

ORDINANCE NO. 570

AN ORDINANCE TO AMEND SECTIONS 19 AND 21 OF CHAPTER 24, CODE OF LAS VEGAS, NEVADA, 1949, BY FORBIDDING HOTELS IN AN R-4 DISTRICT; PROVIDING THAT HOTEL SHALL BE IN A C-2 DISTRICT; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; 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 19, CHAPTER 24, CODE OF LAS VEGAS, NEVADA, 1949 IS HEREBY AMENDED TO READ AS FOLLOWS:

A. USES PERMITTED:

1. ALL USES PERMITTED IN R-1, R-2, AND R-3 DISTRICTS, SUBJECT TO THE SECURING OF A USE PERMIT, AS PROVIDED IN SECTION 28 OF THIS CHAPTER, FOR ANY USE FOR WHICH A USE PERMIT IS REQUIRED IN SUCH DISTRICTS.

2. APARTMENT HOUSES.

3. APARTMENT HOTELS.

4. LODGING HOUSES, BOARDING HOUSES, BUT NOT DORMITORIES.

5. PRIVATE CLUBS, LODGES.

6. PRIVATE OR NURSERY SCHOOLS.

7. CHURCHES.

8. THE FOLLOWING USES SUBJECT TO THE SECURING OF A USE PERMIT IN EACH CASE, AS PROVIDED IN SECTION 28 OF THIS CHAPTER.

A. IN AN APARTMENT HOUSE OR APARTMENT HOTEL DESIGNED, CONSTRUCTED OR USED FOR TWENTY-FOUR (24) OR MORE FAMILIES, THERE MAY BE CONDUCTED COMMERCIAL USES INCIDENTAL THERETO FOR THE CONVENIENCE OF THE OCCUPANTS AND THE GUESTS THEREOF; PROVIDED THAT THERE SHALL BE NO ENTRANCE TO SUCH COMMERCIAL USES EXCEPT FROM THE INSIDE OF THE BUILDING IN WHICH THE SAME ARE LOCATED, AND THAT THE FLOOR AREA USED FOR COMMERCIAL PURPOSES SHALL NOT EXCEED TWENTY-FIVE (25) PERCENT OF THE GROUND FLOOR AREA OF SUCH BUILDING AND PROVIDED FURTHER, THAT NO STREET FRONTAGE OF ANY SUCH BUILDING SHALL BE USED FOR ANY SUCH COMMERCIAL USES OR SHOW WINDOW THEREOF, AND THAT NO SIGN SHALL BE DISPLAYED ON THE EXTERIOR OF ANY SUCH BUILDING OR ON THE GROUNDS THEREOF IN CONNECTION WITH SUCH COMMERCIAL USES.

B. AUTO COURTS WHEN ON LAND ABUTTING A MAJOR STREET OR HIGHWAY AS DESIGNATED IN THE MASTER STREET AND HIGHWAY PLAN OF THE CITY.

C. HOSPITALS, REST HOMES, SANITARIUMS, CLINICS, AND OTHER BUILDINGS USED FOR THE TREATMENT OF HUMAN AILMENTS.

D. PROFESSIONAL OFFICES.

E. PUBLIC OR QUASI-PUBLIC USES.

B. BUILDING HEIGHT LIMIT:

THE MAXIMUM BUILDING HEIGHT SHALL BE TWO (2) STORIES.

C. BUILDING SITE AREA REQUIRED:

THE MINIMUM BUILDING SITE AREA SHALL BE ONE (1) LOT OR A PARCEL OF LAND SEVEN THOUSAND (7,000) SQUARE FEET IN AREA. THE MINIMUM BUILDING SITE AREA PER DWELLING UNIT SHALL BE SEVEN THOUSAND (7,000) SQUARE FEET FOR ONE FAMILY DWELLINGS; THIRTY-FIVE HUNDRED (3,500) SQUARE FEET FOR TWO FAMILY DWELLINGS; SEVENTEEN HUNDRED AND FIFTY (1,750) SQUARE FEET FOR THREE AND FOUR FAMILY DWELLINGS; AND IN NO CASE SHALL A MULTIPLE FAMILY DWELLING

CITY
CLERK'S
FILE

OR DWELLING GROUP CONTAINING FIVE OR MORE DWELLING UNITS OCCUPY A SITE WHICH PROVIDES LESS THAN SEVEN HUNDRED (700) SQUARE FEET OF LAND AREA PER DWELLING OR HOUSEKEEPING UNIT.

D. FRONT YARD REQUIRED:

NO BUILDING SHALL BE ERECTED CLOSER THAN TEN (10) FEET TO EITHER THE FRONT PROPERTY LINE OF THE BUILDING SITE OR THE LINE OF ANY FUTURE STREET AS PROVIDED IN SECTION 26 OF THIS CHAPTER OR AS SHOWN UPON ANY OFFICIAL STREET PLAN, OR MASTER PLAN OF THE CITY.

E. SIDE YARD REQUIRED:

THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING OF NOT LESS THAN TEN (10) PERCENT OF THE WIDTH OF THE LOT, BUT SUCH SIDE YARD NEED NOT EXCEED TWENTY-FIVE (25) FEET AND SHALL NOT BE LESS THAN FIVE (5) FEET IN WIDTH.

F. REAR YARD REQUIRED:

THERE SHALL BE A REAR YARD NOT LESS THAN TWENTY (20) FEET IN DEPTH.

G. DWELLING GROUPS:

THE REGULATIONS APPLYING TO DWELLING GROUPS IN THE R-3 DISTRICT SHALL APPLY TO DWELLING GROUPS IN THIS DISTRICT.

SECTION 2. SECTION 21, CHAPTER 24, CODE OF LAS VEGAS, NEVADA, 1949, IS HEREBY AMENDED BY ADDING THERETO A NEW SUBSECTION AS FOLLOWS:

E. IN ADDITION TO THE USES SET FORTH IN SUBSECTION A. HEREIN, A HOTEL BUSINESS MAY BE CONDUCTED IN ANY C-2 ZONE.

SECTION 3. ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH ARE HEREBY REPEALED.

SECTION 4. THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT UPON ITS PUBLICATION AS IN THE NEXT SECTION PROVIDED, AND FINAL PASSAGE.

SECTION 5. THE CITY CLERK AND THE 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.

Ed Baker
MAYOR

ATTEST:

Lucy Lainger
CITY CLERK

THE ABOVE AND FOREGOING ORDINANCE WAS FIRST PROPOSED AND READ BY TITLE TO THE BOARD OF COMMISSIONERS ON THE 5TH DAY OF AUGUST, 1953, 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 19th DAY OF August, 1953, WHICH WAS THE REGULAR MEETING HELD ON THE 19th DAY OF August, 1953, THAT AT SAID REGULAR MEETING HELD ON THE 19th DAY OF August, 1953, 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, Jarrett, Sharp, Whipple & Mayor Baker
VOTING "NAY": None ABSENT: None

ATTEST:

Lucy Lainger
CITY CLERK

APPROVED:

Ed Baker
MAYOR

ORDINANCE NO. 570
 AN ORDINANCE TO AMEND SECTIONS 19 AND 21 OF CHAPTER 24, CODE OF LAS VEGAS, NEVADA, 1949, BY FORBIDDING HOTELS IN AN R-4 DISTRICT; PROVIDING THAT HOTEL SHALL BE IN A C-2 DISTRICT; PROVIDING OTHER MATTERS PROPERLY RELATED THERETO; PROVIDING FOR PENALTIES FOR THE VIOLATION OF THIS ORDINANCE; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1. Section 19, Chapter 24, Code of Las Vegas, Nevada, 1949 is hereby amended to read as follows:

- A. USES PERMITTED:
1. All uses permitted in R-1, R-2, and R-3 districts, subject to the securing of a use permit, as provided in section 28 of this chapter, for any use for which a use permit is required in such districts.
 2. Apartment houses.
 3. Apartment hotels.
 4. Lodging houses; boarding houses, but not dormitories.
 5. Private clubs, lodges.
 6. Private or nursery schools.
 7. Churches.
 8. The following uses subject to the securing of a use permit in each case, as provided in section 28 of this chapter:
 - a. In an apartment house or apartment hotel designed, constructed or used for twenty-four (24) or more families, there may be conducted commercial uses incidental thereto for the convenience of the occupants and the guests thereof; provided that there shall be no entrance to such commercial uses except from the inside of the building, in which the same are located, and that the floor area used for commercial purposes shall not exceed twenty-five (25) percent of the ground floor area of such building and provided further, that no street frontage of any such building shall be used for any such commercial uses or show window thereof, and that no sign shall be displayed on the exterior of any such building or on the grounds thereof in connection with such commercial uses.
 - b. Auto courts when on land abutting a major street or highway as designated in the master street and highway plan of the city.
 - c. Hospitals, rest homes, sanitariums, clinics, and other buildings used for the treatment of human ailments.
 - d. Professional offices.
 - e. Public or quasi-public uses.
- B. BUILDING HEIGHT LIMIT:
 The maximum building height shall be two (2) stories.
- C. BUILDING SITE AREA REQUIRED:
 The minimum building site area shall be one (1) lot or a parcel of land seven thousand (7,000) square feet in area. The minimum building site area per dwelling unit shall be seven thousand (7,000) square feet for one family dwellings; thirty-five hundred (3,500) square feet for two family dwellings; seventeen hundred and fifty (1,750) square feet for three and four family dwellings; and in no case shall a multiple family dwelling or dwelling group containing five or more dwelling units occupy a site which provides less than seven hundred (700) square feet of land area per dwelling or housekeeping unit.

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 August 24, 1953 to August 31, 1953

inclusive, being the issues of said newspaper for the following dates, to-wit:
August 24, 31, 1953

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

SIGNED A. F. Schellack

Subscribed and sworn to before me this 31st day of August, 1953

Paula Gierhart
 NOTARY PUBLIC IN AND FOR CLARK COUNTY, NEVADA

My Commission Expires April 14, 1954.

D. FRONT YARD REQUIRED:

No building shall be erected closer than ten (10) feet to either the front property line of the building site or the line of any future street as provided in section 26 of this chapter or as shown upon any official street plan, or master plan of the city.

E. SIDE YARD REQUIRED:

There shall be a side yard on each side of a building of not less than ten (10) percent of the width of the lot, but such side yard need not exceed twenty-five (25) feet and shall not be less than (5) feet in width.

F. REAR YARD REQUIRED:

There shall be a rear yard not less than twenty (20) feet in depth.

G. DWELLING GROUPS:

The regulations applying to dwelling groups in the R-3 district shall apply to dwelling groups in this district.

SECTION 2. Section 21, Chapter 24, Code of Las Vegas, Nevada, 1949, is hereby amended by adding thereto a new subsection as follows:

E. In addition to the uses set forth in Subsection A. herein, a hotel business may be conducted in any C-2 Zone.

SECTION 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect upon its publication as in the next section provided, and final passage.

SECTION 5. The City Clerk and the 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.

s/ C. D. Baker
Mayor

Attest:
s/Shirley Ballinger
City Clerk

The above and foregoing ordinance was first proposed and read by title to the Board of Commissioners on the 5th day of August, 1953, 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 19th day of August, 1953, which was the regular meeting held on the 19th day of August, 1953, that at said regular meeting held on the 19th day of August, 1953, 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, Jarrett, Sharp, Whipple & Mayor Baker

Voting "Nay": None Absent: None

APPROVED:
s/ C. D. Baker
Mayor

ATTEST:
s/ Shirley Ballinger
City Clerk

A24,31