

ORDINANCE NO. 696

AN ORDINANCE AMENDING THE PLANNING AND ZONING ORDINANCE KNOWN AS CHAPTER 24 OF THE CODE OF THE CITY OF LAS VEGAS, 1949, SECTION 20 PROVIDING FOR THE USES OF LAND IN A C-1 ZONE; REQUIRING PROVISION FOR OFF-STREET PARKING; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1. Section 20, Chapter 24, Code of Las Vegas, Nevada, 1949 is hereby amended to read as follows:

A. USES PERMITTED:

1. Any use permitted in the R-1, R-2, R-3 and R-4 Districts.
2. Stores, shops, professional offices, wholesale and retail commercial establishments, (excluding wholesale storage or warehousing) for the dispensing of goods or services, banks and financial institutions, laundry or dry cleaning and dyeing agencies, restaurants (provided no dancing or entertainment is allowed and no alcoholic beverages served or sold except wine and/or beer), groceries and meat markets including poultry (provided no live poultry is kept on the premises.)
3. Similar enterprises of the same class, which in the opinion of the Planning Commission, as evidenced by resolution of record, are not more obnoxious or detrimental to the welfare of the neighborhood than those uses herein in this sub-section enumerated.
4. The above specified stores, shops or business shall be retail establishments selling new merchandise exclusively except shops dealing in genuine antiques, and shall be permitted only under the following conditions:
 - (a) Such stores, shops or businesses other than the display or sale of nursery stock shall be conducted wholly within an enclosed building. In no case shall any merchandise be displayed nor shall any business be conducted between the street line or any building line.
 - (b) All products produced, whether primary or incidental shall be sold at retail on the premises, and not more than two (2) persons shall be engaged in such production.
 - (c) Any exterior sign displayed shall pertain only to a use conducted within the building; shall be attached to the wall of the building and parallel with its horizontal dimension and shall front on the principal street, a parking area in the rear or, in the case of a corner building, on that portion of the side street wall within fifty (50) feet of the principal street, and in no case shall any sign project above the roof line of a building.
 - (d) All exterior walls of a building hereafter erected, extended or structurally altered, which face a street or property located in an "R" District, shall be designed, treated and finished in a uniform and satisfactory manner approved by the Planning Commission.
5. Uses customarily incidental to any of the above uses and accessory buildings, when located on the same lot, including a storage garage for the exclusive use of the patrons of the stores or businesses, when located not less than seventy (70) feet from the front lot line nor less than five (5) feet from any other street line, or a storage garage constructed as a part of the main building.

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6. Public or semi-public off-street parking facility, for exclusive use of patrons and employees, when developed in accord with Section VI.

B. The following uses upon the securing of a special Use Permit in each case as provided in Section XXII of this Ordinance.

1. Automobile Service Stations for the sale of gasoline, oil and minor accessories only, where no repair work is done except minor repairs made by the attendant, and provided all lubrication, washing, tube repairing, battery charging, and tire accessories sales and storage are conducted and confined wholly within a permanent building.

C. PARKING AND LOADING REQUIREMENTS:

1. Loading Zones: On the same premises with any building, structure or part thereof erected and/or occupied for any use permitted in this district, with the exception of uses also permitted in R-1, R-2, R-3 or R-4 districts, there shall be provided and permanently maintained on the lot, adequate space for standing of vehicles, loading and unloading services, in such manner as not to obstruct the freedom of traffic movement upon the public streets or alleys. Such space, unless otherwise adequately provided for, shall include not less than a fifteen (15) foot by twenty-five (25) foot loading space with fourteen (14) foot height clearance, and which space shall be provided with access to an alley, or if no alley adjoins the lot, then with access to a street.
2. Parking Requirements: On the same premises with any building structure or part thereof, erected and/or occupied for any use permitted in the district, there shall be provided and permanently maintained, in accord with Section VI hereof, off-street parking facilities for the employees, patrons and uses of the premises, in accordance with the following schedule:

a) OFF-STREET PARKING IN A C-1 ZONE

1. Any use permitted in an R-1, R-2, R-3 or R-4 District - one (1) space for each dwelling unit.
2. Lodging, Boarding or Rooming House or similar places offering overnight accommodations: one (1) space for every two (2) guest rooms.
3. Motels, or Tourist Homes: one (1) space for each transient room or unit.
4. Hospitals, sanitariums, orphanages, convalescent homes, homes for the aged or infirm, and similar uses: one (1) space for each three (3) patient beds.
5. Restaurants or diners (as permitted in this district): one (1) space for each four (4) patron seats provided, or one (1) space for each 100 square feet of floor area, whichever is the greater.
6. Places of public assembly (theatres, fraternal halls, etc): one (1) space for every six (6) patron seats or one (1) space for each 90 square feet of floor area, whichever is the greater.
7. Churches, libraries and similar places of infrequent assembly: one (1) space for each ten (10) seats (20 inches of width of church pew shall be counted as one (1) seat), or one (1) space for each 90 square feet of floor area, whichever is the greater.
Note: Churches shall be allowed the use of joint off-street parking facilities, etc.

8. Office Buildings: one (1) space for each 500 square feet of gross floor area.
9. Medical - Dental Clinics: Three (3) spaces for each doctor's office, plus one (1) space for each two (2) employees.
10. Motor vehicle or machinery sales: An area equal to 50% of gross floor area.
11. Retail or Service establishments not otherwise specified in this Schedule, but not including food markets, the following minimum spaces:

<u>Square Feet of Gross Floor Area</u>	<u>Parking Spaces Required</u>
Under 1000	2
1001 - 2000	4
2001 - 3000	6
3001 - 4000	8
4001 - 5000	9
5001 - 5500	10

For an additional 500 square feet or fraction thereof in excess of 5500 - one (1) additional space.

12. Food Stores or Market: The following minimum spaces.

<u>Square Feet of Gross Floor Area</u>	<u>Parking Spaces Required</u>
Under 1000	4
1001 - 1500	6
1501 - 2000	8
2001 - 2500	10
2501 - 3000	12
3001 - 3250	13
3251 - 3500	14

For each additional 250 square feet or fraction thereof, one (1) additional space.

13. Provided that the Board of City Commissioners may upon good cause being shown, diminish the requirements set forth in this sub-paragraph.
 - a) Such a showing must include evidence that the applicant has made firm and satisfactory arrangements for adequate off-street parking as defined by the formula listed in this sub-section for joint or common use of parking facilities with another property owner in the immediate neighborhood.

D. ARCHITECTURAL SUPERVISION:

Prior to the granting of a Building Permit for any use permitted in this district, the applicant shall submit to the Director of Planning for approval, conditional approval or disapproval, plans accompanied by drawings or sketches clearly showing the exterior elevations and general appearance of the proposed structure in accordance with the provisions of Chapter 24, Section 31, of the Code of Las Vegas, and Resolution 11 of the City Planning Commission adopted June 10, 1954.

E. ADDITIONAL CONDITIONS AND LIMITATIONS ON DEVELOPMENT:

In considering any application for a change in land use classification from any other land use district to a C-1 district, the Board of City Commissioners may, upon recommendation of the Planning Commission, impose additional conditions and/or limitations upon the development of the property which are deemed consistent with the purposes of this Ordinance in the light of the proposed use or development in relation to other uses in the same neighborhood.

Such conditions and/or limitations may include:

1. The right to limit the development of any specific lot or parcel of land proposed for a C-1 classification to a specific use as proposed by the applicant at the time the application is being considered.
2. A time limit when the completion of the development is proposed.
3. The construction off-site improvements in accordance with the approved plan for development of the street as prepared and adopted by the Director of Public Works.

SECTION 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect upon its publication as in the next section provided, and final passage.

SECTION 4. The City Clerk and Clerk of the Board of Commissioners of the City of Las Vegas shall cause this ordinance to be published once a week for two successive weeks immediately following its first reading and adoption in the Las Vegas Review Journal, a daily newspaper published in the City of Las Vegas.

ATTEST:


SHIRLEY BALLINGER, City Clerk

APPROVED:

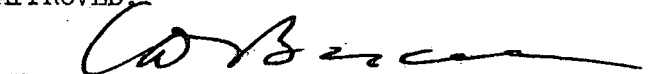

C.D. BAKER, Mayor

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 4th day of January, 1956, and referred to the following committee composed of Commissioners Sharp and Whipple for recommendation; thereafter the said committee reported favorably on said Ordinance on the 1st day of February, 1956, which was the regular meeting held on said day, that at said regular meeting held on said day, the proposed ordinance was read in full to the Board of Commissioners as first introduced and adopted by the following vote:

Voting: "Aye": Commissioners Bunker, Fountain, Sharp, Whipple & Mayor Baker

Voting: "Nay": None Absent: None

APPROVED:


C.D. BAKER, Mayor

ATTEST:


SHIRLEY BALLINGER, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA,
COUNTY OF CLARK

} ss.

A. F. Schellack, 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 February 5, 1956 to February 12, 1956

inclusive, being the issues of said newspaper for the following dates, to-wit:
February 5, 12, 1956

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

SIGNED



Subscribed and sworn to before me this 13th day of February, 1956



NOTARY PUBLIC IN AND FOR CLARK COUNTY, NEVADA

My Commission Expires April 14, 1957.

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APPROVED:
C. D. BAKER, Mayor

ATTEST:
SHIRLEY BALLINGER, City Clerk

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Voting: "Aye": Commissioners Bunker, Fountain, Sharp, Whipple & Mayor Baker
Voting: "Nay": None, Absent: None.

APPROVED:
C. D. BAKER, Mayor

ATTEST:
SHIRLEY BALLINGER, City Clerk
Feb. 5, 12