

ORDINANCE NO. 1215

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING SECTION 3 OF SAID TITLE AND CHAPTER TO PROVIDE DEFINITIONS OF CUSTOMER OPERATED CAR WASH, CONDOMINIUM AND THRIFT SHOP, AND BY AMENDING THE DEFINITION OF LOT; BY AMENDING SECTION 6 OF SAID TITLE AND CHAPTER BY ADDING THERE TO A NEW SUBSECTION, TO BE DESIGNATED SUBSECTION O, PROVIDING REQUIREMENTS FOR COMMERCIAL CONDOMINIUM DEVELOPMENTS; BY AMENDING SECTION 19 SUBSECTION A OF SAID TITLE AND CHAPTER TO PERMIT COMMERCIAL CONDOMINIUM DEVELOPMENTS AND THRIFT SHOPS TO BE LOCATED IN A C-1 ZONE; BY AMENDING SECTION 19 SUBSECTION D OF SAID TITLE AND CHAPTER TO PERMIT CUSTOMER OPERATED CAR WASHES TO BE LOCATED IN A C-1 ZONE BY MEANS OF A USE PERMIT; BY AMENDING SECTION 20 SUBSECTION A OF SAID TITLE AND CHAPTER TO PERMIT CUSTOMER OPERATED CAR WASHES TO BE LOCATED IN A C-2 ZONE AS A MATTER OF RIGHT; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR THE VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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

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

11-1-3: DEFINITIONS: For the purpose of this Chapter, certain words and terms are defined as follows:

(A) Generally:

All words in the present tense include the future. All words in the singular number include the plural, and the plural shall include the singular. The word "building" includes the word "structure". The word "lot" includes the word "plot" and the word "parcel". The word "shall" is mandatory and not directory. The word "person" includes a firm, corporation and municipal corporation. The word "map" shall mean the Zoning Map of the City of Las Vegas. The term "Governing Body" shall mean the Board of City Commissioners of the City of Las Vegas. The word "Commission" shall mean the Planning Commission of the City of Las Vegas. The word "City" shall mean the City of Las Vegas, a municipal corporation of the State of Nevada. The word "used" shall include the words "arranged", "designed" or "intended to be used." The word "occupied" shall include the words "arranged", "designed" or "intended to be occupied." The word "erected" shall include the words "construct," "reconstruct," "alter," "move in" or "move upon". The word "alter" shall include the word "enlarge".

(B).

Specifically:

A

Advertising Sign: A display designed, used or intended to be used to advertise or promote the premises on which it is displayed; or goods, material or services sold or provided on these premises.

Alley: A minor public thoroughfare, other than a dedicated half street, which is less than thirty feet (30') wide and upon which the rear of land or building lots generally abut, and which affords a secondary means of vehicular access.

Alter: Any change in the structural members or other features of a building, or any change to allow the building to be used for purposes other than those for which it was originally intended.

Animal Shelter: A building or premises upon which sick or injured animals are housed, confined, quartered, treated and cared for.

Apartment: A room, or suite of rooms, within an apartment house, which has facilities for the preparation of meals and is designed for and used or intended to be used by one family.

Apartment Hotel: A multiple dwelling under resident supervision, designed for or containing both individual guest rooms and suites of rooms and apartment units, which maintains an inner lobby through which all tenants must pass to gain access to an individual apartment.

Apartment House: A multiple dwelling designed for or occupied by three (3) or more families living independently of each other in separate apartments.

Automobile Court, (Motel, Motor Lodge, Motor Hotel): A building or group of buildings attached, detached or semidetached, providing guest accommodations for transients, in which there is exterior access independently to each individual room, unit or suite, and on which automobile storage space is provided at each unit.

Automobile Sales Area: An open area on privately owned property, used for the display, sale or rental of new or used automobiles, and no repair work is done except minor incidentals.

Automobile Service Station: Any building, structure or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade, and not including general mechanical automobile repair, tire rebuilding, battery rebuilding or automatic automobile washing.

B

Basement (Cellar): A story having more than half of its height below the ground level of the adjoining ground.

Billboard: Ad advertising sign on which the advertising displayed thereon does not apply to the premises on which it is located.

Block: Property so designated on an officially recorded map of the City or part of the City, and bounded by streets and other natural or physical barriers which make it a unit.

Boarding House: A building or portion thereof, other than a hotel, with no more than four (4) guest rooms where, for compensation, lodging and meals are provided for no more than four (4) persons who are not members of the immediate family occupying such building.

Building: Any structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals, chattels or goods.

Building Area: The space remaining on an individual lot after minimum open space requirements of this Chapter have been complied with.

Building, Accessory: A subordinate building, the use of which is incidental to that of the main building on the same lot, and which is used exclusively by the occupants of the main building.

Building, Height of: The vertical distance from the finished grade of the ground level to the ceiling of the top-most story.

Building Line: A line between which, and any public street line, no building or parts of buildings may be erected or maintained, except as specifically permitted by this Chapter.

Building, Main: A building devoted to the principal use of the lot on which it is situated. In any residential district, a dwelling shall be deemed to be the main building on the lot on which it is situated.

Building Site: Total area of the building together with all minimum open spaces adjacent thereto, as required by this Chapter.

C

Car Wash, Customer Operated: A car wash facility operated by the customer which does not utilize automobile conveyors.

Clinic: A building or institution of professional offices for the administration of professional medical or dental care to human beings, not including the housing of persons.

Condominium: Joint ownership of property through title to an undivided interest.

Convalescent Home: A building or structure designed, used or intended 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 treatment provided in a hospital. The word "Convalescent Home", as used in this Chapter, includes "nursing homes" and "rest homes".

D

District, Zoning: A portion of the incorporated territory of the City, designated on the Zoning Map, which is part of this Chapter, in which certain uses of land and buildings are permitted and certain other uses of land and buildings are not permitted; all as established by the provisions of this Chapter.

Domestic Animal: A dog, cat or horse, or a household pet, customarily housed in or immediately adjacent to the family living quarters.

Dump: A place used for the disposal by any means of garbage, trash, refuse or waste material, but not including sewage, which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

Dwelling: A building or portion thereof, designed for or occupied exclusively for residential purposes by one (1) or more families.

Dwelling, Group: Two (2) or more detached one-family, two-family or multiple dwellings, occupying a parcel of land in one ownership, which may have a yard or porch in common, but not including automobile courts, as herein defined, or transient living accommodations of any kind.

Dwelling, Multiple: A detached dwelling designed for or occupied by three (3) or more families, living independently of each other in separate dwelling units.

Dwelling Unit: Two (2) or more rooms designed for and occupied by one (1) family and having only one (1) kitchen.

Dwelling, One-Family: A detached dwelling, designed for and occupied exclusively by one (1) family. All livable area in a single family dwelling must be contained within the common exterior walls and have a common roof, and all of the rooms thereof must have interior access to each other.

Dwelling, Two-Family: A detached dwelling, designed for and occupied exclusively by two (2) families living independently of each other in separate dwelling units.

E

F

Family: Two (2) or more persons customarily living together and occupying a dwelling unit.

G

Garage, Private: An accessory building or an attached portion of the main building, designed or used for the shelter and storage of

automobiles or other self-propelled vehicles.

Garage, Public: Any building or premises used for the storage and shelter of automobiles, trucks and other self-propelled vehicles, in which said vehicles are mechanically repaired, rebuilt or reconstructed or kept for hire and sale. (A body and fender shop shall not be construed as a garage.)

Guest House: Living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises and having no kitchen facilities.

H

Home Occupation: Customarily an occupation of a general non-commercial nature, carried on by the occupant of a dwelling unit in a manner which is clearly incidental and secondary to the use of the unit for dwelling purposes, in connection with which there is no change in the character of the dwelling, and there is no display, no stock in trade nor commodity displayed or sold on the premises, nor assistants employed and no mechanical equipment used, except such as is necessary for normal use within a dwelling unit. Barber shops, beauty parlors, business offices, professional offices shall not be deemed home occupations.

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.

Hotel: A building designed for a more or less temporary abiding place to individuals who are lodged with or without meals, in which there are guest rooms and in which no provision is made for cooking in any individual room or suite.

I

Industry: The manufacturing, fabrication or other processing or treatment of any article, substance or commodity in such a manner as to change the character thereof.

J

Junk Yard: The use of any lot or portion of a lot or tract, building or structure for the storage, salvage, sale, display, demolition, keeping or dismantling of scrap material which may or may not be wholly assembled into useful objects, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

K

Kennel: A building or premises in which well animals are housed, trained, bred, raised or handled as a business.

Kitchen: Any room in a dwelling, which is used, designed or intended to be used for the cooking and preparation of food, including the term "kitchenette".

L

Lot: A parcel of land occupied or designed so that it may be occupied by a building, dwelling, dwelling group, and permitted accessory buildings, including the open space which may be required by this Chapter. A lot may be a parcel of land recorded on a subdivision map or survey map of record, or may be a unit of land described by metes and bounds. All lots shall front on a public street. No minimum lot width is set forth for commercial and industrial lots; said lots shall be deemed to have frontage on a public street even though such frontage is collectively owned through an undivided interest to each lot owner.

Lot, Corner: A lot as described above, situated at the intersection of two (2) or more streets.

Lot, Front of: A front of a lot shall be considered to be that side of the lot which fronts on a public street. In the case of a corner lot, the front of the lot shall be considered to be the side which has the lesser dimension in width. In the case of a through lot, either side which abuts a public street may be considered the front, except in cases where deed restrictions or other public or private covenants prohibit access from one (1) street.

Lot, Through: An interior lot having frontage on two (2) parallel or approximately parallel public streets.

M

N

Nonconforming Structure: A building or structure legally and properly located on a lot or parcel at the time of construction or erection of said building, which is subsequently not permitted to be constructed at that location due to a change, or amendment, to the provisions of this Chapter.

Nonconforming Use: The occupancy of a parcel of land, or lot, as defined, by a use not permitted in that particular district under the provisions of this Chapter.

O

P

Parking Area: An open area other than a public right-of-way, used for the parking of automobiles.

Subordinate Definitions:

Parking Lot, Patron: As defined in 5-24-1 Code of Las Vegas.

Parking Lot, Public: As defined in 5-24-1 Code of Las Vegas.

Parking Lot, Semi-Public: As defined in 5-24-1 Code of Las Vegas.

Parking Space, Automobile: A space within a building, garage or parking area, as defined, for the temporary parking or storage of

one (1) automobile, with the minimum dimensions of nine feet by twenty feet (9' x 20'), with continuous and unimpeded access to a public right-of-way.

Professional Office: A building of more or less residential but not commercial character and containing one (1) or more offices, in which or where there is no display of stock or wares in trade, nor commodity sold, nor any commercial use conducted other than the professional services as herein defined. For the purpose of this Chapter, professional offices shall include the office of a doctor, dentist, lawyer, architect, engineer, minister of religion, insurance agent, realtor or similar professions or professional services, but shall not include barber shops, beauty parlors nor similar services or general business offices.

Q

R

S

Street: A dedicated public thoroughfare, having a minimum width of fifty-one feet (51'), providing for the movement of vehicular and pedestrian traffic. The term "street" shall include avenue, boulevard, lane, parkway, plaza, place and any other designation commonly given for a public right-of-way.

Street Line: The boundary between a street, as defined, and abutting properties.

Structure: That which is built or constructed; an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

T

Thrift Shop: A shop operated by a charitable organization which sells donated used merchandise only. All such merchandise shall be displayed and/or stored in an enclosed building.

Trailer Coach: Any building, structure or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

Trailer Park: Any lot or tract of land used, or intended to be used for the accommodation of two (2) or more auto trailers.

U

Use, Accessory: A use incidental or secondary to the principal use of a lot, building or structure, located on the same lot as the principal use.

Use, Principal: The purpose for which land, premises or building lot is designed, arranged or intended, or for which it may be occupied or maintained.

V

W

X

Y

Yard: An open space, other than a court, which is a portion of a lot which is required under the provisions of this Chapter, to be unoccupied and unobstructed from the ground to the sky, except as otherwise provided herein.

Yard, Front: An open and unobstructed space across the front of the lot between the side lot lines, and measured from the street line to the nearest line of the main building, or measured back the distance required to be maintained permanently open and unoccupied under the provisions of this Chapter, whichever is the lesser.

Yard, Rear: A yard extending across the rear of the building site between the side lines thereof, and measured from the rear lot line a distance required to be maintained open and unobstructed under the provisions of this Chapter, except as provided herein.

Yard, Side: An open and unobstructed space, extending from the front yard of the building site to the nearest line of the required rear yard, and located between the side line of the lot and the nearest line of any building or enclosed or covered portion, or the extension of the latter line, provided, however, that the exterior side yard on corner lots shall extend for the full depth of the lot to the rear line thereof.

Z

SECTION 2. Title XI, Chapter 1, Section 6 of said Municipal Code is hereby amended by adding thereto a new subsection, to be designated Subsection O, to read as follows:

11-1-6:

(O) Requirements for Commercial Condominium Developments: A commercial condominium development may be permitted provided that all of the owners in the development participate in the common land and/or joint ownership by means of an undivided interest and further provided that the following conditions are complied with:

1. Conformance to the requirements of the Department of Building and Safety relative to grading and drainage.

2. Conformance to the requirements to the Department of Building and Safety relative to the improvement of the access and parking areas held in common ownership.

3. Access to more than one street or provision of an adequate turn-around if access is by means of a cul-de-sac.

4. Sanitary sewer lines installed in the commonly owned areas shall conform to the same requirements as though they were located in a public right-of-way.

5. The installation of fire hydrants as required by the Fire Department.

6. A plot plan approved by the Planning Commission and a record of survey shall be recorded in the office of the County Recorder.

SECTION 3. Title XI, Chapter 1, Section 19, Subsection A of said Municipal Code is hereby amended to read as follows:

11-1-19: C-1, LIMITED COMMERCIAL DISTRICT REGULATIONS:

(A) Uses Permitted:

1. Shops, stores, retail and wholesale commercial establishments for the dispensing of goods or services, excluding any wholesale storage or warehousing.
2. Banks and financial institutions.
3. Laundry and dry cleaning establishments, provided all processing and operational facilities are approved by the Fire Prevention Bureau.
4. Restaurants.
5. Similar enterprises and commercial establishments of the same general classification which, in the opinion of the Planning Commission, as evidenced by a resolution of record, are not more obnoxious to the welfare of the neighborhood than the above enumerated uses.
6. Public or quasi-public off-street parking facilities for the exclusive use of patrons and employees, when developed in accord with the provisions of Section 6 of this Chapter.
7. Uses customarily incidental to any of the above uses.
8. Lodging, boarding or rooming houses, hotels, motels and other tourist accommodations.
9. Hospitals, sanitariums, convalescent homes and other facilities for the treatment of the aged or infirm.
10. Places of public assembly, theaters, fraternal halls, bowling alleys.
11. Public and quasi-public uses; churches.
12. Office buildings.
13. Commercial condominium developments, when developed in accord with the provisions of Section 6, Subsection O of this Chapter.
14. Thrift Shops.

SECTION 4. Title XI, Chapter 1, Section 19, Subsection D of said Municipal Code is hereby amended to read as follows:

11-1-19:

(D) Additional Uses Permitted: The following uses may be permitted upon the securing of a special Use Permit as provided in Section 24 of this Chapter:

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 lubrications, washing, repairing and storage are conducted within an enclosed permanent building.
2. Uses specifically permitted exclusively in the R-4 District.
3. Customer Operated Car Washes.

SECTION 5. Title XI, Chapter 1, Section 20, Subsection A of said Municipal Code of hereby amended to read as follows:

11-1-20: C-2, GENERAL COMMERCIAL DISTRICT REGULATIONS:

(A) Uses Permitted:

1. Any use permitted in a C-C or C-1 zone.
2. Automobile sales and service facilities, excluding body and fender shops. Subject use may include an outdoor used car sales lot, when operated by a franchised new car dealer and located directly adjacent to the new car sales and service facility and operated as an incidental use to the conduct of the new car sales and service facility.
3. Wedding chapels.
4. Advertising signs and billboards.
5. Public parking areas, when located and developed as required in Section 6 of this Chapter.
6. Uses customarily incidental to any of the above, when located on the same premises.
7. Other similar enterprises or businesses of the same general class which, in the opinion of the Planning Commission, as evidenced by

resolution of record, are not more detrimental to the welfare and safety of the residents within the particular district than other classifications enumerated in this subsection.

8. Restaurants, cabarets, taverns, cocktail lounges or service bars.
9. Mortuaries and mausoleums.
10. Customer Operated Car Washes.

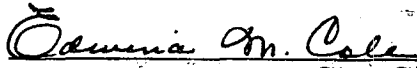
SECTION 6. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the City Jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 7. All ordinances, parts of ordinances, sections, subsections, phrases, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED AND APPROVED this 17th day of November, 1965.


ORAN K. GRAGSON Mayor

ATTEST:


City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 20th day of October, 1965, and referred to the following committee composed of Commissioners Stewart and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 17th day of November, 1965, 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:

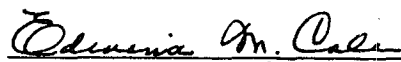
VOTING "AYE": Commissioners Stewart, Mirabelli, Fountain and Mayor Gragson

VOTING "NAY": None ABSENT: Commissioner Whipple (Excused)

APPROVED:

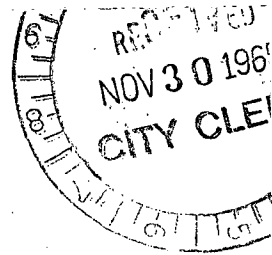

ORAN K. GRAGSON Mayor

ATTEST:


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 for the Las Vegas Review-Journal, a daily newspaper 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 November 22 to November 29, inclusive, being the issue of said newspaper for the following dates to wit:

November 22, 29, 1965

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

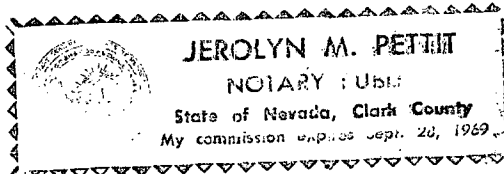
SIGNED

Louie Muratore
LOUIE MURATORE

Subscribed and sworn to
before me

this 29th day of November, 19 65

Jerolyn M. Pettit
NOTARY PUBLIC, IN AND FOR
CLARK COUNTY, NEVADA
My commission expires
September 28, 1969



ORDINANCE NO. 1215
AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1 OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY AMENDING SECTION 3 OF SAID TITLE AND CHAPTER TO PROVIDE DEFINITIONS OF CUSTOMER OPERATED CAR WASH, CONDOMINIUM AND THRIFT SHOP, AND BY AMENDING THE DEFINITION OF LOT; BY AMENDING SECTION 3 OF SAID TITLE AND CHAPTER BY ADDING THERETO A NEW SUBSECTION, TO BE DESIGNATED SUBSECTION D, PROVIDING REQUIREMENTS FOR COMMERCIAL CONDOMINIUM DEVELOPMENTS; BY AMENDING SECTION 19 SUBSECTION A OF SAID TITLE AND CHAPTER TO PERMIT COMMERCIAL CONDOMINIUM DEVELOPMENTS AND THRIFT SHOPS TO BE LOCATED IN A C-1 ZONE; BY AMENDING SECTION 19 SUBSECTION D OF SAID TITLE AND CHAPTER TO PERMIT CUSTOMER OPERATED CAR WASHES TO BE LOCATED IN A C-1 ZONE BY MEANS OF A USE PERMIT; BY AMENDING SECTION 20 SUBSECTION A OF SAID TITLE AND CHAPTER TO PERMIT CUSTOMER OPERATED CAR WASHES TO BE LOCATED IN A C-2 ZONE AS A MATTER OF RIGHT; PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO; PROVIDING PENALTIES FOR VIOLATION HEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH:

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Dwelling, Multiple: A detached dwelling designed for or occupied by three (3) or more families, living independently of each other in separate dwelling units.

Dwelling Unit: Two (2) or more rooms designed for and occupied by one (1) family and having only one (1) kitchen.

Dwelling, one - Family: A detached dwelling, designed for and occupied exclusively by one (1) family. All livable area in a single family dwelling must be contained within the common exterior walls and have a common roof, and all of the rooms thereof must have interior access to each other.

Dwelling, Two - Family: A detached dwelling for and occupied exclusively by two (2) families living independently of each other in separate dwelling units.

Family: Two (2) or more persons customarily living together and occupying a dwelling unit.

Garage, Private: An accessory building or an attached portion of the main building, designed or used for the shelter and storage of automobiles or other self-propelled vehicles.

Garage, Public: Any building or premises used for the storage and shelter of automobiles, trucks and other self-propelled vehicles, in which said vehicles are mechanically repaired, rebuilt or reconstructed or kept for hire and sale. (A body and fender shop shall not be construed as a garage.)

Guest House: Living quarters within a detached accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises and having no kitchen facilities.

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H
Home Occupation: Customarily an occupation of a general non-commercial nature, carried on by the occupant of a dwelling unit in a manner which is clearly incidental and secondary to the use of the unit for dwelling purposes, in connection with which there is no change in the character of the dwelling, and there is no display, no stock in trade nor commodity displayed or sold on the premises, nor assistants employed and no mechanical equipment used, except such as is necessary for normal use within a dwelling unit. Barber shops, beauty parlors, business offices, professional offices shall not be deemed home occupations.

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 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.

Hotel: A building designed for a more or less temporary abiding place to individuals who are lodged with or without meals in which there are guest rooms and in which no provision is made for cooking in any individual room or suite.

Industrial: The manufacturing, fabrication or other processing or treatment of any article, substance or commodity in such a manner as to change the character thereof.

Junk Yard: The use of any lot or portion of a lot or tract, building or structure for the storage, salvage, sale, display, demolition, keeping or dismantling of scrap material which may or may not be wholly assembled into useful objects, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

K
Kennel: A building or premises in which well animals are housed, trained, bred, raised or handled as a business.

Kitchen: Any room in a dwelling which is used, designed or intended to be used for the cooking and preparation of food, including the term "kitchenette."

L
Lot: A parcel of land occupied or designed so that it may be occupied by a building, dwelling, dwelling group, and permitted accessory buildings, including the open space which may be required by this Chapter. A lot may be a parcel of land recorded on a subdivision map or survey map of record, or may be a unit of land described by metes and bounds. All lots shall front on a public street. No minimum lot width is set forth for commercial and industrial lots; said lots shall be deemed to have frontage on a public street even though such frontage is collectively owned through an undivided interest to each lot owner.

Lot, Corner: A lot as described above, situated at the intersection of two (2) or more streets.

Lot, Front of: A front of a lot shall be considered to be that side of the lot which fronts on a public street. In the case of a corner lot, the front of the lot shall be considered to be the side which has the lesser dimension in width. In the case of a through lot, either side which abuts a public street may be considered the front, except in cases where deed restrictions or other public or private covenants prohibit access from one (1) street.

Lot, Through: An interior lot having frontage on two (2) parallel or approximately parallel public streets.

M, N
Nonconforming Structure: A building or structure legally and properly located on a lot or parcel at the time of construction or erection of said building, which is subsequently not permitted to be constructed at that location due to a change, or amendment, to the provisions of this Chapter.

Nonconforming Use: The occupancy of a parcel of land, or lot, as defined, by a use not permitted in that particular district under the provisions of this Chapter.

O, P
Parking Area: An open area other than a public right-of-way, used for the parking of automobiles.

Subordinate Definitions:
Parking Lot, Patron: As defined in 5-24-1 Code of Las Vegas.

Parking Lot, Public: As defined in 5-24-1 Code of Las Vegas.

Parking Lot, Semi-Public: As defined in 5-24-1 Code of Las Vegas.

Parking Space, Automobile: A space within a building, garage or parking area, as defined, for the temporary parking or storage of one (1) automobile, with the minimum dimensions of nine feet by twenty feet (9' x 20'), with continuous and unimpeded access to a public right-of-way.

Professional Office: A building of more or less residential but not commercial character and containing one (1) or more offices, in which or where there is no display of stock or wares in trade, nor commodity sold, nor any commercial use conducted other than the professional services as herein defined. For the purpose of this Chapter, professional offices shall include the office of a doctor, dentist, lawyer, architect, engineer, minister of religion, insurance agent, realtor or similar professions or professional services, but shall not include barber shops, beauty parlors nor similar services or general business offices.

Q, R, S
Street: A dedicated public thoroughfare, having a minimum width of fifty-one feet (51'), providing for the movement of vehicular and pedestrian traffic. The term "street" shall include avenue, boulevard, lane, parkway, plaza, place and any other designation commonly given for a public right-of-way.

Street line: The boundary between a street as defined, and abutting properties.

Structure: That which is built or constructed; an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

T
Thrift Shop: A shop operated by a charitable organization which sells donated used merchandise only. All such merchandise shall be displayed and/or stored in an enclosed building.

Trailer, Coach: Any building, structure or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

Trailer Park: Any lot or tract of land used, or intended to be used for the accommodation of two (2) or more auto trailers.

U
Use, Accessory: A use incidental or secondary to the principal use of a lot, building or structure, located on the same lot as the principal use.

Use, Principal: The purpose for which land, premises or building lot is designed, arranged or intended, or for which it may be occupied or maintained.

V, W, X, Y
Yard: An open space, other than a court, which is a portion of a lot which is required under the provisions of this Chapter, to be unoccupied and unobstructed from the ground to the sky, except as otherwise provided herein.

Yard, Front: An open and unobstructed

space across the front of the lot between the side lot lines, and measured from the street line to the nearest line of the main building, or measured back the distance required to be maintained permanently open and unoccupied under the provisions of this Chapter, whichever is the lesser.

Yard, Rear: A yard extending across the rear of the building site between the side lines thereof, and measured from the rear lot line a distance required to be maintained open and unobstructed under the provisions of this Chapter, except as provided herein.

Yard, Side: An open and unobstructed space, extending from the front yard of the building site to the nearest line of the required rear yard, and located between the side line of the lot and the nearest line of any building or enclosed or covered portion, or the extension of the latter line, provided, however, that the exterior side yard on corner lots shall extend for the full depth of the lot to the rear line thereof.

Z
SECTION 2, Title XI, Chapter 1, Section 6 of said Municipal Code is hereby amended by adding thereto a new subsection, to be designated Subsection 6, to read as follows:

11-1-6:

(6)
Requirements for Commercial Condominium Developments: A commercial condominium development may be permitted provided that all of the owners in the development participate in the common land and/or joint ownership by means of an undivided interest and further provided that the following conditions are complied with:

1. Conformance to the requirements of the Department of Building and Safety, relative to grading and drainage.
 2. Conformance to the requirements to the Department of Building and Safety relative to the improvement of the access and parking areas held in common ownership.

3. Access to more than one street or provision of an adequate turn-around if access is by means of a cul-de-sac.

4. Sanitary sewer lines installed in the commonly owned areas shall conform to the same requirements as though they were located in a public right-of-way.

5. The installation of fire hydrants as required by the Fire Department.

6. A plot plan approved by the Planning Commission and a record of survey shall be recorded in the office of the County Recorder.

Section 3, Title XI, Chapter 1, Section 19, Subsection A of said Municipal Code is hereby amended to read as follows:

11-1-19:

C-1 LIMITED COMMERCIAL DISTRICT REGULATIONS:

(A) Uses Permitted:

1. Shops, stores, retail and wholesale commercial establishments for the dispensing of goods or services, excluding any wholesale storage or warehousing.
2. Banks and financial institutions.
3. Laundry and dry cleaning establishments, provided all processing and operational facilities are approved by the Fire Prevention Bureau.
4. Restaurants.
5. Similar enterprises and commercial establishments of the same general classification which, in the opinion of the Planning Commission, as evidenced by a resolution of record, are not more obnoxious to the welfare of the neighborhood than the above enumerated uses.
6. Public or quasi-public off-street parking facilities for the exclusive use of patrons and employees, when developed in accord with the provisions of Section 6 of this Chapter.
7. Uses customarily incidental to any of the above uses.
8. Lodging, boarding or rooming houses, hotels, motels and other tourist accommodations.
9. Hospitals, sanitariums, convalescent homes and other facilities for the treatment of the aged or infirm.
10. Places of public assembly, theaters, fraternal halls, bowling alleys.
11. Public and quasi-public uses; churches.
12. Office buildings.
13. Commercial condominium developments, when developed in accord with the provisions of Section 4, Subsection Q of this Chapter.
14. Thrift Shops.

Section 4, Title XI, Chapter 1, Section 19, Subsection D of said Municipal Code, is hereby amended to read as follows:

D
Additional Uses Permitted: The following uses may be permitted upon the securing of a special Use Permit as provided in Section 24 of this Chapter:

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 lubrications, washing, repairing and storage are conducted within an enclosed permanent building.

2. Uses specifically permitted exclusively in the R-4 District.

3. Customer Operated Car Washes.

SECTION 5 Title XI, Chapter 1, Section 20, Subsection A of said Municipal Code is hereby amended to read as follows:

11-1-20: C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS:

(A) Uses Permitted:

1. Any use permitted in a C-C or C-1 zone.
2. Automobile sales and service facilities, excluding body and fender shops. Subject use may include an outdoor used car sales lot, when operated by a franchised new car dealer and located directly adjacent to the new car sales and service facility and operated as an incidental use to the conduct of the new car sales and services facility.
3. Wedding chapels.
4. Advertising signs and billboards.
5. Public parking areas, when located and developed as required in Section 6 of this Chapter.
6. Uses customarily incidental to any of the above, when located on the same premises.
7. Other, similar enterprises or businesses of the same general class which, in the opinion of the Planning Commission, as evidenced by resolution of record, are not more detrimental to the welfare and safety of the residents within the particular district than other classifications enumerated in this subsection.
8. Restaurants, cabarets, taverns, cocktail lounges or service bars.
9. Mortuaries and mausoleums.
10. Customer Operated Car Washes.

SECTION 6. Any person, firm or corporation violating any of the provisions of this ordinance shall, upon conviction thereof, be punished by a fine of not more than \$500.00 and/or imprisonment in the City Jail for not more than six (6) months, or any combination of such fine and imprisonment. Every day of such violation shall constitute a separate offense.

SECTION 7. All ordinances, parts of ordinances, sections, subsections, phrases, clause or paragraph contained in the Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, in conflict herewith, are hereby repealed.

PASSED, ADOPTED AND APPROVED this 17th day of November, 1965.

-s- Oran K. Grasson

Mayor

ATTEST:
-s- Edwina M. Cole
City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 20th day of October, 1965, and referred to the following committee composed of Commissioners Stewart and Mirabelli for recommendation; thereafter the said committee reported favorably on said ordinance on the 17th day of November, 1965, 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 Stewart, Mirabelli, Fountain and Mayor Grasson
VOTING "NAY": None **ABSENT:** Commissioner Whipple (Excused)

APPROVED:
Oran K. Grasson
Mayor

ATTEST:
-s- Edwina M. Cole
City Clerk

Nov. 22, 1965