

REVISED
7-12-61

ORDINANCE NO. 915

AN ORDINANCE TO AMEND TITLE XI OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY ADDING CHAPTER 3, THERETO; TO PERMIT THE CONSTRUCTION OF HOSPITALS AND CONVALESCENT HOMES IN RESIDENTIAL AREAS; PROVIDING CERTAIN STANDARDS TO BE COMPLIED WITH BEFORE THE ISSUING OF A PERMIT THEREFOR; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

The Board of Commissioners of the City of Las Vegas, Nevada do ordain as follows:

SECTION 1. Chapter 3 is hereby added to Title XI of the Municipal Code of the City of Las Vegas, Nevada, 1960, to read as follows:

11-3-1 DEFINITIONS:

- A. Hospital - A building or structure designed, used or to be used to house and provide care for sick, ill, injured, and infirm persons and provide medical and/or surgical treatment. The word hospital includes general hospital, emergency hospital, maternity hospital, and other similar institutions, but specifically excludes institutions designed and/or used entirely for the care of mental patients, alcoholics, and patients with contagious diseases. Emergency and/or out-patient treatment of the above ailments in general or emergency hospitals is not restricted.
- B. Convalescent Home - A building or structure designed, used or to be used to house and provide care for the sick, ill, or infirm persons where no surgical treatment is given. It is intended that this definition shall generally cover buildings, structures, and institutions designed for the care of the chronically ill and infirm who do not require the specialized treatments provided in a hospital. The word convalescent home as used in this Ordinance includes nursing homes and rest homes.

11-3-2 In the R-A, R-E and R-1 zoning districts, a hospital as defined herein may be permitted upon the issuance of a special use permit in each instance, provided the hospital meets the following minimum standards and criteria:

- A. Size of plot - minimum one acre (40,000 square feet).
- B. Density - Maximum 25 hospital beds per acre of land.
- C. Building line setbacks - the same as required in each zoning district for a single-family dwelling.
- D. Building height - one story.
- E. Off-Street Parking - one space for each patient bed.
- F. Buffer Planting - Minimum of a ten feet wide strip of an adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.

CITY
CLERK'S
FILE

- G. Access - All hospitals or institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.
- H. Driveways - Center line of driveways for emergency vehicles must be located at a minimum of 35 feet from any residential property line.

11-3-3 In the R-2, R-3, and R-4 zoning districts, hospitals may be permitted upon the issuance of a special use permit in each instance, provided, the hospital meets the following minimum standards and criteria:

- A. Size of plot - Minimum one half acre (20,000 square feet).
- B. Density - 40 hospital beds per acre.
- C. Building line setbacks and height as follows:
 - 1. One-story structure - 25 feet from all property lines
 - 2. Two-story structure - 35 feet from all property lines
 - 3. Three-story structure - 45 feet from all property lines
 - 4. Four-story structure - 50 feet from all property lines
- D. Off-Street Parking - one space for each patient bed.
- E. Buffer Planting - Minimum of a ten feet wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design, built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.
- F. Access - All hospitals or institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.
- G. Driveways - Driveways for emergency vehicles must be located at a minimum of 30 feet from any residential property line.

11-3-4 In the R-A, R-E and R-1 zoning districts convalescent homes may be permitted upon the issuance of a special use permit in each instance, provided the convalescent home meets the following minimum standards and criteria, except as provided in Title XI, Chapter 3, Section 6:

- A. Size of Plot - minimum one-half acre (20,000 square feet).
- B. Density - maximum 25 beds per acre of land.
- C. Building Line Setbacks - The same as required in each zoning district for a single-family dwelling.
- D. Building Height - one story.
- E. Off-Street Parking - one space for each two patient beds.

- F. Buffer Planting - minimum of ten feet wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.
- G. Access - All institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.

11-3-5 In the R-2, R-3 and R-4 zoning districts, convalescent homes may be permitted upon the issuance of a special use permit in each instance, provided the convalescent home meets the following minimum standards and criteria, except as may be provided in Title XI, Chapter 3, Section 6:

- A. Size of Plot - 10,000 square feet.
- B. Density - 50 patient beds per acre.
- C. Building Line Setbacks and Height as Follows:
 - 1. One-story structure - 25 feet from all property lines
 - 2. Two-story structure - 35 feet from all property lines
 - 3. Three-story structure - 45 feet from all property lines
 - 4. Four-story structure - 50 feet from all property lines
- D. Off-Street Parking - One space for each two patient beds.
- E. Buffer Planting - minimum of a ten feet wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.
- F. Access - All institutions of this type shall be located either on a major street as defined by the Major Street Plan, or on a designated collector street with a minimum pavement width of 48 feet.

11-3-6 A convalescent home as defined herein may be permitted in any residential zone upon the issuance of a special use permit in each instance when the main structure proposed for the housing of patients is actually a proposed conversion of an existing main residential dwelling, provided the convalescent home meets the following minimum standards and criteria:

- A. Size of Plot - the plot or lot proposed must meet the minimum size required for the construction of a single family dwelling in the particular zoning district in which it is located.
- B. Density - A maximum of 15 patient beds.
- C. Off-Street Parking - One space for each two patient beds.
- D. Access - All institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.

SECTION 2. All ordinances or parts of ordinances, chapters, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

SECTION 3. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than \$500.00, or by imprisonment in the City Jail for not more than six months, or by both such fine and imprisonment.

APPROVED:

Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 1st day of ~~June~~^{March}, 1961, and referred to the following committee composed of Commissioners Whipple and Fountain for recommendation; thereafter the said committee reported favorably on said Ordinance on the 19th day of July, 1961, 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 Whipple, Fountain, Mirabelli, Key & Mayor Gragson
VOTING "NAY" None ABSENT: None

APPROVED:

Oran K. Gragson
ORAN K. GRAGSON, Mayor

ATTEST:

Edwina M. Cole
EDWINA M. COLE, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,)
COUNTY OF CLARK) ss

LOUIE MURATORE, being first duly sworn deposes and says
That he is Foreman of the LAS VEGAS REVIEW JOURNAL, 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 TWO (2) insertions

from July 22, 1961 to July 29, 1961

inclusive, being the issues of said newspaper for the following
dates, to-wit: July 22, 29, 1961

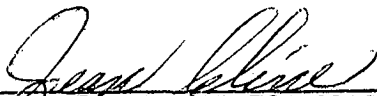
That said newspaper was regularly issued and circulated on each
of the dates above named.

SIGNED

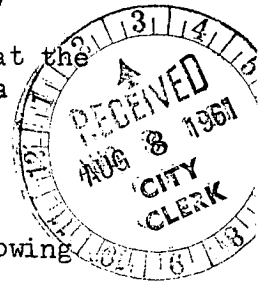

LOUIE MURATORE

Subscribed and sworn to
before me
this 29th

day of July 19 61


NOTARY PUBLIC, IN AND FOR CLARK COUNTY,
NEVADA

My Commission Expires January 22, 1964



ORDINANCE NO. 915
 AN ORDINANCE TO AMEND TITLE XI OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960, BY ADDING CHAPTER 3, THERETO, TO PERMIT THE CONSTRUCTION OF HOSPITALS AND CONVALESCENT HOMES IN RESIDENTIAL AREAS; PROVIDING CERTAIN STANDARDS TO BE COMPLIED WITH BEFORE THE ISSUING OF A PERMIT THEREFOR; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF AND THE REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

The Board of Commissioners of the City of Las Vegas, Nevada do ordain as follows:

SECTION 1. Chapter 3 is hereby added to Title XI of the Municipal Code of the City of Las Vegas, Nevada, 1960, to read as follows:

11-3-1 DEFINITIONS

A. Hospital — A building or structure designed, used or to be used to house and provide care for sick, ill, injured, and infirm persons and provide medical and/or surgical treatment. The word hospital includes general hospital, emergency hospital, maternity hospital, and other similar institutions, but specifically excludes institutions designed and/or used entirely for the care of mental patients, alcoholics, and patients with contagious diseases. Emergency and/or out-patient treatment of the above ailments in general or emergency hospitals is not restricted.

B. Convalescent Home — A building or structure designed, used or to be used to house and provide care for the sick, ill, or infirm persons where no surgical treatment is given. It is intended that this definition shall generally cover buildings, structures, and institutions designed for the care of the chronically ill and infirm who do not require the specialized treatments provided in a hospital. The word convalescent home as used in this Ordinance includes nursing homes and rest homes.

11-3-2 In the R-A, R-E and R-1 zoning districts, a hospital as defined herein may be permitted upon the issuance of a special use permit in each instance, provided the hospital meets the following minimum standards and criteria:

- A. Size of plot — minimum one acre (40,000 square feet).
- B. Density — Maximum 25 hospital beds per acre of land.
- C. Building line setbacks — the same as required in each zoning district for a single-family dwelling.
- D. Building height — one story.
- E. Off-Street Parking — one space for each patient bed.
- F. Buffer Planting — Minimum of a ten feet wide strip of an adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.

G. Access — All hospitals or institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.

H. Driveways — Center line of driveways for emergency vehicles must be located at a minimum of 35 feet away from any residential property line.

11-3-3 In the R-2, R-3, and R-4 zoning districts, hospitals may be permitted upon the issuance of a special use permit in each instance, provided, the hospital meets the following minimum standards and criteria:

- A. Size of plot. — Minimum one half acre (20,000 square feet).
- B. Density — 40 hospital beds per acre.
- C. Building line setbacks and height as follows:
 1. One-story structure — 25 feet from all property lines
 2. Two-story structure — 33 feet from all property lines
 3. Three-story structure — 41 feet from all property lines
 4. Four-story structure — 50 feet from all property lines

D. Off-Street Parking — one space for each patient bed.

E. Buffer Planting — Minimum of a ten feet wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design, built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.

F. Access — All hospitals or institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.

G. Driveways — Driveways for emergency vehicles must be located at a minimum of 30 feet from any residential property line.

11-3-4 In the R-A, R-E and R-1 zoning districts convalescent homes may be permitted upon the issuance of a special use permit in each instance, provided the convalescent home meets the following minimum standards and criteria, except as provided in Title XI, Chapter 3, Section 6:

- A. Size of Plot — minimum one-half acre (20,000 square feet).
- B. Density — maximum 25 beds per acre of land.
- C. Building Line Setbacks — The same as required in each zoning district for a single-family dwelling.
- D. Building Height — one story.
- E. Off-Street Parking — one space for each two patient beds.
- F. Buffer Planting — minimum of ten feet wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or a wall built to approved design built to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.

G. Access — All institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.

11-3-5 In the R-2, R-3 and R-4 zoning districts, convalescent homes may be permitted upon the issuance of a special use permit in each instance, provided the convalescent home meets the following minimum standards and criteria, except as may be provided in Title XI, Chapter 3, Section 6:

- A. Size of Plot — 10,000 square feet.
- B. Density — 50 patient beds per acre.
- C. Building Line Setbacks and Height as follows:
 1. One-story structure — 25 feet from all property lines
 2. Two-story structure — 35 feet from all property lines
 3. Three-story structure — 45 feet from all property lines
 4. Four-story structure — 50 feet from all property lines

D. Off-Street Parking — One space for each two patient beds.

E. Buffer Planting — minimum of a ten feet wide strip of adequately maintained shrub or hedge at both sides and rear of property, grown to a minimum height of six feet or to a minimum height of six feet, except that the front yard fence or wall shall be erected to a maximum height of four feet with top two feet half open.

F. Access — All institutions of this type shall be located either on a major street as defined by the Major Street Plan, or on a designated collector street with a minimum pavement width of 48 feet.

11-3-6 A convalescent home as defined herein may be permitted in any residential zone upon the issuance of a special use permit in each instance when the main structure, proposed for the housing of patients is actually a proposed conversion of an existing main residential dwelling, provided the convalescent home meets the following minimum standards and criteria:

A. Size of Plot — the plot or lot proposed must meet the minimum size required for the construction of a single family dwelling in the particular zoning district in which it is located.

B. Density — A maximum of 15 patient beds.

C. Off-Street Parking — One space for each two patient beds.

D. Access — All institutions of this type shall be located either on a major street as defined by the Major Street Plan or on a designated collector street with a minimum pavement width of 48 feet.

SECTION 2. All ordinances or parts of ordinances, chapters, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960, in conflict herewith are hereby repealed.

SECTION 3. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than \$500.00, or by imprisonment in the City Jail for not more than six months, or by both such fine and imprisonment.

APPROVED:
 /s/ Oran K. Gragson
 ORAN K. GRAGSON, Mayor.

ATTEST:
 /s/ Edwina M. Cole
 EDWINA M. COLE, City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 1st day of March, 1961, and referred to the following committee composed of Commissioners Whipple and Fountain for recommendation; thereafter, the said committee reported favorably on said Ordinance on the 19th day of July, 1961, 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 Mirabelli, Levy, Fountain, Whipple & Mayor Gragson

VOTING "NAY": None. ABSENT: None.

APPROVED:
 /s/ Oran K. Gragson
 ORAN K. GRAGSON, Mayor

ATTEST:
 /s/ Edwina M. Cole
 EDWINA M. COLE, City Clerk
 July 22, 29