

FIRST AMENDMENT

ORDINANCE NO. 1493

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING SECTION 6, SUBSECTION (H) OF SAID TITLE AND CHAPTER TO PROVIDE REVISED MINIMUM REQUIREMENTS FOR OFF-STREET PARKING ACCOMMODATIONS IN CONNECTION WITH LOTS IN ANY "R" ZONE USED FOR DWELLING PURPOSES; TO DELETE THE REQUIREMENT THAT PLANS FOR DEVELOPMENT OF ANY PARCEL OF LAND USED FOR PARKING LOT, DRIVE-IN BUSINESS OR SALES AREA FOR AUTOMOBILES, TRAILERS OR BOATS, SHALL BE APPROVED BY THE PLANNING COMMISSION; AND TO DELETE THE REQUIREMENT THAT THE ARCHITECTURE OF ALL BUILDINGS ON ANY PARCEL OF LAND USED FOR PARKING LOT, DRIVE-IN BUSINESS OR SALES AREA FOR AUTOMOBILES, TRAILERS, OR BOATS, SHALL BE APPROVED BY THE PLANNING DIRECTOR; AND BY AMENDING SECTION 15, SUBSECTIONS (C) AND (D) OF SAID TITLE AND CHAPTER, BY DELETING REQUIREMENTS FOR OFF-STREET PARKING ACCOMMODATIONS; PROVIDING OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THE BOARD OF COMMISSIONERS OF THE CITY OF LAS VEGAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Title XI, Chapter 1, Section 6, Subsection (H) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-6 (H) Provisions for the Storage of Parking of Automobiles:

1. There shall be provided, at the time of the construction of any main building hereafter erected, or at the time of the alteration or enlargement of any main building, minimum permanently maintained off-street parking accommodations, with adequate provisions for ingress and egress as follows:

(a) In connection with each lot or parcel of land in any R-R, R-A, R-E, R-D, R-1 and R-MH zone used for dwelling purposes, there shall be provided private automobile storage spaces, located on the same lot or parcel of land, with a capacity for not less than two (2) cars for each dwelling unit in an R-R, R-A, R-E, R-D, or R-1 zone or for each trailer in an R-MH zone.

(b) In connection with each lot or parcel of land in any R-2, R-3, R-4, R-6, and R-T zone used for single family dwelling, duplex dwelling, apartment house, apartment

hotel, bungalow court, dwelling group or any other multiple family use or trailer use of a lot or parcel of land, there shall be provided private automobile storage spaces, located on the same lot or parcel of land, with a capacity for not less than 1 1/2 cars for each dwelling unit in an R-2, R-3, R-4 or R-6 zone or for each trailer in an R-T zone. When application of this provision results in a fraction, the next higher number of parking stalls shall be required.

(c) In connection with each lot or parcel of land in any R-5 zone used for single family dwelling, duplex dwelling, apartment house, apartment hotel, bungalow court, dwelling group or other multiple family use of a lot or parcel of land, there shall be provided private automobile storage spaces located on the same lot or parcel of land, with a capacity for not less than 1/2 of a car for each unit, guest room or suite in such building. When application of this provision results in a fraction, the next higher number of parking stalls shall be required.

(d) An automobile storage space is intended to mean an open area with minimum dimensions of nine feet by twenty feet (9' x 20'), which has continuous and unimpeded access to a public right-of-way. Front yard open space required in the various zoning districts under the provisions of this Chapter shall not be used for more than two (2) off-street parking spaces.

(e) All off-street parking facilities for multi-family dwelling units shall be surfaced with one and one-half inch (1 1/2") asphalt concrete on a proper base, or three and one-half inch (3 1/2") two thousand five hundred (2,500) P.S.I. concrete on a proper base. A proper base shall normally consist of six inch (6") pit run gravel, or six inch (6") blow sand, or where unusual soil conditions exist, a soil analysis report may be

required by the Director of Building and Safety. The Director of Building and Safety may determine that the existing soil conditions warrant more or less base than required above.

(f) Any existing development which does not comply with the requirements above shall not be considered a non-conforming use and any building containing units which are not provided with the required parking spaces shall not be considered a non-conforming building and subject to the provisions of 11-1-7; however, no additional units shall be added to a lot or parcel unless parking stalls are provided for all units as required above.

2. Every lot or parcel used for a public or semi-public parking area, including a public or semi-public parking lot, every lot or parcel used for a storage area, service area or parking area in connection with a "drive-in" business, and every lot or parcel used for an automobile, trailer or boat sales area, shall be developed as follows:

(a) Surfacing: Concrete or asphaltic type paving, in accord with Paragraph 1 (e).

(b) Bumper guards adequate to prevent overhang over public right-of-way and to prevent vehicle from free roll onto public right-of-way.

(c) Fencing when adjacent to R-zone: Wire type, solid wall or adequate hedge maintained.

(d) Setback according to Zone and Master Plan of Streets and Highways, six feet (6') on any side adjacent to R-zone not separated by alley or street.

(e) Lighting: Minimum lighting standard and reflected away from any adjacent R-zone.

(f) Required Yards: When yards are required, they shall be landscaped with suitable ground cover and properly maintained.

(g) Curb cuts shall be in accord with existing provisions of this Code relating thereto.

(h) All uses under this Paragraph 2 shall comply with these provisions within one (1) year of the enactment thereof.

SECTION 2. Title XI, Chapter 1, Section 15, Subsections (C) and (D) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, are hereby amended to read as follows:

11-1-15 (C) Minimum Building Site Area: The minimum building site area shall be one lot or parcel of land seven thousand square feet (7,000 sq. ft.) in area, upon which may be erected a single family dwelling, a duplex or apartment units up to a maximum of ten (10). Additional apartment units may be constructed on the basis of one unit for each five hundred square feet (500 sq. ft.) of lot area as shown by the following formula:

	GROUND AREA	MAXIMUM UNITS
(50' x 140')	7,000 sq. ft.	10
(100' x 140')	14,000 sq. ft.	24
(150' x 140')	21,000 sq. ft.	38

(D) Off-Street Parking: Off-street parking shall be in accordance with the pertinent provisions of Section 6 (H) of this Chapter.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.


SECTION 4. All ordinances or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 6th day of January, ~~1970~~, 1971.

APPROVED:


ORAN K. GRAGSON, Mayor

ATTEST:


Edwina M. Cole, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 2nd day of December, 1970, and referred to the following committee composed of Commissioners Thornley and Coblentz for recommendation; thereafter the said committee reported favorably on said ordinance on the 6th day of January, 1971, which was a regular meeting of said Board; that at said regular meeting the proposed ordinance was read by title to the Board of Commissioners as first introduced and adopted by the following vote:

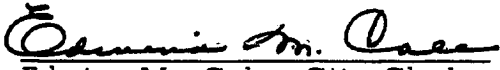
VOTING "AYE": Commissioners Coblentz, Thornley, Howery, Corey and Mayor Gragson

VOTING "NAY": None ABSENT: None

APPROVED:


ORAN K. GRAGSON, Mayor

ATTEST:


Edwina M. Cole, City Clerk

RECEIVED

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

{ ss. CITY CLERK

Robert E. Hunter, being first duly sworn,

deposes and says: That he is Composing Room Foreman of the
LAS VEGAS SUN, 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 8 Days

from January 22, 1971 to January 29, 1971

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

January 22, 29, 1971

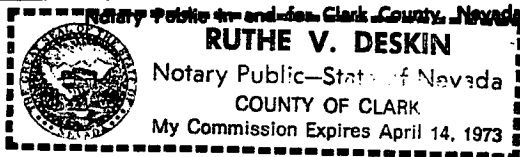
That said newspaper was regularly issued and circulated on each of the dates
above named.

Signed Robert E. Hunter

Subscribed and sworn to before me this 3rd
day of February, 1971

Ruthe V. Deskin

My Commission Expires



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(b) In connection with each lot or parcel of land in any R-2, R-3, R-4, R-6, and R-T zone used for single family dwelling, duplex dwelling, apartment house, apartment hotel, bungalow court, dwelling group or any other multiple family use or trailer use of a lot or parcel of land, there shall be provided private automobile storage spaces, located on the same lot or parcel of land, with a capacity for not less than 1/2 cars for each dwelling unit in an R-2, R-3, R-4 or R-6 zone or for each trailer in an R-T zone. When application of this provision results in a fraction, the next higher number of parking stalls shall be required.

(c) In connection with each lot or parcel of land in any R-5 zone used for single family dwelling, duplex dwelling, apartment house, apartment hotel, bungalow court, dwelling group or other multiple family use of a lot or parcel of land, there shall be provided private automobile storage spaces located on the same lot or parcel of land, with a capacity for not less than 1/2 of a car for each unit, guest room or suite in such building. When application of this provision results in a fraction, the next higher number of parking stalls shall be required.

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PASSED, ADOPTED AND APPROVED this 6th day of January 1971.

APPROVED:
(s) Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:
(s) Edwina M. Cole
EDWINA M. COLE, City Clerk
(SEAL)

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VOTING "AYE": Commissioners Coblenz, Thornley, Howery, Corey and Mayor Gragson.
VOTING "NAY": None. ABSENT: None.

APPROVED:
(s) Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:
(s) Edwina M. Cole
EDWINA M. COLE, City Clerk
(SEAL)

Pub: Jan. 22, 29, 1971