

Bill No. 81-51

ORDINANCE NO. 2185

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY ADDING A NEW SECTION 11.C ENTITLED "R-CL, SINGLE FAMILY, COMPACT LOT DISTRICT REGULATIONS" WHICH PROVIDES FOR COMPACT LOT DEVELOPMENTS IN SUBURBAN RESIDENTIAL AREAS; AND TO AMEND TITLE XI, CHAPTER 1, SECTION 11.B, SUBSECTION (G) TO REQUIRE COMMON OPEN SPACE IF COMPACT LOT DEVELOPMENTS ARE PROPOSED IN THE R-PD DISTRICT; TO PROVIDE FOR OTHER MATTERS PROPERLY RELATING THERETO; TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF; AND TO REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith.

Sponsored by
COMMISSIONER RON LURIE

Summary: The proposed bill establishes the R-CL - Single Family Compact Lot zoning district and the regulations therefor and requires common open space if compact lot developments are proposed in the R-PD district.

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

SECTION 1: Title XI, Chapter 1, Section 11.B, Subsection (G) of the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended to read as follows:

11-1-11.B:

(G) Development Standards: All developments shall be in accordance with the design standards adopted by the City Commission as evidenced by a resolution of record and copies of said resolution shall be available in the Planning Department. The design standards in the resolution may be amended when deemed necessary by the City Commission.

All developments shall provide common recreation facilities or other common facilities when deemed necessary by the City Commission; however, common open space shall be provided for all developments in this district containing single family, compact lot (R-CL) units.

SECTION 2: Title XI, Chapter 1 of the Municipal Code

of the City of Las Vegas, Nevada, 1960 Edition, is hereby amended by adding a new Section 11.C to read as follows:

11-1-11.C: R-CL, SINGLE FAMILY, COMPACT LOT DISTRICT

REGULATIONS: The R-CL zoning district is appropriate where a density between 6 to 10 dwelling units per gross acre, or the density permitted in the R-2 zoning district, is provided for in the general plan of the City of Las Vegas.

(A) Uses Permitted:

1. One (1) family dwelling of a permanent character, placed in a permanent location, containing not more than one (1) kitchen and occupied by one (1) family.

2. Accessory buildings and uses incidental to the use of the property as a single family residence.

3. The following additional uses subject to the securing of a use permit and in each case as provided in Section 11-1-24 of this Chapter:

(a) Family-care home as defined in Chapter 5 of Title II of this Code, provided such facility is approved by the Child Welfare Board and meets all duly adopted standards for such facility.

(b) Home occupations as defined in Section 11-1-24 of this Chapter.

(B) Building Height Limit: No main building or structure shall have a height greater than two (2) stories, not to exceed 35 feet.

(C) Building Site Area Required: The minimum building site area for each one family dwelling shall be 4,000 square feet with a minimum frontage of 40 feet. Notwithstanding the foregoing one-third of the lots in any block may range in size from less than 4,000 to 3,500 square feet with a minimum lot width of 35'; and one-third of the lots in any block may range in size from less than 3,500 to 3,000 square feet with a minimum

- 1 lot width of 30'. These smaller lots shall be dispersed
2 throughout each block with the lots 4,000 square feet and
3 over. The minimum size of a compact lot development shall
4 be five gross acres unless waived by the City Commission.
- 5 (D) Front Yard Required: No building shall be erected closer
6 than ten feet (10') to either the front property line of the
7 building site or the line of any future street as provided
8 in the Major Street Section of the Master Plan or any official
9 street plan.
- 10 (E) Side Yard Required: There shall be a total minimum side yard
11 of ten feet (10'). One side yard may be reduced to zero
12 feet (0') if the other is a minimum of ten feet (10').
13 (These setbacks shall be in accordance with the Uniform
14 Building Code.) A corner lot shall have a side yard of not
15 less than ten feet (10') extending to the rear property line
16 on the street side of the lot.
- 17 (F) Rear Yard Required: There shall be a rear yard of not less
18 than ten feet (10').
- 19 (G) Maximum Building Site Coverage: The maximum building
20 coverage for lots 4,000 square feet and over shall be fifty
21 percent (50%). Permitted lots containing less than 4,000,
22 but 3,500 or more square feet, shall have a maximum building
23 coverage of forty-five percent (45%). Permitted lots
24 containing less than 3,500, but 3,000 or more square feet,
25 shall have a maximum building coverage of forty percent (40%).
- 26 (H) Off-Street Parking: A minimum of two off-street parking
27 spaces, 9' x 16' in size, shall be required for each building
28 site, including carport or garage area. Tandem parking shall
29 be allowed on lots with 35' or less frontage, provided there
30 is a 16' minimum front yard setback. All parking shall be in
31 accordance with the provisions of 11-1-6(H) of this Code.

32 SECTION 3: If any section, subsection, subdivision,

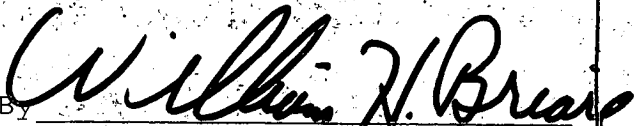
1 paragraph, sentence, clause or phrase in this Chapter or any
2 part thereof, is for any reason held to be unconstitutional, or
3 invalid or ineffective by any court of competent jurisdiction,
4 such decision shall not affect the validity or effectiveness of
5 the remaining portions of this Chapter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

12 SECTION 4: Any person, firm, corporation or association
13 violating any of the provisions of this ordinance shall, upon
14 conviction thereof, be punished by a fine of not more than \$1,000.00
15 and/or imprisonment in the City jail for not more than six (6)
16 months, or any combination of such fine and imprisonment.

17 SECTION 5: All ordinances or parts of ordinances,
18 sections, subsections, phrases, sentences, clauses or paragraphs
19 contained in the Municipal Code of the City of Las Vegas, Nevada,
20 1960 Edition, in conflict herewith are hereby repealed.

21 PASSED, ADOPTED and APPROVED this 16th day of
22 September, 1981.

23 APPROVED:

24 
25 By WILLIAM H. BRIARE, Mayor
26

27 ATTEST:

28 
29 Carol Ann Hawley, City Clerk
30
31
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1 The above and foregoing ordinance was first proposed and read by
2 title to the Board of Commissioners on the 2nd day of September
3 , 1981, and referred to the following committee composed
4 of Commissioners Lurie and Levy
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 16th day of September,
7 1981, which was a Regular meeting of said Board;
8 that at said Regular meeting, the proposed ordinance
9 was read by title to the Board of Commissioners as first
10 introduced and adopted by the following vote:

11
12 VOTING "AYE" Commissioners: Christensen, Lurie, Woofert and Mayor Briare

13 VOTING "NAY" Commissioners: None

14 ABSENT: Commissioner Levy

15 APPROVED:

16
17 William H. Briare
18 By WILLIAM H. BRIARE, Mayor

19 ATTEST:

20 Carol Ann Hawley
21 Carol Ann Hawley, City Clerk
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AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

{ ss.

Rex Taylor

, 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

from

Sept 9

to Sept 9

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

That said September 9 newspaper was regularly issued and circulated on each of the dates
above named.

Signed

Rex Taylor

Subscribed and sworn to before me this
day of September, 1981 9th

Ruth L. Deskin

My Commission Expires



Notary Public in and for Clark County, Nevada

RUTHE V. DESKIN

Notary Public-State of Nevada
COUNTY OF CLARK

My Appointment Expires Apr. 14, 1985

BILL NO. 81-51
AN ORDINANCE TO AMEND
TITLE XI, CHAPTER 1 OF THE
MUNICIPAL CODE OF THE
CITY OF LAS VEGAS,
NEVADA, 1960 EDITION, BY
ADDING A NEW SECTION 11.C
ENTITLED "R-CL, SINGLE
FAMILY, COMPACT LOT DIS-
TRICT REGULATIONS",
WHICH PROVIDES FOR COM-
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IN SUBURBAN RESIDENTIAL
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TLE XI, CHAPTER 1, SECTION
11.B, SUBSECTION (G) TO RE-
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VELOPMENTS ARE PRO-
POSED IN THE R-PD DIS-
TRICT; TO PROVIDE FOR
OTHER MATTERS PROPERLY
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PROVIDE PENALTIES FOR
THE VIOLATION THEREOF;
AND TO REPEAL ALL OR-
DINANCES OR PARTS OF OR-
DINANCES IN CONFLICT
HEREWITH.

Sponsored by:
COMMISSION RON LURIE
Summary:

The proposed bill establishes
the R-CL - Single Family Com-
pact Lot zoning district and the
regulations therefor and re-
quires common open space if
compact lot developments are
proposed in the R-PD district.
At a Commission Meeting on
9/2/81

BILL NO. 81-51 WAS READ BY
TITLE AND REFERRED TO RE-
COMMENDING COMMITTEE:
COMMISSIONERS LURIE
and LEVY

COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE
FOR PUBLIC INFORMATION
IN THE OFFICE OF THE CITY
CLERK, 10TH FLOOR, CITY
HALL, 400 EAST STEWART
AVENUE, LAS VEGAS,
NEVADA.

Pub: September 9, 1981
Las Vegas SUN

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CITY CLERK

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Sponsored by
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Summary: The proposed bill
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open space if compact lot de-
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R-PD district.

The above and foregoing or-
dinance was first proposed and
read by title to the Board of
Commissioners on the 2nd day
of September, 1981, and re-
ferred to the following commit-
tee composed of Com-
missioners Lurie and Levy for
recommendation; thereafter
the said committee reported
favorably on said ordinance on
the 16th day of September,
1981, which was a regular
meeting of said Board; that at
said regular meeting, the pro-
posed ordinance was read by
title to the Board of Com-
missioners as first introduced
and adopted by the following
vote:

VOTING "AYE":
Commissioners:
CHRISTENSEN, LURIE,
WOOFER and
MAYOR BRIARE
VOTING "NAY":

Commissioners: NONE
ABSENT:

COMMISSIONER LEVY
COPIES OF THE COMPLETE
ORDINANCE ARE AVAILABLE
FOR PUBLIC INFORMATION
IN THE OFFICE OF THE CITY
CLERK, 10TH FLOOR, CITY
HALL, 400 EAST STEWART
AVENUE, LAS VEGAS,
NEVADA.

Pub: September 19, 1981
Las Vegas SUN

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA, {
COUNTY OF CLARK ss.

REX TAYLOR

, 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
1 time

from Sept., 19 to Sept., 19

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

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

Signed

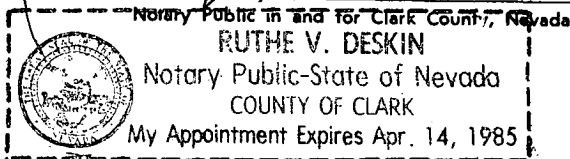
Rex Taylor

Subscribed and sworn to before me this 19th
day of

Sept., 1981

Ruthe V. Deskin

My Commission Expires



RECEIVED

SEP 24 10 12 AM '81

CITY CLERK

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