

Bill No. 81-6

ORDINANCE NO. 2162

AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION (H) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY COMPLETELY REVISING AND UPDATING THE OFF-STREET PARKING AND LOADING REGULATIONS APPLICABLE TO ALL USES OF PROPERTY IN THE CITY OF LAS VEGAS; TO PROVIDE OTHER MATTERS PROPERLY RELATING THERETO; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; AND TO PROVIDE PENALTIES FOR THE VIOLATION THEREOF.

Sponsored by COMMISSIONER ADAM LEVY Summary: Revise and update the off-street parking and loading regulations.

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

SECTION 1: Title XI, Chapter 1, Section 6, Subsection
(H) of the Municipal Code of the City of Las Vegas, Nevada, 1960
Edition, is hereby amended to read as follows:

11-1-6: GENERAL PROVISIONS AND EXCEPTIONS

(H) [Provisions for the Storage or Parking of Automobiles:

1. There shall be provided, at the time of the construction of any main building hereafter erected, or at the time of the alteration or enlargement of any main building, minimum permanently maintained off-street parking accommodations, with adequate provisions for ingress and egress as follows:

(a) In connection with each lot or parcel of land in any R-R, R-A, R-E, R-D, R-1 and R-MH Zone used for dwelling purposes, there shall be provided private automobile storage spaces, located on the same lot or parcel of land, with a capacity for not less than two (2) cars for each dwelling unit in an R-R, R-A, R-E, R-D or R-1 Zone or for each trailer in an R-MH Zone.

(b) In connection with each lot or parcel of land in any R-2, R-3, R-4, R-6, and RT Zone used for single family dwelling, duplex dwelling, apartment house, apartment hotel,

1 bungalow court, dwelling group or any other multiple family
2 use or trailer use of a lot or parcel of land; there shall
3 be provided private automobile storage spaces, located on the
4 same lot or parcel of land, with a capacity for not less than
5 one and one-half (1 1/2) cars for each dwelling unit in an
6 R-2, R-3, R-4 or R-6 Zone, or for each trailer in an R-T
7 Zone. When application of this provision results in a
8 fraction, the next higher number of parking stalls shall be
9 required.

10 EXCEPTION: Lots recorded prior to January 1, 1972, and
11 having a width less than sixty feet (60') shall provide
12 private automobile storage space on the lot or parcel of land
13 on the basis of not less than one space for each dwelling
14 unit in an R-2, R-3, R-4 or R-6 zone.

15 (c) In connection with each lot or parcel of land in
16 any R-5 zone used for single family dwelling, duplex dwelling,
17 apartment house, apartment hotel, bungalow court, dwelling
18 group or other multiple family use of a lot or parcel of land,
19 there shall be provided private automobile storage spaces
20 located on the same lot or parcel of land, with a capacity
21 for not less than one-half (1/2) of a car for each unit,
22 guest room or suite in such building. When application of
23 this provision results in a fraction, the next higher number
24 of parking stalls shall be required.

25 (d) An automobile storage space is intended to mean an
26 open area with minimum dimensions of nine feet by twenty
27 feet (9' x 20'), which has continuous and unimpeded access to
28 a public right-of-way. Front yard open space required in the
29 various zoning districts under the provisions of this Chapter
30 shall not be used for more than two (2) off-street parking
31 spaces.

32 (e) All off-street parking facilities for multi-family

1 dwelling units shall be surfaced with one and one-half inch
2 (1 1/2") asphalt concrete on a proper base, or three and
3 one-half inch (3 1/2") two thousand five hundred (2,500)
4 P.S.I. concrete on a proper base. A proper base shall
5 normally consist of six inch (6") pit run gravel, or six inch
6 (6") blow sand, or where unusual soil conditions exist, a
7 soil analysis report may be required by the Director of
8 Building and Safety. The Director of Building and Safety may
9 determine that the existing soil conditions warrant more or
10 less base than required above.

11 (f) Any existing development which does not comply with
12 the requirements above shall not be considered a non-conforming
13 use and any building containing units which are not provided
14 with the required parking spaces shall not be considered a
15 non-conforming building and subject to the provisions of
16 Section 11-1-7; however, no additional units shall be added
17 to a lot or parcel unless parking stalls are provided for all
18 units as required above.

19 2. Every lot or parcel used for a public or semi-public
20 parking area, including a public or semi-public parking lot,
21 every lot or parcel used for a storage area, service area
22 or parking area in connection with a "drive-in" business, and
23 every lot or parcel used for an automobile, trailer or boat
24 sales area, shall be developed as follows:

25 (a) Surfacing: Concrete or asphaltic type paving, in
26 accord with Paragraph 1 (e).

27 (b) Bumper guards adequate to prevent overhang over
28 public right-of-way and to prevent vehicle from free roll onto
29 public right-of-way.

30 (c) Fencing when adjacent to R-zone: Wire type, solid
31 wall or adequate hedge maintained.

32 (d) Setback according to Zone and Master Plan of Streets

and Highways, six feet (6') on any side adjacent to R-zone not separated by alley or street.

(e) Lighting: Minimum lighting standard and reflected away from any adjacent R-zone.

(f) Required Yards: When yards are required, they shall be landscaped with suitable ground cover and properly maintained.

(g) Curb cuts shall be in accord with existing provisions of this Code relating thereto.

(h) All uses under this Paragraph 2 shall comply with these provisions within one year of the enactment thereof.

(i) All new developments for the storage or parking of automobiles constructed under the provisions of this Section shall be subject to the following:

Landscaping shall be required as determined by the Planning Commission and may include but not be limited to landscaping around the structures, along the street frontage, and in parking lot areas. Landscaping shall mean ground cover, shrubs and trees. Rocks and/or gravel, by itself, shall not constitute landscaping. The required landscaping must be permanently maintained.

3. Every lot or parcel used for a patron or employee parking area shall be developed as follows:

(a) Each automobile storage space shall have minimum dimensions of nine feet (9') by twenty feet (20') which has independent and unimpeded access to a public right-of-way by means of adequate driveways.

(b) Surfacing: All parking areas shall be surfaced with a minimum of two inch (2") asphalt concrete, compacted to ninety five percent (95%) density on a proper base, or four inches (4") of concrete (minimum three thousand (3,000) lbs. per square inch) on a proper base. A proper base shall

1 be a minimum of four inches (4") of Type I gravel at ninety
2 percent (90%) density and a two inch (2") leveling coarse
3 of Type II gravel brought up to the ninety five percent (95%)
4 density. Where unusual soil conditions exist a soil analysis
5 report may be required by the Director of Public Works.

6 (c) Raised curbs shall be installed as required by
7 Traffic Engineer on the perimeter of the parking lot which
8 abuts public right-of-way with adequate setbacks provided for
9 required landscaping.

10 EXCEPTION: All patron and employee parking lots, excluding
11 churches, which contain a minimum of one hundred (100) off-
12 street parking spaces and whether or not required by the
13 zoning district in which they are located, shall meet the
14 requirements of this subsection and the provisions of
15 Section 9-19-1.

16 (d) Landscaping shall be required as determined by the
17 Planning Commission and may include but not be limited to
18 landscaping around the structures, along the street frontage,
19 and in parking lot areas. Landscaping shall mean ground cover,
20 shrubs and trees. Rocks and/or gravel, by itself, shall not
21 constitute landscaping. The required landscaping must be
22 permanently maintained.]

23 Off-Street Parking and Loading:

24 Subsections:

25 1. Schedule of Off-Street Parking

26 2. Schedule of Loading Space Requirements

27 3. Improvements

28 4. Size of Space

29 5. Plans and Approval

30 6. Other Methods of Providing the Required Off-Street Parking

31 7. Central Business District Boundary

32 There shall be provided on the same premises with any building,

1 structure or part thereof, erected and/or occupied for any
2 use in any district, off-street parking and loading facilities
3 for the residents, employees, patrons and users of the pre-
4 mises in accordance with the following schedules:

5 1. Schedule of Off-Street Parking: The minimum number of
6 Off-street parking spaces required for any specific use or
7 combination of uses shall be determined according to the
8 schedule herein set forth. For uses not specifically listed,
9 the requirements shall be the same as those for the most
10 similar use listed:

11 (a) Residential Uses:

12 (1) Single-Family: Two (2) spaces per unit. Condominium
13 Units: Three (3) spaces per unit (including adjacent
14 on-street parking and off-street parking) unless the
15 City Commission approves a lesser number.

16 (2) Mobile Homes located in the "R-MH" District: Two
17 (2) spaces per mobile home. (Tandem Parking Allowed)

18 (3) Two-Family and Multi-Family Dwelling Units: One
19 (1) space for each efficiency unit and one (1) space
20 for each one (1) bedroom unit; one and one-half (1 1/2)
21 spaces for each two (2) bedroom unit; two (2) spaces
22 for each three (3) bedroom unit or over.

23 EXCEPTION: In the Central Business District one (1) space
24 shall be required for each dwelling unit, regardless of
25 the number of bedrooms contained therein.

26 (4) Lodging, Boarding, Rooming Houses or Similar Places:
27 One (1) space for each room or unit.

28 (5) Mobile Home Parks: In the R-MHP District, two (2)
29 spaces on each mobile home site. (Tandem Parking Allowed)
30 One side of access street as defined in Section 11-1-17,
31 (E), 8, (b) of the City Code shall be used for guest
32 parking only.

1 (b) Non-Residential Uses: The following off-street
2 parking schedule shall apply in all districts, except the
3 Central Business District; however, in the Central Business
4 District all apartment units or motel units with kitchens
5 shall provide one (1) space per unit.

6 (1) Recreational Vehicle Parks: One (1) space per lot
7 or site plus an additional twenty percent (20%) for
8 guest parking.

9 (2) Bowling Alleys and Similar Establishments: Ten
10 (10) spaces for each alley and one (1) space for every
11 four (4) spectator seats contained therein.

12 (3) Churches, Libraries, Auditoriums, Gymnasiums,
13 Theaters, Museums, Meeting Halls and Similar Places of
14 Assembly: One (1) space for every ten (10) permanent
15 seats, or one (1) space for every ninety (90) square
16 feet of area within the main auditorium or meeting hall,
17 whichever provides the greatest number of spaces. In
18 cases of a use without a building, there shall be one
19 (1) space for each ten (10) persons attending or using
20 the facilities. One (1) space for every two (2) permanent
21 employees shall apply to all of the above.

22 (4) Food Markets and Food Stores: One (1) space for
23 each two hundred fifty (250) square feet of gross floor
24 area.

25 (5) Hospitals, Convalescent Homes, Nursing Homes, Homes
26 for the Aged, Children's Homes, Sanitariums and Asylums:
27 One (1) space for each bed and one (1) space for every
28 three (3) employees.

29 (6) Hotels, Motels, Apartment Hotels and Similar Tran-
30 sient Facilities: One (1) space for each sleeping room
31 or unit.

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- 1 (7) Industrial Uses: Industrial uses shall provide a
2 minimum of one (1) space per one thousand (1,000) square
3 feet of gross floor area. However, the Planning
4 Commission may allow a reduction of the number of
5 required spaces when it determines that the requirements
6 exceed the needs of the use.
- 7 (8) Medical and Dental Clinics: Four (4) spaces for
8 each doctor's office plus one (1) space for each
9 employee.
- 10 (9) Mortuaries, Funeral Homes and Similar Establish-
11 ments: One (1) space for each ninety (90) square feet
12 of floor area of assembly rooms, plus one (1) space for
13 each employee, plus one (1) space for each vehicle
14 owned by such establishment.
- 15 (10) Motor Vehicle, Trailer, Boat, Mobile Home, or
16 Machinery Sales: Two (2) spaces per salesman and
17 one (1) space per each additional on-duty employee.
- 18 (11) Office Building: One (1) space for each four
19 hundred (400) square feet of gross floor area, or one
20 and one half (1.5) spaces per office employee, whichever
21 is greater. Further, regardless of building size or
22 number of employees no office development shall have
23 less than four (4) spaces.
- 24 (12) Public Utility Facilities, such as Communication
25 Equipment Buildings and Electrical Substations shall
26 provide parking in a ratio based upon the following:
 - 27 (a) Areas Open to the Public: Three (3) square
28 feet of parking area for every one (1) square foot
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of gross floor area.

(b) Areas Not Open to the Public: One (1) space
for every two (2) on-duty employees.

(13) Restaurants:

(a) Carry-Out: One (1) space per 50 square
feet of service floor area or one (1) space
per four (4) seats, whichever is greater.

(b) Sit-Down: One (1) space per 50 square feet
of gross floor area or one (1) space per four (4)
seats, whichever is greater.

(14) Retail and Service Establishments Not Otherwise
Specified in This Schedule: One (1) space for each five
hundred (500) square feet of gross floor area.

(15) Schools, Public and Private: For schools having
auditoriums or places of public assembly, the provision
of (3) above shall apply if such application will provide
a greater number of spaces than the following:

(a) Elementary and Junior High: One (1) space for
every two (2) faculty members and employees.

(b) High School: One (1) space for every two (2)
faculty members and employees plus one (1) space
for each ten (10) students.

(c) Junior Colleges, Colleges and Universities:
One (1) space for each two (2) faculty members and
employees plus one (1) space for every five (5)
students.

(16) Transportation Facilities, Including Airports,
Railroad Passenger Stations, Bus Depots and Other
Passenger Terminal Facilities: Parking shall be provided
in a manner and number as deemed adequate by the Planning

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. . . .

1 Commission.

2 2. Schedule of Loading Space Requirements: The minimum
3 number of loading spaces required for buildings, structures
4 and uses shall be determined according to the schedule herein
5 set forth, for all districts except the Central Business
6 District. For uses not specifically listed, the requirements
7 shall be the same as those for the most similar use listed.

8 (a) Every use requiring receipt or distribution of
9 materials or merchandise by motor truck shall provide and
10 maintain on the same premises as the building or use, adequate
11 off-street loading space meeting the minimum requirements
12 hereinafter required.

13 (b) The schedule of loading space requirements shall be
14 based upon the total floor area of the building as follows:

15 (1) Three thousand (3,000) to 9,999 square feet, one (1)
16 loading space required.

17 (2) Ten thousand (10,000) to 29,999 square feet, two (2)
18 loading spaces required.

19 (3) Thirty thousand (30,000) to 50,000 square feet,
20 three (3) loading spaces.

21 (4) One (1) additional loading space for each one
22 hundred thousand (100,000) square feet or fraction thereof,
23 in excess of fifty thousand (50,000) square feet.

24 (c) The required off-street loading space may occupy all
25 or any part of a required yard, except where prohibited, and
26 may be partially or entirely enclosed within a building, but
27 in no case shall an alley or street be used for loading.

28 (d) Where the loading is permitted in a yard, said yard
29 may be used when calculating the area required for loading,
30 provided there is no more than one (1) entry or exit per
31 sixty feet (60') of the lot frontage or fraction thereof.

32 (e) When the lot upon which the loading spaces are

1 located abuts an alley, such loading spaces shall adjoin or
2 have access to said alley. The length of the loading space
3 shall be measured perpendicular to or parallel with the alley.
4 Where such loading area is parallel with the alley and said
5 lot is fifty feet (50') or less in width, the loading area
6 shall extend across the full width of the lot.

7 3. Improvements: Public parking areas, private parking areas,
8 loading areas, and areas hereafter used for outdoor sales or
9 display of merchandise (other than plant nurseries, lumber
10 yards, fuel yards and other uses requiring unique merchandise
11 storage considerations) shall be improved and maintained as
12 required in the following provisions:

13 (a) All areas shall be surfaced with a minimum of two
14 inches (2") of asphalt concrete, compacted to ninety five
15 percent (95%) density on a proper base, or four inches (4")
16 of concrete (minimum three thousand (3,000) lbs. per square
17 inch) on a proper base. A proper base shall be a minimum of
18 four inches (4") of Type I gravel at ninety percent (90%)
19 density and a two inch (2") leveling coarse of Type II gravel
20 brought to the ninety five percent (95%) density, and shall
21 thereafter be maintained in good condition.

22 (b) Areas requiring more than two (2) parking spaces
23 shall be striped, channelized and maintained as follows:

24 (1) Parking stalls shall be marked and the access lanes
25 shall be clearly defined, including directional arrows
26 or signs to guide internal movements.

27 (2) All parking lots and loading areas shall be suitably
28 graded, and drained in accordance with the standards of
29 the Department of Building and Safety.

30 (3) Wheel stops, concrete curbs or timber barriers not
31 less than six inches (6") in height shall be provided,
32 where necessary, to prevent vehicles overhanging abutting

1 properties or public right-of-way. The barrier shall not
2 be less than three feet (3') from any property line on
3 the subject property.

4 (4) Landscaping, fences, walls and other accessory
5 site elements shall be provided where necessary to
6 promote good design and buffer adjoining properties as
7 required by Subsection 11-1-6(V) of this Code.

8 (c) Lighting where provided to illuminate such parking,
9 sales or display areas shall be so arranged and controlled so
10 as not to cause a nuisance either to highway traffic or to
11 the living environment.

12 (1) Parking lots normally used during daylight hours
13 only, shall not be required to provide lighting.

14 (2) Parking lots used during hours of darkness shall be
15 required to provide lighting for those hours of utiliza-
16 tion during darkness.

17 (d) No parking space shall be located as to require the
18 moving of any vehicle on the premises in order to enter or
19 leave any other stall except as otherwise provided. This
20 need not apply in the event the parking facility has an
21 attendant present at all times during the use of said facility.

22 (e) The backing of a motor vehicle onto a public street
23 from a parking or loading facility shall be prohibited,
24 except for the following:

25 (1) Residential parking facilities not exceeding two
26 spaces per lot or parcel.

27 (2) Existing commercial and industrial parking facilities
28 not exceeding two (2) spaces per lot or parcel.

29 (3) Public and quasi-public use facilities not exceeding
30 two (2) spaces per lot or parcel.

31 (4) In the conversion of an existing residential use
32 to a commercial or industrial use wherein there is an

1 existing permitted parking facility not exceeding two (2) spaces,
2 the continued use of said parking facility may be permitted.

3 (f) Parking areas for any use shall be placed in such location
4 to provide for the efficient use of the parking facility. On-site
5 parking areas shall have ready vehicular access. The location of
6 off-site parking areas shall be noted by appropriate signs.

7 (g) Signs shall be permitted subject to the provisions of
8 Title XI, Chapter 3.

9 (h) All patron and employee parking lots, excluding churches,
10 which contain a minimum of one hundred (100) off-street parking spaces
11 may be subject to the development standards contained in Title IX,
12 Chapter 19.

13 4. Size of Space: The minimum size of a parking space or loading
14 space shall be as follows plus those additional areas required to
15 provide for safe ingress and egress from said space. The area set
16 aside to meet the parking and loading requirements must be usable and
17 accessible.

18 (a) The minimum size of a parking space shall be nine feet
19 (9') in width and sixteen feet (16') in length and containing one
20 hundred forty four square feet (144 sq. ft.).

21 (b) The minimum size of a loading space shall be not less than
22 fifteen feet (15') in width, twenty-five feet (25') in length and have
23 a vertical clearance of twelve feet (12').

24 5. Plans and Approval: Plans shall be submitted to and approved by the
25 Department of Community Planning and Development for all parking and
26 loading spaces and facilities.

27 (a) The plans submitted shall indicate how the required parking
28 and loading spaces are to be arranged in the area provided for the
29 purpose.

30 (b) The plans shall show access streets, alleys and
31 drives, the location of all points of ingress and egress, the
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1 parking spaces, loading spaces, aisles and maneuvering space,
2 and the location and design of all screen walls, landscaping
3 and lighting.

4 6. Other Methods of Providing the Required Off-Street Parking:
5 The required parking may be provided by any one or combination
6 of the following methods:

7 (a) By providing the required parking space on another
8 lot or parcel, subject to the following conditions:

9 (1) The lots or parcels must be under common ownership.

10 (2) The lot or parcel must be located not less than
11 three hundred feet (300') from the building or use it
12 is intended to serve.

13 (3) The lots or parcels cannot be separated or divided
14 by a freeway, expressway, highway or major street.

15 (4) Approval by the Board of Commissioners.

16 (b) By securing the consent to use off-street parking
17 facilities under another's ownership which is not otherwise
18 used during the principal operating hours of the building or
19 use in question, subject to the following:

20 (1) The consent must be in the form of a binding
21 contract between the parties in question and of sufficient
22 length to insure continued use of the parking facility.

23 (2) The parking facility must be located not less than
24 three hundred feet (300') from the building or use it is
25 intended to serve.

26 (3) The parking facility cannot be separated or divided
27 from the building or use by a freeway, expressway, high-
28 way or major street.

29 (4) Approval by the Board of Commissioners.

30 7. Central Business District Boundary: For the purpose of
31 this subsection, the area within the following described
32 boundaries shall be defined as the Central Business District:

1 Commencing at a point approximately three hundred feet (300') west of
2 Main Street on the alignment of the Las Vegas Expressway and extending
3 easterly along the Expressway and Linden Avenue to 6th Street; thence
4 south along 6th Street to Stewart Avenue; then east along Stewart Avenue
5 to 7th Street; thence south along 7th Street to Ogden Avenue; thence
6 east along Ogden to 15th Street; thence south along 15th Street to the
7 public alley between Ogden and Fremont; thence east along the public
8 alley way to Bruce; thence south along Bruce to the intersection of
9 Fremont and Sunrise; thence east along Sunrise to the public alley way
10 lying between Sunrise and Fremont; thence east along the public alley
11 way to 21st Street; thence south to Fremont Street; thence South 89°
12 52'21" East a distance of 1329.73 feet to the boundary of the City
13 limit; thence south along the City boundary to Charleston Avenue;
14 thence west along Charleston 1329.73 feet; thence North 01°00'00"
15 East 306.97 feet; thence North 89°53'54" West 604 feet; thence North
16 01°00'00" East 343.80 feet; thence North 89°53'54" West to Bruce Street;
17 thence north to the public alley way lying between Fremont and Carson;
18 thence west along the public alley way to 14th; thence south to Carson;
19 thence west to 7th; thence south along 7th Street to Bridger Avenue;
20 thence west along Bridger Avenue to 6th Street; thence south along 6th
21 Street to Clark Avenue; thence west along Clark Avenue to a point three
22 hundred feet (300') west of Main Street; thence northerly to the POINT
23 OF BEGINNING.

24 SECTION 2: Title XI, Chapter 1, Section 3, Subsection (B) of the
25 Municipal Code of the City of Las Vegas, Nevada, 1960 Edition, is hereby
26 amended by adding the following terms to the list of definitions set forth
27 in said Subsection:

28 11-1-3

29 (B) Specifically:

30 Establishment: A use, building, structure or premise which is used for
31 business, office or commercial purposes.

32 Restaurant Carry-Out: An establishment designed for selling prepared

1 foods to patrons for off-premise consumption. Interior and in-car
2 service may also be available, but are secondary in nature to the
3 food delivery designed for off-premise consumption.
4 Restaurant Sit-Down: An establishment designed for selling prepared
5 foods for on-premise consumption. Carry-out and drive-in service
6 may also be available, but are secondary in nature to the interior
7 sit-down service.

8 SECTION 3: The following provisions of the Municipal
9 Code of the City of Las Vegas, Nevada, 1960 Edition, are hereby
10 amended or adopted as follows in order to make proper reference to
11 the new off-street parking and loading regulations adopted by
12 Section 1 of this Ordinance.

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1 11-1-8(A)6(c)(5) [Off-Street Parking: One space for each
2 patient bed.] Parking shall be provided
3 according to the provisions of 11-1-6(H).

4 11-1-8(A)6(d)(5) [Off-Street Parking: One space for each two
5 (2) patient beds.] Parking shall be provided
6 according to the provisions of 11-1-6(H).

7 11-1-11.A(C)7 [Parking: Each mobile home lot shall contain
8 a minimum of two (2) surfaced parking spaces.
9 All driveways and parking spaces shall be
10 surfaced as required in Section (H) of this
11 Chapter.] Parking shall be provided according
12 to the provisions of 11-1-6(H).

13 11-1-12(A)4(b)(4) [Off-Street Parking: One space for each
14 patient bed.] Parking shall be provided
15 according to the provisions of 11-1-6(H).

16 11-1-12(A)4(c)(4) [Off-Street Parking: One space for each two
17 (2) patient beds.] Parking shall be provided
18 according to the provisions of 11-1-6(H).

19 11-1-16(B)3(c) [Off-Street Parking: Off-street parking for
20 automobiles shall be provided in accordance
21 with the provisions of Section 6 of this Chapter
22 on the basis of one (1) parking space for each
23 dwelling unit.] Parking shall be provided
24 according to the provisions of 11-1-6(H).

25 11-1-17(E)7 [Parking:
26 (a) A minimum of two (2) on site automo-
27 bile parking spaces shall be provided on
28 each mobile home site. Required off-
29 street parking of automobiles shall comply
30 with the provisions of Section 6(H) of
31 this Chapter. Tandem parking will be
32 permitted.]

- 1 (b) All uses permitted by means of a
2 Use Permit shall comply to the parking
3 provisions of Section 6(H) of this
4 Chapter.] Parking shall be provided
5 according to the provisions of 11-1-6(H).
- 6 11-1-17.A(B)1(p) [Off-street parking shall be provided in accord
7 with Section 19, subsection (F), paragraph 2.]
8 Parking shall be provided according to the
9 provisions of 11-1-6(H).
- 10 11-1-17.B(C)1(n) [Parking and loading facilities shall be
11 provided and developed according to Section
12 11-1-19(F) of this Chapter.] Parking shall be
13 provided according to the provisions of
14 11-1-6(H).
- 15 11-1-19(F) [Parking and Loading Requirements:
16 1. Loading Zones: On the same premises with any
17 building, structure or part thereof, erected and/or
18 occupied for any use permitted in this District,
19 with the exception of uses also permitted in R-1,
20 R-2, R-3 or R-4 Districts, there shall be provided
21 and permanently maintained on the lot adequate
22 space for standing of vehicles for loading and un-
23 loading services in such a manner as not to obstruct
24 the freedom of traffic movement upon the public
25 streets or alleys. Such space, unless otherwise
26 adequately provided for, shall include not less than
27 a fifteen foot by twenty-five foot (15' x 25') loading
28 space with fourteen foot (14') height clearance, and
29 which space shall be provided with access to an
30 alley or, if no alley adjoins the lot, with access
31 to a street.
32 2. Parking Requirements: On the same premises

1 with any building structure or part thereof, erected
2 and/or occupied for any use permitted in the District,
3 there shall be provided and permanently maintained,
4 in accord with Section 11-1-6 hereof, off-street
5 parking facilities for the employees, patrons and
6 users of the premises in accordance with the following
7 schedule:

8 a. Off-Street Parking in a C-1 Zone

9 (1) Lodging, boarding or rooming houses or
10 similar places offering overnight accommoda-
11 tions - one space for every two (2) guest rooms.

12 (2) Hotels, motels or tourist homes - one (1)
13 space for each transient room or unit.

14 (3) Hospitals, sanitariums, orphanages,
15 convalescent homes, homes for the aged or
16 infirm and similar uses - one (1) space for
17 each three (3) patient beds.

18 (4) Restaurants or diners (as permitted in
19 this district) one (1) space for each four (4)
20 patron seats provided or one (1) space for each
21 one hundred square feet (100 sq. ft.) of floor
22 area, whichever is the greater.

23 (5) Places of public assembly (theaters,
24 fraternal halls, and places of like nature) -
25 one (1) space for every six (6) patron seats
26 or one (1) space for each ninety square feet
27 (90 sq. ft.) of floor area, whichever is the
28 greater.

29 (6) Churches, libraries and similar places
30 of infrequent assembly - one (1) space for
31 each ten (10) seats (twenty inches (20") of
32 width of church pew shall be counted as one

1 (1) seat) or one (1) space for each ninety
 2 square feet (90 sq. ft.) of floor area,
 3 whichever is the greater.
 4 NOTE: Churches shall be allowed the use of joint
 5 off-street parking facilities.
 6 (7) Office Buildings - one (1) space for
 7 each five hundred square feet (500 sq. ft.)
 8 of gross floor area.
 9 (8) Medical and dental clinics - three (3)
 10 spaces for each doctor's office, plus one (1)
 11 space for each two (2) employees.
 12 (9) Motor vehicle or machinery sales - an
 13 area equal to fifty per cent (50%) of the gross
 14 floor area.
 15 (10) Retail or service establishments not
 16 otherwise specified in this schedule, but not
 17 including food markets, the following minimum
 18 spaces:

19	SQUARE FEET OF GROSS FLOOR AREA	PARKING SPACES REQUIRED
20	Under 1000	2
21	1001 - 2000	4
22	2001 - 3000	6
23	3001 - 4000	8
24	4001 - 5000	9
25	5001 - 5500	10

24 For each additional five hundred square feet
 25 (500 sq. ft.) or fraction thereof in excess
 26 of five thousand five hundred square feet
 27 (5500 sq. ft.) - one (1) additional space.
 28 (11) Food stores or markets - the following
 29 minimum spaces:

30
 31
 32

1		SQUARE FEET OF	PARKING SPACES
2		GROSS FLOOR AREA	REQUIRED
3		Under 1000	4
4		1001 - 1500	6
5		1501 - 2000	8
6		2001 - 2500	10
7		2501 - 3000	12
8		3001 - 3250	13
9		3251 - 3500	14

7 For each additional two hundred fifty square
 8 feet (250 sq. ft.) or fraction thereof - one
 9 (1) additional space:
 10 (12) Provided that the Board of Commissioners,
 11 may, upon good cause being shown, diminish the
 12 requirements set forth in this subparagraph.
 13 Such a showing must include evidence that the
 14 applicant has made firm and satisfactory
 15 arrangements for adequate off-street parking
 16 as defined by the formula listed in this
 17 subsection for joint or common use of parking
 18 facilities with another property owner in the
 19 immediate neighborhood.] Parking shall be
 20 provided according to the provisions of
 21 11-1-6(H).

22 11-1-20(D) [Off Street Parking Required:
 23 1. All apartment, motor hotel, apartment hotel,
 24 apartment motel or motel developments in this
 25 District shall provide a minimum of one (1) parking
 26 space on the development site for each apartment or
 27 motel unit including efficiency units.] Parking
 28 shall be provided according to the provisions of
 29 11-1-6(H).

30 11-1-21 (D) Parking shall be provided according to the provisions
 31 of 11-1-6(H).

32

1 11-1-22(D)8 Transportation and Traffic:

2 [Off-Street Parking: Any industrial use permitted shall
3 include adequate provisions for off-street parking for
4 employees and visitors. The minimum number of off-street
5 parking spaces provided shall be equal to one and one-half
6 (1 1/2) times the maximum number of employees at any one
7 time. All parking areas shall be developed and surfaced
8 in accordance with the provisions of Section 6 of this
9 Chapter. If any truck movement of materials in or out
10 of the plant is anticipated, provisions shall be made
11 for adequately developed and surfaced loading and
12 unloading areas. In instances where the property is
13 located adjacent to a district with an "R" or "C" prefix,
14 said loading and unloading areas shall be located on the
15 opposite side of the plant from the "R" or "C" Zoned
16 District, unless there is a substantial showing that
17 such location is impossible. All points of ingress or
18 egress to the industrial use from a public street shall
19 be approved by the Traffic Engineer and/or the Traffic
20 and Parking Commission, as may be provided from time to
21 time by other provisions of this Code.] Parking shall
22 be provided according to the provisions of 11-1-6(H).

23 In instances where the property is located adjacent to
24 a district with an "R" or "C" prefix said loading and
25 unloading areas shall be located on the opposite side of
26 the plant, unless there is a substantial showing that
27 such location is impossible and also all points of ingress
28 or egress to the industrial use from a public street
29 shall be approved by the Traffic Engineer and/or Traffic
30 and Parking Commission.

31 SECTION 4: If any section, subsection, subdivision,
32 paragraph, sentence, clause or phrase in this Chapter or any

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

11 SECTION 5: All ordinances or parts of ordinances,
12 sections, subsections, phrases, sentences, clauses or paragraphs
13 contained in the Municipal Code of the City of Las Vegas, Nevada,
14 1960 Edition, in conflict herewith are hereby repealed.

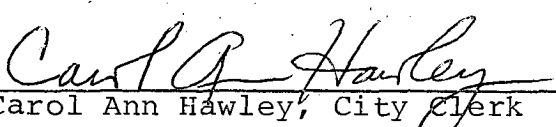
15 SECTION 6: Any person, firm, corporation or association
16 violating any of the provisions of this ordinance shall, upon
17 conviction thereof, be punished by a fine of not more than \$500.00
18 and/or imprisonment in the City jail for not more than six (6)
19 months, or any combination of such fine and imprisonment.

20 PASSED, ADOPTED and APPROVED this 20th day of
21 May, 1981.

22 APPROVED:

23 
24 By WILLIAM H. BRIARE, Mayor
25

26 ATTEST:

27 
28 Carol Ann Hawley, City Clerk
29
30
31
32

1 The above and foregoing ordinance was first proposed and read by
2 title to the Board of Commissioners on the 4th day of February
3 , 1981, and referred to the following committee composed
4 of Commissioners Levy and Lurie
5 for recommendation; thereafter the said committee reported
6 favorably on said ordinance on the 20th day of May ,
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 amended
10 and adopted by the following vote:

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

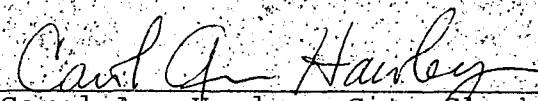
13 VOTING "NAY" Commissioners: Christensen and Levy

14 ABSENT: None

15 APPROVED:

16 
17 By WILLIAM H. BRIARE, Mayor
18

19 ATTEST:

20 
21 Carol Ann Hawley, City Clerk
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AFFIDAVIT OF PUBLICATION

RECEIVED
APR 22 10 16 AM '81
CITY CLERK

STATE OF NEVADA) SS
COUNTY OF CLARK)

Mr. George J. Vasconi, being first duly sworn, deposes and says that he is Business Manager 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 one insertions from period of April 22, 1981 to April 22, 1981 inclusive, being the issue of said newspaper for the following dates, to wit:

April 22, 1981

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

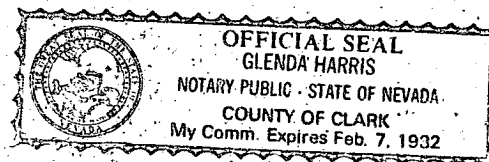
SIGNED

George J. Vasconi
GEORGE J. VASCONI

Subscribed and sworn to before me
this 23 day of April 19 81

Glenda Harris
NOTARY PUBLIC, IN AND FOR CLARK
COUNTY, NEVADA

BILL NO. 81-6
AN ORDINANCE TO AMEND TITLE XI, CHAPTER 1, SECTION 6, SUBSECTION (H) OF THE MUNICIPAL CODE OF THE CITY OF LAS VEGAS, NEVADA, 1960 EDITION, BY COMPLETELY REVISING AND UPDATING THE OFF-STREET PARKING AND LOADING REGULATIONS APPLICABLE TO ALL USES OF PROPERTY IN THE CITY OF LAS VEGAS; TO PROVIDE OTHER MATTERS PROPERLY RELATING THERE TO; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE FOR THE VIOLATION THEREOF.
Sponsored by
Commissioner Al Levy
Summary: Revise and update the off-street parking and loading regulations. At a Commission Meeting on 2-4-81
BILL NO. 81-6 WAS READ BY TITLE AND REFERRED TO RECOMMENDING COMMITTEE:
Commissioners Levy and Lurie
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. Apr. 22, 1981



07858

TO: DIRECTOR, FBI
FROM: SAC, NEW YORK
SUBJECT: [Illegible]

RE: [Illegible]

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

DATE 10-24-81 BY [Illegible]

FINANCE DEPT

APR 24 10 23 AM '81

RECEIVED