

1 **FIRST AMENDMENT**

2 **BILL NO. 2004-71**

3 **ORDINANCE NO. 5734**

4 AN ORDINANCE TO EXPAND THE BOUNDARIES OF THE LIVE/WORK OVERLAY  
5 DISTRICT TO EXTEND TO, AND INCLUDE, THE LAS VEGAS MEDICAL DISTRICT, TO  
6 ALLOW MEDICAL OFFICE USES WITHIN THE OVERLAY DISTRICT, AND TO PROVIDE  
7 FOR OTHER RELATED MATTERS.

8 Proposed by: Robert S. Genzer, Director of  
9 Planning and Development

Summary: Expands the boundaries of the  
Live/Work Overlay District to extend to, and  
include, the Las Vegas Medical District, and  
allows medical office uses within the Overlay  
District.

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

12 SECTION 1: Title 19, Chapter 6, Section 130, Subsection (D), of the Municipal Code  
13 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

14 (D) Approval Criteria. All Live/Work units within the Live/Work Overlay District must meet the  
15 following criteria in order to be approved:

16 (1) Zoning. Live/Work units may be located in the C-1, C-2, C-M<sub>1</sub>, [and] M and PD  
17 Zoning Districts only.

18 (2) Permissible Nonresidential Uses. Because of the residential component, only the  
19 following nonresidential uses are permitted:

20 (a) Office uses, [(excluding medical offices).]

21 (b) Desktop publishing.

22 (c) Arts activities, including painting, sculpture, printmaking, ceramics,  
23 photography, film, video, graphic design, jewelry, and textiles, but excluding any activity that involves  
24 welding or open flame work. The sale of artwork is permitted as an ancillary use.

25 (3) Nonresidential Use Criteria. Nonresidential activities must generally conform to the  
26 intent of the Live/Work Overlay District as described in Subsection (B) of this Section.

27 (4) Residential Use Criteria. The residential component of a Live/Work unit must contain  
28 sleeping space, cooking facilities, and complete sanitary facilities. No more than fifty percent of the



1 total floor area of a Live/Work unit shall be designed or used for residential purposes. The residential  
2 occupancy of a Live/Work unit must include at least one person who is employed or carries out an  
3 occupation in the unit.

4 (5) Emergency Access and Parking. Live/Work units shall be clearly identified by signage  
5 in order to facilitate access for emergency services. The amount of required onsite parking shall be  
6 calculated in accordance with Chapter 19.10, based upon the gross square footage of the unit and the  
7 nonresidential use or uses occurring therein.

8 (6) Signage. Permissible signage shall be in accordance with the requirements and  
9 limitations of Chapter 19.14 and those that pertain to any other overlay district in which the property  
10 is located.

11 SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.06.130  
12 is deemed to be a subchapter rather than a section.

13 SECTION 3: The map that is attached to this Ordinance is hereby adopted and  
14 incorporated into LVMC 19.06.130(C). The attached map replaces and supersedes the map that was  
15 adopted as part of LVMC 19.06.130(C) by Ordinance No. 5671. The attached map shall be included  
16 in the appropriate place in any codification of this Ordinance.

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

25 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
26 ...  
27 ...  
28 ...

1 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
2 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this 1<sup>st</sup> day of December, 2004.

4 APPROVED:

5  
6 By   
7 OSCAR B. GOODMAN, Mayor

8 ATTEST:

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10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Valsted 11-17-04  
13 Date

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1 The above and foregoing ordinance was first proposed and read by title to the City  
2 Council on the 3<sup>rd</sup> day of November, 2004, and referred to a committee for  
3 recommendation; thereafter the committee reported favorably on said ordinance on the 1<sup>st</sup>  
4 day of December, 2004, which was a regular meeting of said Council; that at said regular  
5 meeting, the proposed ordinance was read by title to the City Council as amended and  
6 adopted by the following vote:

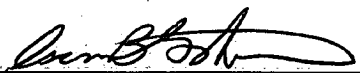
7 VOTING "AYE": Mayor Goodman, Councilmembers Reese, Brown, Weekly, Mack,  
8 Moncrief and Wolfson

9 VOTING "NAY": None

10 EXCUSED: None

11 ABSTAINED: None

12 APPROVED:

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14 \_\_\_\_\_  
15 OSCAR B. GOODMAN, Mayor

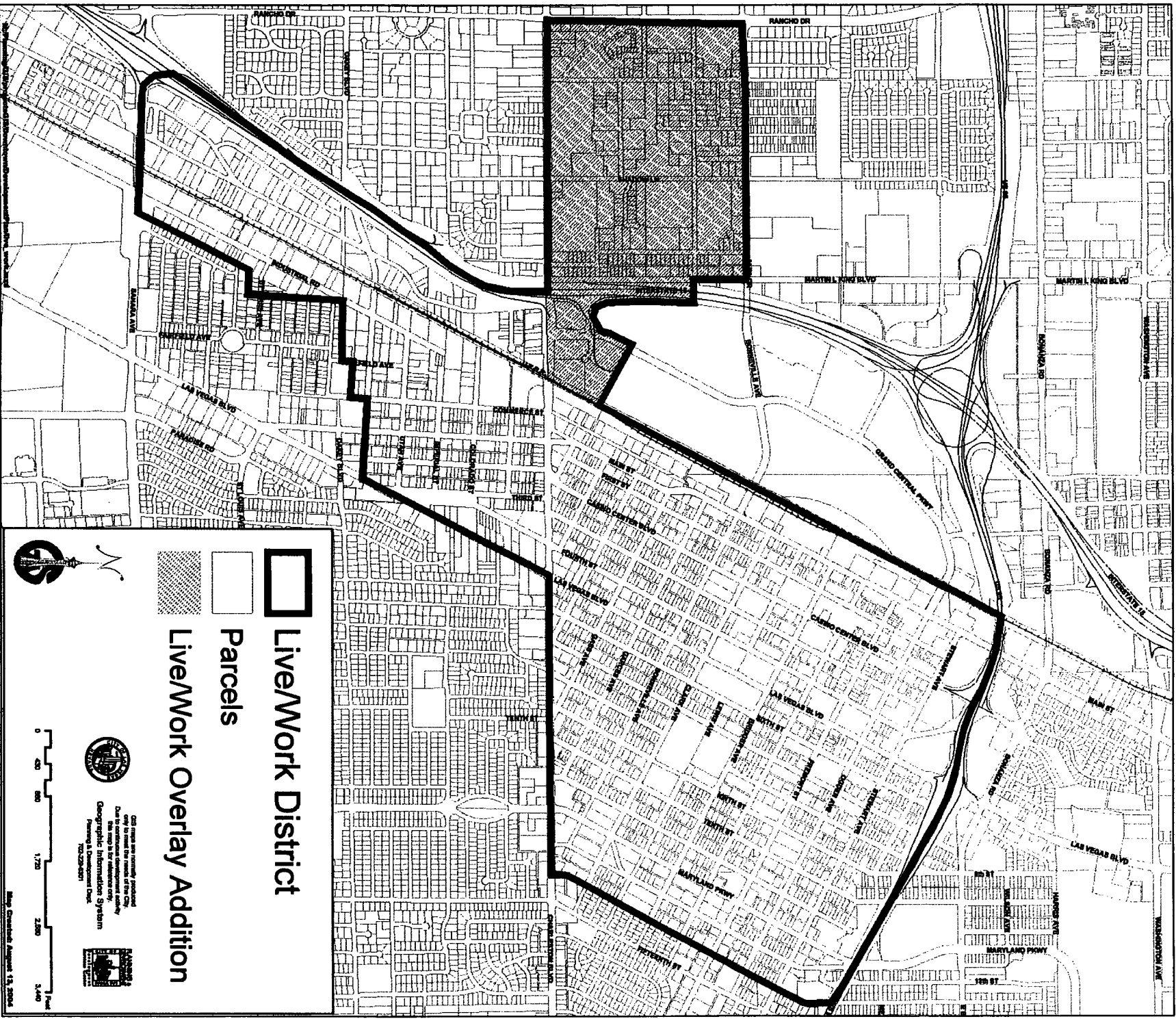
16 ATTEST:

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18 \_\_\_\_\_  
19 BARBARA JO RONEMUS, City Clerk

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# *City of Las Vegas*

## **LIVEWORK OVERLAY DISTRICT**



**BILL NO. 2004-71**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO EXPAND THE BOUNDARIES OF THE LIVE/WORK OVERLAY DISTRICT TO INCLUDE THE LAS VEGAS MEDICAL DISTRICT, TO ALLOW MEDICAL OFFICE USES WITHIN THE OVERLAY DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development

Summary: Expands the boundaries of the Live/Work Overlay District to include the Las Vegas Medical District, and allows medical office uses within the Overlay District.

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

SECTION 1: Title 19, Chapter 6, Section 130, Subsection (D), of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

(D) Approval Criteria. All Live/Work units within the Live/Work Overlay District must meet the following criteria in order to be approved:

(1) Zoning. Live/Work units may be located in the C-1, C-2, C-M, [and] M, and PD Zoning Districts only.

(2) Permissible Nonresidential Uses. Because of the residential component, only the following nonresidential uses are permitted:

(a) Office uses, [(excluding medical offices).]

(b) Desktop publishing.

(c) Arts activities, including painting, sculpture, printmaking, ceramics, photography, film, video, graphic design, jewelry, and textiles, but excluding any activity that involves welding or open flame work. The sale of artwork is permitted as an ancillary use.

(3) Nonresidential Use Criteria. Nonresidential activities must generally conform to the intent of the Live/Work Overlay District as described in Subsection (B) of this Section.

(4) Residential Use Criteria. The residential component of a Live/Work unit must contain sleeping space, cooking facilities, and complete sanitary facilities. No more than fifty percent of the total floor area of a Live/Work unit shall be designed or used for residential purposes. The residential occupancy of a Live/Work unit must include at least one person who is employed or carries out an

1 occupation in the unit.

2 (5) Emergency Access and Parking. Live/Work units shall be clearly identified by signage  
3 in order to facilitate access for emergency services. The amount of required onsite parking shall be  
4 calculated in accordance with Chapter 19.10, based upon the gross square footage of the unit and the  
5 nonresidential use or uses occurring therein.

6 (6) Signage. Permissible signage shall be in accordance with the requirements and  
7 limitations of Chapter 19.14 and those that pertain to any other overlay district in which the property  
8 is located.

9 SECTION 2: For purposes of Section 2.100(3) of the City Charter, LVMC 19.06.130  
10 is deemed to be a subchapter rather than a section.

11 SECTION 3: The map that is attached to this Ordinance is hereby adopted and  
12 incorporated into LVMC 19.06.130(C). The attached map replaces and supersedes the map that was  
13 adopted as part of LVMC 19.06.130(C) by Ordinance No. 5671. The attached map shall be included  
14 in the appropriate place in any codification of this Ordinance.

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

23 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
24 ...  
25 ...  
26 ...  
27 ...  
28 ...

1 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada,  
2 1983 Edition, in conflict herewith are hereby repealed.

3 PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

4 APPROVED:

6 By \_\_\_\_\_  
7 OSCAR B. GOODMAN, Mayor

8 ATTEST:

9 \_\_\_\_\_  
10 BARBARA JO RONEMUS, City Clerk

11 APPROVED AS TO FORM:

12 Val Steel 10-20-04  
13 Date

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1 The above and foregoing ordinance was first proposed and read by title to the City Council on the  
2 \_\_\_\_\_ day of \_\_\_\_\_, 2004, 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 \_\_\_\_\_, 2004, 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: \_\_\_\_\_

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APPROVED:

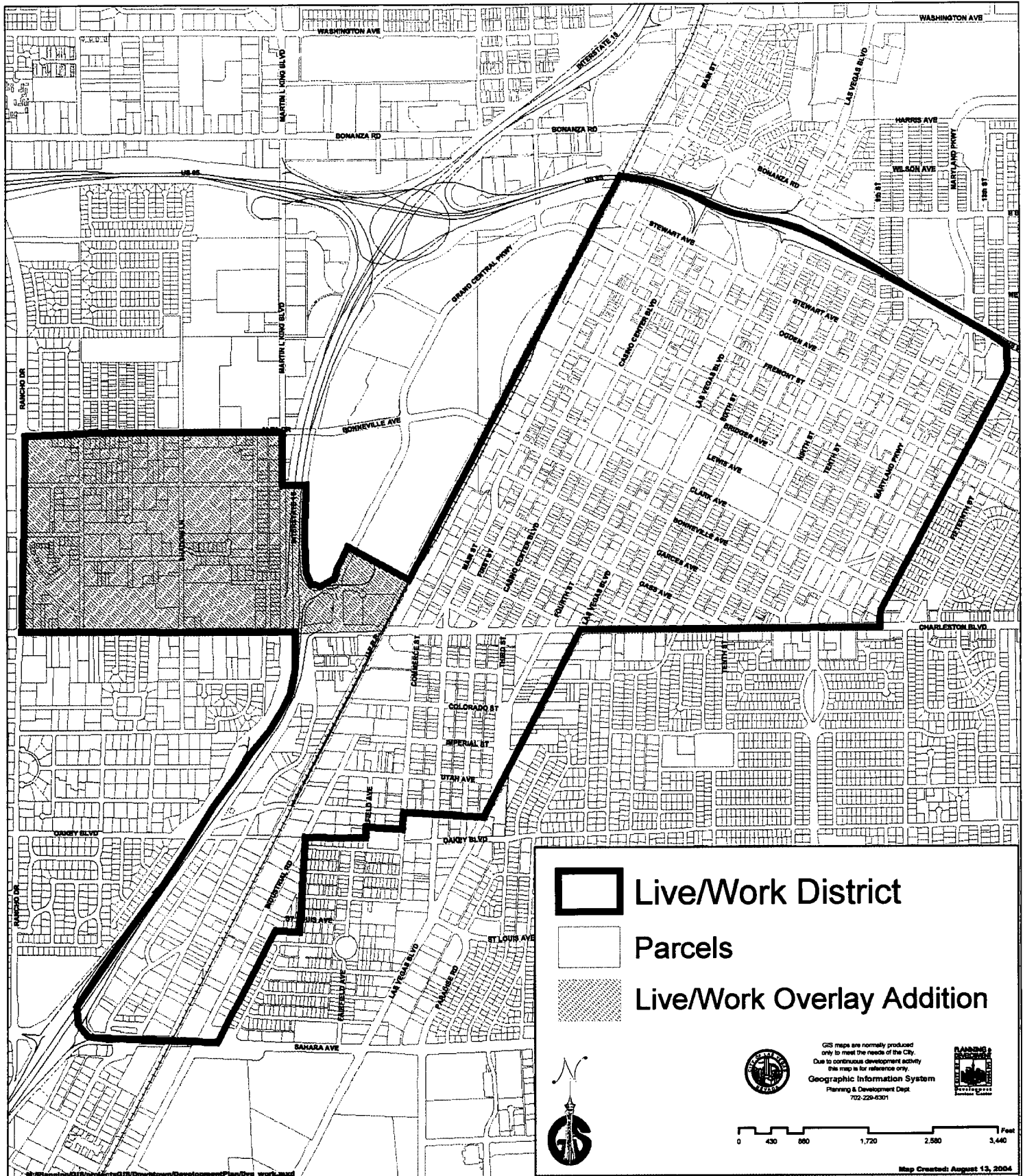
By \_\_\_\_\_  
OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

# City of Las Vegas

## LIVE/WORK OVERLAY DISTRICT



RECEIVED  
CITY CLERK

2004 NOV 29 P 2:47

AFFP DISTRICT COURT  
Clark County, Nevada

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, 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  
3707801

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/19/2004 to 11/19/2004, on the following days: NOV. 19, 2004

Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 23

day of November 2004

Mary B. Sheffield

Notary Public

FIRST AMENDMENT  
BILL NO. 2004-71  
AN ORDINANCE TO EXPAND THE BOUNDARIES OF THE LIVE/WORK OVERLAY DISTRICT TO EXTEND TO, AND INCLUDE, THE LAS VEGAS MEDICAL DISTRICT, TO ALLOW MEDICAL OFFICE USES WITHIN THE OVERLAY DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.  
Proposed by: Robert S. Genzer, Director of Planning and Development  
Summary: Expands the boundaries of the Live/Work Overlay District to extend to, and include, the Las Vegas Medical District, and allows medical office uses within the Overlay District.  
At the City Council meeting of NOVEMBER 3, 2004 BILL NO. 2004-71 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE  
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: November 19, 2004  
LV Review-Journal

MARY B. SHEFFIELD  
Notary Public State of Nevada  
No. 99-53968-1  
My appt. exp. Mar. 8, 2007

RECEIVED  
CITY CLERK

2004 DEC 15 A 11:57

AFFP DISTRICT COURT  
Clark County, Nevada  
AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

Donna Stark, 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  
3732384

2296311LV

was continuously published in said Las Vegas Review Journal and/or Las Vegas Sun in 1 edition(s) of said newspaper issued from 12/04/2004 to 12/04/2004, on the following days: DEC. 4, 2004

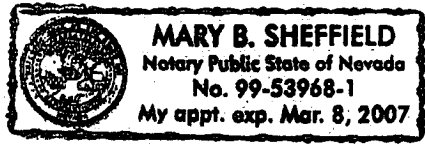
Signed: Donna Stark

SUBSCRIBED AND SWORN BEFORE ME THIS THE 9

day of December 2004

Mary B. Sheffield

Notary Public



**FIRST AMENDMENT  
BILL NO. 2004-71  
ORDINANCE NO. 5734**

AN ORDINANCE TO EXPAND THE BOUNDARIES OF THE LIVE/WORK OVERLAY DISTRICT TO EXTEND TO, AND INCLUDE, THE LAS VEGAS MEDICAL DISTRICT, TO ALLOW MEDICAL OFFICE USES WITHIN THE OVERLAY DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Robert S. Genzer, Director of Planning and Development  
Summary: Expands the boundaries of the Live/Work Overlay District to extend to, and include, the Las Vegas Medical District, and allows medical office uses within the Overlay District.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of November 2004 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 1st day of December 2004, 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, Weekly, Mack, Moncrief, and Wolfson  
VOTING "NAY": NONE  
EXCUSED: NONE

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: December 4, 2004  
LV Review-Journal