

ORDINANCE NO. 1397

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 15 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, TO EXCLUDE MORTUARIES AND MAUSOLEUMS AS A PERMITTED USE IN THE R-5 ZONING DISTRICT; PROVIDING FOR 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 15 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-15: R-5, DOWNTOWN APARTMENT DISTRICT REGULATIONS: It is hereby noted that it is the specific intent of this Section to allow for the development of supporting facilities related to the tourist and mercantile activities in the Central Business District. For this reason, an R-5 classification will normally be considered by the Planning Commission and Board of Commissioners only for property within a reasonable distance of the existing Central Business District and tourist area, or such other similar major commercial and/or resort areas which may be developed in the future.

(A) Uses Permitted:

1. All uses permitted in the R-4 District.
2. Apartment hotels.
3. Lodging houses.
4. Professional offices.
5. Private schools.
6. Hospitals, rest homes, clinics and other buildings for the treatment of human ailments.
7. The following uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter:
 - (a) Public and quasi-public uses.
 - (b) Boarding houses.
 - (c) Commercial child nurseries, church nurseries.
 - (d) Public or quasi-public parking for the use of patrons or residents in the immediate vicinity

thereof, when located and developed as required under Section 6 of this Chapter.

(e) Churches.

(B) Building Height Limit: The maximum height of any building permitted shall be four (4) stories or fifty-five feet (55'), whichever is the greater.

(C) Minimum Building Site Area: The minimum building site area shall be one (1) 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 (1) unit for each five hundred square feet (500 sq. ft.) of lot area as shown by the following formula:

	<u>GROUND AREA</u>	<u>MAXIMUM UNITS</u>	<u>OFF-STREET PARKING REQUIRED</u>
(50' x 140')	7,000 sq. ft.	10	5
(100' x 140')	14,000 sq. ft.	24	12
(150' x 140')	21,000 sq. ft.	38	19

(D) Off-Street Parking: Off-street parking, developed in accordance with the provisions of Section 6 of this Chapter, shall be provided on the basis of one (1) space for each two (2) dwelling units.

(E) Front Yard Required: No building shall be erected closer than ten feet (10') to either the front property line of the building site or the line of any future street as provided in the Major Street Section of the Master Plan or any other official street plan.

(F) Side Yard Required: There shall be a side yard on each side of a building of not less than five feet (5').

(G) Rear Yard Required: There shall be a rear yard of not less than twenty feet (20') deep, except that in instances where the rear

twenty feet (20') of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof, provided it is otherwise open on three (3) sides.

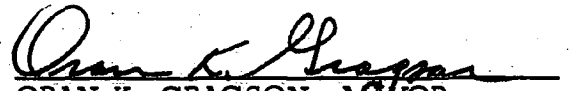
SECTION 2. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the city jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 3. All ordinances or parts of ordinances, sections, subsections, phrases, 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 7th day of May, 1969.

ATTEST:


EDWINA M. COLE, City Clerk


ORAN K. GRAGSON, MAYOR

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 19th day of March, 1969, and referred to the following committee composed of Commissioners Howery and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of May, 1969, 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 Howery, Corey, Mirabelli and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Stewart (excused)

ATTEST:


EDWINA M. COLE, City Clerk

APPROVED:


ORAN K. GRAGSON, MAYOR

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS

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 period of May 12, 1969 to May 19, 1969 inclusive, being the issue of said newspaper for the following dates, to wit:

May 12, 19, 1969

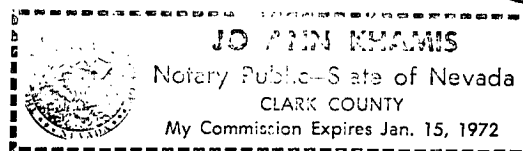
That said newspaper was regularly issued and circulated on each of the dates above named.

SIGNED

L. Muratore
LOUIE MURATORE

Subscribed and sworn to before me this 19th day
of May, 19 69.

Jo Ann Khamis
NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA



ORDINANCE NO 1397

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 15 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, TO EXCLUDE MORTUARIES AND MAUSOLEUMS AS A PERMITTED USE IN THE R-5 ZONING DISTRICT, PROVIDING FOR 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, Section 15 of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-15: R-5. DOWNTOWN APARTMENT DISTRICT REGULATIONS. It is hereby noted that it is the specific intent of this Section to allow for the development of supporting facilities related to the tourist and mercantile activities in the Central Business District. For this reason, an R-5 classification will normally be considered by the Planning Commission and Board of Commissioners only for property within a reasonable distance of the existing Central Business District and tourist area; or such other, similar major commercial and/or resort areas which may be developed in the future.

(A) Uses Permitted:

1. All uses permitted in the R-4 District.
2. Apartment hotels.
3. Lodging houses.
4. Professional offices.
5. Private schools.
6. Hospitals, rest homes, clinics and other buildings for the treatment of human ailments.
7. The following uses, subject to the securing of a Use Permit in each case, as provided in Section 24 of this Chapter:
 - (a) Public and quasi-public uses.
 - (b) Boarding houses.
 - (c) Commercial child nurseries, church nurseries.
 - (d) Public or quasi-public park-

ing for the use of patrons or residents in the immediate vicinity thereof, when located and developed as required under Section 6 of this Chapter.

(e) Churches.

(B) Building Height Limit: The maximum height of any building permitted shall be four (4) stories or fifty-five feet (55'), whichever is the greater.

(C) Minimum Building Site Area: The minimum building site area shall be one (1) 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 (1) unit for each five hundred square feet (500 sq. ft.) of lot area as shown by the following formula:

Ground Area	Off-Street Parking Units required
(50' x 140')	7,000 sq. ft. 10 5
(100' x 140')	14,000 sq. ft. 24 12
(150' x 140')	21,000 sq. ft. 38 19

(D) Off-Street Parking: Off-street parking, developed in accordance with the provisions of Section 6 of this Chapter, shall be provided on the basis of one (1) space for each two (2) dwelling units.

(E) Front Yard Required: No building shall be erected closer than ten feet (10') to either the front property line of the building site or the line of any future street as provided in the Major Street Section of the Master Plan or any other official street plan.

(F) Side Yard Required: There shall be a side yard on each side of a building of not less than five feet (5').

(G) Rear Yard Required: There shall be a rear yard of not less than twenty feet (20') deep except that in instances where the rear twenty feet (20') of the lot has direct access to a public alley and is used for the on-site parking of automobiles, this area may be covered by a roof, provided it is otherwise open on three (3) sides.

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, section, subsections, phrases, 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 7th day of May, 1969.

(s) ORAN K. GRAGSON
Mayor

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

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 19th day of March, 1969, and referred to the following committee composed of Commissioners Howery and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 7th day of May, 1969, 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 Howery, Corey, Mirabelli and Mayor Gragson.

VOTING "NAY": None.

ABSENT: Commissioner Stewart. (excused)

APPROVED:

(s) ORAN K. GRAGSON
Mayor

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

May 12, 19, 1969