

ORDINANCE NO. 1277

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADDING THERETO A NEW SECTION TO BE DESIGNATED SECTION 17.B, PROVIDING A ZONING DESIGNATION "C-D (DESIGNED COMMERCIAL)"; PROVIDING OTHER MATTERS PROPERLY RELATED 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 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended by adding thereto a new section, designated Section 17.B, to read as follows:

11-1-17.B: C-D (DESIGNED COMMERCIAL)

- A. Purpose: The purpose of the C-D Zone is to provide standards for the development of a select type of light commercial development in harmony and compatible with the character of the particular neighborhood wherein located.
- B. Uses Permitted: Only those uses specially approved by the Planning Commission and of the general category listed below, however, no use shall be permitted until a Development Approval is issued by the Planning Commission in accord with an approved development plan which satisfies the conditions set forth in Subsection C:
 - 1. Retail shops and stores for the dispensing of goods and services.
 - 2. General business and professional offices.
 - 3. Banks and financial institutions.
- C. General Conditions for Development:
 - 1. Detailed and specific plans must be submitted for each property or development unit and shall be in accord with the following:
 - a. A proposed landscaping plan including specific data relative to the type and size of the plant material, method of irrigation and ground cover. Adequate landscaping shall be provided and, among other

things, shall include a landscaped strip between parking areas and the street.

- b. Parking lot areas shall be landscaped. They shall be lighted if in use during non-daylight hours.
- c. That the outside lighting conforms to the following provisions:
 - (1) That no ray of light shall extend into any residential zone.
 - (2) That no outside lights shall increase the illumination more than two (2) foot candles into any residential zone.
- d. The maximum buildable area shall not be more than thirty per cent (30%) of the net area.
- e. All proposed uses and location of buildings shall be indicated on the plans and any changes in said uses and locations shall be subject to Planning Commission approval.
- f. Signs will be permitted on the basis of one square foot of sign area for each foot of frontage along the public right-of-way (in the case of corner lots, only the frontage on the principal street will be computed). Signs may project from the front face of the building provided they do not extend more than eight feet towards the street and provided they do not extend above the roof line or exterior wall lines. Freestanding signs may be permitted provided that the highest point of the sign is not more than five feet from ground level and the square footage of the sign is not more than fifteen feet. Further provided that no sign shall be animated or flashing. Signs on corner lots must be orientated toward the principal street.
- g. Buildings shall be set back a minimum of twenty-five feet (25 ft.) from front and rear property lines with loading and trash facilities located behind said buildings and those facilities shall be effectively screened from view.

- h. Six foot (6 ft.) high block walls and/or screening hedge shall be installed abutting residential zones, unless otherwise provided.
- i. Elevations and/or renderings of proposed buildings or remodeling of buildings shall accompany each application.
- j. Building heights shall normally not exceed two (2) stories or thirty-five feet (35 ft.).
- k. All uses and activity shall be contained within a completely enclosed building and there shall be no outside storage, service or sales.
- l. Permitted retail shops shall sell new merchandise exclusively except for antique shops, and all products produced, whether primary or incidental, shall be sold at retail on the premises, and not more than two (2) persons shall be engaged in such production.
- m. All air-conditioning, electrical equipment and other utility facilities shall be screened from view.
- n. Parking and loading facilities shall be provided and developed according to Section 19, Subsection F of this Chapter.
- o. There shall be no mixed residential and commercial use of any property and in the event there is an existing residential use on a property, no commercial use of the property shall be permitted until said residential use has permanently ceased.

D. Uses Excluded:

- 1. Service stations and other auto service facilities including wash facilities.
- 2. Drive-in facilities.
- 3. Any outside storage, display, service or sales.
- 4. Nurseries (plant).
- 5. Thrift shops.

6. Hotels and motels.
7. Billboards.
8. R-1, R-2, R-3, R-4 and R-T uses.
9. Theatres and restaurants.
10. Any other use which, in the opinion of the Planning Commission, would not be compatible with the character of the particular neighborhood.

SECTION 2. 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 3. 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 20 day of September, 1967.

ATTEST:

Edwina M. Cale
City Clerk

Oran K. Gragson
ORAN K. GRAGSON, MAYOR

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 15th day of March, 1967, and referred to the following committee composed of Mayor Oran K. Gragson, Commissioner Reed Whipple, Commissioner E. W. Fountain, Commissioner Philip M. Mirabelli and Commissioner S. Grant Stewart, for recommendation; thereafter the said committee reported favorably on said ordinance on the 20th day of September, 1967, 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 amended, and adopted by the following vote:

VOTING "AYE": Commissioners Stewart, Corey, Howery and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Mirabelli

APPROVED:

ATTEST:

Edwina M. Cale
City Clerk

Oran K. Gragson
ORAN K. GRAGSON, MAYOR

Legal Notices

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1st Amendment
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a. A proposed landscaping plan including specific data relative to the type and size of the plant material, method of irrigation and ground cover. Adequate landscaping shall be provided and, among other things, shall include a landscaped strip between parking areas and the street.

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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,)
COUNTY OF CLARK,)

LOUIE MURATORE

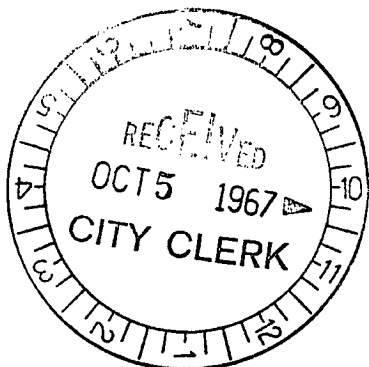
, being first duly sworn,
deposes and says that he is foreman for the Las Vegas Review-Journal, a daily newspaper at Las Vegas, in the County of Clark, State of Nevada, and that the attached was continuously published in said newspaper for a period of TWO insertions from September 27, 1967 to October 4, 1967 inclusive, being the issue of said newspaper for the following dates, to wit:

September 27; October 4, 1967

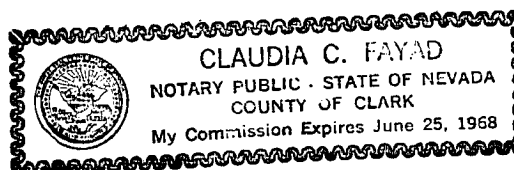
That said newspaper was regularly issued and circulated on each of the dates above named.

SIGNED

Subscribed and sworn to before me this 4th day
of October, 19 67.



Claudia C. Fayad
NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA



- g. Buildings shall be set back a minimum of twenty-five feet (25 ft.) from front and rear property lines with loading and trash facilities located behind said buildings and those facilities shall be effectively screened from view.
- h. Six foot (6 ft.) high block walls and/or screening hedges shall be installed abutting residential zones, unless otherwise provided.
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- m. All air-conditions, electrical equipment and other utility facilities shall be screened from view.
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D. Uses Excluded:

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PASSED, ADOPTED AND APPROVED this 20th day of September, 1967.

/s/ Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Edwina M. Cole
City Clerk

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VOTING "NAY": None. ABSENT: Commissioner Mirabelli.

APPROVED:

/s/ Oran K. Gragson
ORAN K. GRAGSON, MAYOR

ATTEST:

/s/ Edwina M. Cole
City Clerk

Sept. 27, Oct. 4, 1967