

FIRST AMENDMENT

BILL NO. 2000-24

ORDINANCE NO. 5214

AN ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH THE CIRCUMSTANCES UNDER WHICH MANUFACTURED HOMES ARE PERMITTED IN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilman Larry Brown

Summary: Establishes the circumstances under which manufactured homes are permitted in residential zoning districts.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended by amending the "Residential & Lodging" element of Table 2 so that the row pertaining to the use "Manufactured Home" appears as follows:

U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RESIDENTIAL & LODGING
[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	P	P	Manufactured Home [+] (<u>not qualifying for treatment as Single Family Detached Dwelling</u>)

SECTION 2: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended by adding to the "Residential & Lodging" element of Table 2 a new row pertaining to the use "Manufactured Home (qualifying for treatment as Single Family Detached Dwelling," appearing as follows:

U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RESIDENTIAL & LODGING
P	P	P	P	P	P	P	P	P	P	P		Manufactured Home (qualifying for treatment as Single Family Detached Dwelling)

SECTION 3: Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas is hereby amended by deleting in its entirety the subsection entitled "MANUFACTURED HOME."

SECTION 4: Section 19A.04.060(B) of the Zoning Code of the City of Las Vegas

1 is hereby amended by adding thereto, in its corresponding location, a new subsection entitled
2 "MANUFACTURED HOME (QUALIFYING FOR TREATMENT AS SINGLE FAMILY
3 DETACHED DWELLING)," reading as follows:

4 **MANUFACTURED HOME (QUALIFYING FOR TREATMENT AS SINGLE FAMILY
5 DETACHED DWELLING) [U, R-A, R-E, R-D, R-1, R-CL, R-2, R-3, R-4 R-5]**

6 In order to qualify for treatment as a Single Family Detached Dwelling, a manufactured home must:

- 7 1. Have been constructed or manufactured within the 5 years immediately
8 preceding the date on which it is affixed to the residential lot;
- 9 2. Consist of at least 1,200 square feet of living area, unless the Director approves
10 a reduction in size;
- 11 3. Be permanently affixed to the residential lot;
- 12 4. Have its foundation masked architecturally or by landscaping, berming or
13 planters; and
- 14 5. Be demonstrated to be compatible with homes in the immediate vicinity, in
15 terms of siding material, roofing, color, building configuration, design features, etc.

16 SECTION 5: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas is
17 hereby amended by amending the definition of the term "Manufactured Home" to read as follows:

18 **Manufactured Home.** [A factory-built, single-family structure that is
19 manufactured under the authority of 42 USC Section 5401, the National Manufactured Housing
20 Construction and Safety Standards Act of 1974, is transportable in one or more sections, is built on
21 a permanent chassis, and is used as a place of human habitation, but which is not constructed with a
22 permanent hitch or other device allowing transport of the unit other than for the purpose of delivery
23 to a permanent site, and which does not have wheels or axles permanently attached to its body or
24 frame.] A structure as defined in NRS 489.113. A manufactured home may or may not qualify for
25 treatment as a single-family detached dwelling pursuant to Section 19A.04.060(B).

26 SECTION 6: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas
27 is hereby amended by amending the definition of the term "Dwelling, Single-Family Detached" to
28 read as follows:

1 **Dwelling, Single-Family Detached.** A dwelling[,] unit that is not attached to any other dwelling by
2 any means, is located on a separate and individually owned lot, is surrounded by open space or yards,
3 and is for the exclusive use of a single family maintaining a household. Except where specifically
4 provided for the purposes of occupancy by domestic help, no single family dwelling may have more
5 than one kitchen, and except as specifically provided for a guest house/casita, all rooms used for
6 human habitation must have interior access to one another. [(includes the terms single family home
7 and single family unit.)]

8 SECTION 7: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas
9 is hereby amended by amending the definition of the term "Single-Family Attached Dwelling" to read
10 as follows:

11 **Single-Family Attached Dwelling.** [A dwelling unit attached to one or more other dwelling units
12 where each dwelling unit is located on a separate lot. (Such a dwelling unit could include duplexes,
13 townhouses, four-plexes, six-plexes, etc.)] See Dwelling, Single-Family Attached.

14 SECTION 8: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas
15 is hereby amended by amending the definition of the term "Single-Family Detached Dwelling" to read
16 as follows:

17 **Single-Family Detached Dwelling.** [A dwelling unit that is not attached to any other dwelling by
18 any means, is located on an individual lot, and is surrounded by open space or yards.] See Dwelling,
19 Single-Family Detached.

20 SECTION 9: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas
21 is hereby amended by adding at the appropriate location a new term, "Dwelling, Single-Family
22 Attached," and its corresponding definition, reading as follows:

23 **Dwelling, Single-Family Attached.** A dwelling unit attached to one or more other dwelling units
24 where each dwelling unit is located on a separate lot. (Such a dwelling unit could include duplexes,
25 townhouses, four-plexes, six-plexes, etc.)

26 SECTION 10: If any section, subsection, subdivision, paragraph, sentence, clause or
27 phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid
28 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or

1 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
2 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
3 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
4 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
5 invalid or ineffective.

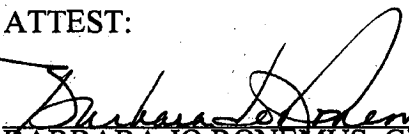
6 SECTION 11: All ordinances or parts of ordinances or sections, subsections, phrases,
7 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
8 1983 Edition, in conflict herewith are hereby repealed.

9 PASSED, ADOPTED and APPROVED this 3rd day of May, 2000.

10 APPROVED:

11 By 
12 OSCAR B. GOODMAN, Mayor

13 ATTEST:

14 
15 BARBARA JO RONEMUS, City Clerk

16 APPROVED AS TO FORM:

17  4-18-2000
18 Date

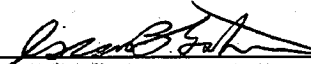
1 The above and foregoing ordinance was first proposed and read by title to the City Council on
2 the 5th day of April, 2000 and referred to the following committee composed of Councilmen
3 Reese and Weekly for recommendation; thereafter the said committee reported favorably on said
4 ordinance on the 3rd day of May, 2000 which was a regular meeting of said Council; that
5 at said regular meeting, the proposed ordinance was read by title to the City Council as
6 amended and adopted by the following vote:

7 VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, L. McDonald,
8 Weekly and Mack

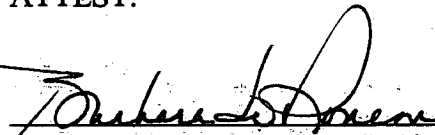
9 VOTING "NAY": NONE

10 EXCUSED: Councilman M. McDonald

11 APPROVED:

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13 OSCAR B. GOODMAN, Mayor

14 ATTEST:

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16 BARBARA JO RONEMUS, City Clerk
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BILL NO. 2000-24

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH THE CIRCUMSTANCES UNDER WHICH MANUFACTURED HOMES ARE PERMITTED IN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilman Larry Brown

Summary: Establishes the circumstances under which manufactured homes are permitted in residential zoning districts.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended by amending the "Residential & Lodging" element of Table 2 so that the row pertaining to the use "Manufactured Home" appears as follows:

U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RESIDENTIAL & LODGING
[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	P	P	Manufactured Home [+] (not qualifying as Single Family Detached Dwelling)

SECTION 2: Table 2 of the Land Use Tables adopted in Subchapter 19A.04.010 of the Zoning Code of the City of Las Vegas is hereby amended by amending the "Residential & Lodging" element of Table 2 so that the row pertaining to the use "Single Family, Detached" appears as follows:

U	R-A	R-E	R-D	R-1	R-CL	R-2	R-3	R-4	R-5	R-MH	R-MHP	RESIDENTIAL & LODGING
P	P	P	P	P	P	P	P	P	P	P		Single Family, Detached (including qualifying Manufactured Homes) ±

SECTION 3: Section 19A.04.040(C) of the Zoning Code of the City of Las Vegas is hereby amended by deleting in its entirety the subsection entitled "MANUFACTURED HOME."

SECTION 4: Section 19A.04.060(B) of the Zoning Code of the City of Las Vegas is hereby amended by adding thereto, in its corresponding location, a new subsection entitled "MANUFACTURED HOME (QUALIFYING AS SINGLE FAMILY DETACHED DWELLING),"

1 reading as follows:

2 **MANUFACTURED HOME (QUALIFYING AS SINGLE FAMILY DETACHED DWELLING)**
3 **[U, R-A, R-E, R-D, R-1, R-2, R-3, R-4 R-5]**

4 In order to qualify as a Single Family Detached Dwelling, a manufactured home must:

- 5 1. Have been constructed or manufactured within the 5 years immediately
6 preceding the date on which it is affixed to the residential lot;
- 7 2. Consist of at least 1,200 square feet of living area, unless the Director approves
8 a reduction in size;
- 9 3. Be permanently affixed to the residential lot;
- 10 4. Have its foundation masked architecturally or by landscaping, berming or
11 planters; and
- 12 5. Be demonstrated to be compatible with homes in the immediate vicinity, in
13 terms of siding material, roofing, color, building configuration, design features, etc.

14 SECTION 5: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas is
15 hereby amended by amending the definition of the term "Manufactured Home" to read as follows:

16 **Manufactured Home.** [A factory-built, single-family structure that is
17 manufactured under the authority of 42 USC Section 5401, the National Manufactured Housing
18 Construction and Safety Standards Act of 1974, is transportable in one or more sections, is built on
19 a permanent chassis, and is used as a place of human habitation, but which is not constructed with a
20 permanent hitch or other device allowing transport of the unit other than for the purpose of delivery
21 to a permanent site, and which does not have wheels or axles permanently attached to its body or
22 frame.] A structure as defined in NRS 489.113.

23 SECTION 6: Subchapter 19A.20.020 of the Zoning Code of the City of Las Vegas
24 is hereby amended by amending the definition of the term "Single Family Detached Dwelling" to read
25 as follows:

26 **Single Family Detached Dwelling.** A dwelling unit that is not attached to any other dwelling by any
27 means, is located on an individual lot, and is surrounded by open space or yards. For purposes of
28 NRS 278.02095 and the Land Use Tables adopted in Subchapter 19A.04.010 of this Code, the term

1 includes a manufactured home which meets the standards set forth in the subsection of Section
2 19A.04.060(B) that pertains to manufactured homes.

3 SECTION 7: If any section, subsection, subdivision, paragraph, sentence, clause or
4 phrase in this ordinance or any part thereof, is for any reason held to be unconstitutional, or invalid
5 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
6 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the
7 City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision,
8 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections,
9 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional,
10 invalid or ineffective.

11 SECTION 8: All ordinances or parts of ordinances or sections, subsections, phrases,
12 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,
13 1983 Edition, in conflict herewith are hereby repealed.

14 PASSED, ADOPTED and APPROVED this ____ day of _____, 2000.

15 APPROVED:

16 By _____
17 OSCAR B. GOODMAN, Mayor

18 ATTEST:

19
20 BARBARA JO RONEMUS, City Clerk

21 APPROVED AS TO FORM:

22 Val Steed 3-21-2000
23 Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 ____ day of _____, 2000, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the ____ day of
5 _____, 2000, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____

9 VOTING "NAY": _____

10 ABSENT: _____

11 APPROVED:

12
13 By _____
OSCAR B. GOODMAN, Mayor

14 ATTEST:

15 _____
16 BARBARA JO RONEMUS, City Clerk
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AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

Gala Johnson, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
1206644

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 04/21/00 to 04/21/2000, on the following days: APRIL 21, 2000

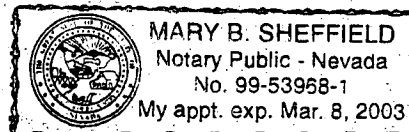
Signed: *Gala Johnson*

SUBSCRIBED AND SWORN BEFORE ME THIS THE 24

day of April 2000

Mary B. Sheffield

Notary Public



FIRST AMENDMENT
BILL NO. 2000-24

AN ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH THE CIRCUMSTANCES UNDER WHICH MANUFACTURED HOMES ARE PERMITTED IN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Larry Brown
Summary: Establishes the circumstances under which manufactured homes are permitted in residential zoning districts.

At a City Council meeting: April 5, 2000
BILL NO. 2000-24 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE: Councilmen Reese and Weekly

COPIES OF THE COMPLETE BILL ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, CITY HALL, 400 EAST STEWART AVENUE, LAS VEGAS, NEVADA.
PUB: April 21, 2000.
Las Vegas Review-Journal

RECEIVED
CITY CLERK
2000 APR 27 A 11:08

AFFP DISTRICT COURT
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

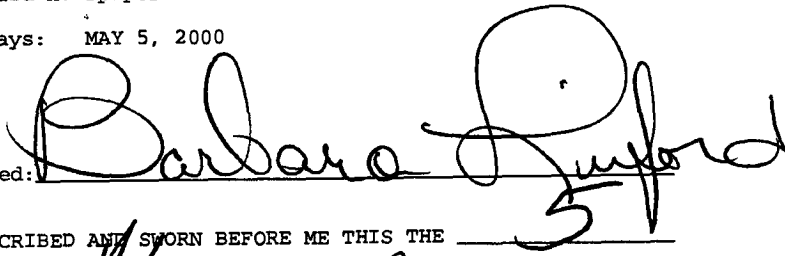
Barbara Linford, being 1st duly sworn, deposes and says:

That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for,

LV CITY CLERK
1228711

2296311LV

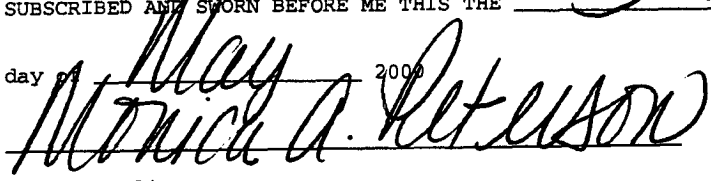
was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1
edition(s) of said newspaper issued from 05/05/00 to 05/05/2000, on
the following days: MAY 5, 2000

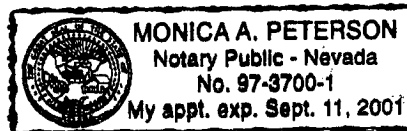
Signed: 

SUBSCRIBED AND SWORN BEFORE ME THIS THE

day of

2000


Notary Public



FIRST AMENDMENT
BILL NO. 2000-24
ORDINANCE NO. 5214

AN ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH THE CIRCUMSTANCES UNDER WHICH MANUFACTURED HOMES ARE PERMITTED IN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilman Larry Brown

Summary: Establishes the circumstances under which manufactured homes are permitted in residential zoning districts.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 5TH day of April, 2000, and referred to the following committee composed of Councilmen Reese and Weekly for recommendation; thereafter the said committee reported favorably on said ordinance on the 3rd day of May, 2000, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Reese, Brown, L.B. McDonald, Weekly and Mack
VOTING "NAY": NONE
EXCUSED: Councilman M. McDonald

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 1ST FLOOR, 400 STEWART AVENUE, LAS VEGAS, NEVADA, PUB: May 5, 2000
Las Vegas Review-Journal

RECEIVED
CITY CLERK

2000 MAY 15 P 2:05