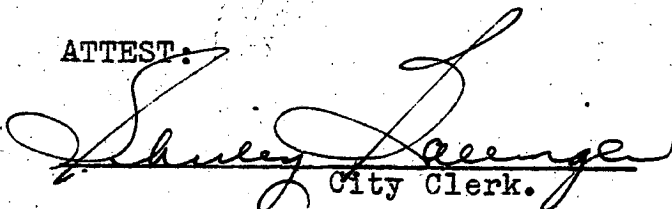
There shall be a rear yard not less than twenty-five (25) per cent of the average depth of the lot, but such rear yard need not exceed twenty-five (25) feet.

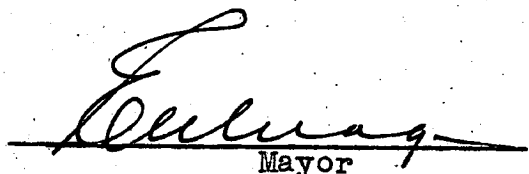
Section 2. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent only of such inconsistency.

Section 3. This ordinance shall be in full force and effect upon its publication, as in the next section provided, and final passage.

Section 4. The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption, in the Las Vegas Evening Review Journal, a daily newspaper published in the City of Las Vegas.

ATTEST:


City Clerk.


Mayor

The above and foregoing Ordinance was first proposed and read by title to the Board of City Commissioners on the 18th day of April, 1949, and referred to the following committee composed of Commissioners Clark and Whipple for recommendation; there- after the said committee reported favorably on said Ordinance on the 22nd day of April, which was the next regular meeting of said Board of City Commissioners; that at said regular meeting held on the 22nd day of April, 1949, the proposed ordinance was read in full to the Board of City Commissioners as first introduced and adopted by the following vote:

Voting "Aye": Commissioners Clark, Moore, Whipple
and His Honor Mayor Craig

Voting "Nay": None

Absent: Commissioner Larkin

APPROVED:

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk

The above and foregoing Ordinance was thereafter read aloud to the said Board of City Commissioners for a second time at a _____ meeting of the said Board held on the _____ day of _____, 1949, and passed by the following vote:

Voting "Aye": Commissioners _____

Voting "Nay": _____

Absent: _____

APPROVED:

Mayor

ATTEST:

City Clerk

*not necessary to
according to
[Signature]*

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4. Accessory buildings and uses incidental to each single-family dwelling when placed upon the same lot or parcel of land and not used or operated commercially, but not including guest houses, necessary living quarters or accessory dwellings.
5. The following additional uses, subject to the issuance of a use permit in each case as provided in Section XXII of this ordinance:
 - (a) Public and quasi-public uses, churches.
 - (b) Real estate offices, temporary only.

B. Building Height Limit: The maximum building height shall be two (2) stories.

AFFADAVIT OF PUBLICATION

STATE OF NEVADA, }
COUNTY OF CLARK } ss.

Dick Lochrie

being first duly sworn,

deposes and says: That he is Foreman of the LAS VEGAS EVENING REVIEW-JOURNAL, a daily newspaper, of general circulation, printed and published at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published

in said newspaper for a period of 2 weeks

from April 25, 1949 to May 2, 1949

inclusive, being the issues of said newspaper for the following dates, to-wit:

April 25; May 2

That said newspaper was regularly issued and circulated on each of the dates above named

Signed

Dick Lochrie

Subscribed and sworn to before me this 2nd day of May 1949

[Signature]
Notary Public in and for Clark County, Nevada.

My Commission Expires

Jan 12, 1951

C. Building Site Area Required:

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ATTEST: s/E. W. CRAGIN, Mayor.
s/SHIRLEY BALLINGER, City Clerk.

The above and foregoing Ordinance was first proposed and read by title to the Board of City Commissioners on the 18th day of April, 1949, and referred to the following committee composed of Commissioners Clark and Whipple for recommendation; thereafter the said committee reported favorably on said Ordinance on the 22nd day of April, which was the next regular meeting of said Board of City Commissioners; that at said regular meeting held on the 22nd day of April, 1949, the proposed ordinance was read in full to the Board of City Commissioners as first introduced and adopted by the following vote:

Voting "Aye": Commissioners Clark, Moore, Whipple and His Honor Mayor Cragin.

Voting "Nay": None.

Absent: Commissioner Baskin.

APPROVED: s/E. W. CRAGIN, Mayor.

(Seal) ATTEST: s/SHIRLEY BALLINGER, City Clerk.
a25-m2.