

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

**BILL NO. 2018-48**

**ORDINANCE NO. 6652**

AN ORDINANCE TO AMEND VARIOUS CHAPTERS OF THE UNIFIED DEVELOPMENT CODE (LVMC TITLE 19) TO CORRECT AND UPDATE TABLES AND FIGURES RELATING TO ACCESSORY STRUCTURE SETBACKS AND PATIO COVERS IN CERTAIN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Michele Fiore

Summary: Amends various chapters of the Unified Development Code (LVMC Title 19) to correct and update tables and figures relating to accessory structure setbacks and patio covers in certain residential zoning districts

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Sections 2 to 10, inclusive, of this Ordinance. The amendments are deemed to be amendments to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 6, Section 50, is hereby amended by deleting Table 2, Figure 2, Table 3, Figure 3, Table 4, and Figure 4, as they appear therein, and replacing them as follows:  
Table 2 and Figure 2 are replaced with the Table 2 and Figure 2 that appear in Exhibit A attached hereto.  
Table 3 and Figure 3 are replaced with the Table 3 and Figure 3 that appear in Exhibit B attached hereto.  
Table 4 and Figure 4 are replaced with the Table 4 and Figure 4 that appear in Exhibit C attached hereto.

SECTION 3: Title 19, Chapter 6, Section 60, is hereby amended by deleting Table 2, Figure 2, Table 3, Figure 3, Table 4, and Figure 4, as they appear therein, and replacing them as follows:  
Table 2 and Figure 2 are replaced with the Table 2 and Figure 2 that appear in Exhibit A attached hereto.  
Table 3 and Figure 3 are replaced with the Table 3 and Figure 3 that appear in Exhibit B attached hereto.  
Table 4 and Figure 4 are replaced with the Table 4 and Figure 4 that appear in Exhibit C attached hereto.

SECTION 4: Title 19, Chapter 6, Section 65, is hereby amended by deleting Table 4 and Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit D

1 attached hereto.

2 SECTION 5: Title 19, Chapter 6, Section 70, is hereby amended by deleting Table 4 and  
3 Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit E  
4 attached hereto.

5 SECTION 6: Title 19, Chapter 6, Section 75, is hereby amended by deleting Table 4 and  
6 Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit F  
7 attached hereto.

8 SECTION 7: Title 19, Chapter 6, Section 80, is hereby amended by deleting Table 4 and  
9 Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit G  
10 attached hereto.

11 SECTION 8: Title 19, Chapter 6, Section 100, is hereby amended by deleting Table 4 and  
12 Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit H  
13 attached hereto.

14 SECTION 9: Title 19, Chapter 6, Section 110, is hereby amended by deleting Table 4 and  
15 Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit H  
16 attached hereto.

17 SECTION 10: Title 19, Chapter 6, Section 120, is hereby amended by deleting Table 4 and  
18 Figure 4, as they appear therein, and replacing them with the Table 4 and Figure 4 that appear in Exhibit H  
19 attached hereto.

20 SECTION 11: For purposes of Section 2.100(3) of the City Charter, Sections 19.06.050,  
21 19.06.060, 19.06.065, 19.06.070, 19.06.075, 19.06.080, 19.06.100, 19.06.110 and 19.06.120 are deemed to  
22 be subchapters rather than sections.

23 SECTION 12: Exhibits A to H, inclusive, which are attached to this Ordinance, are  
24 incorporated herein by this reference and are incorporated into the provisions of Title 19 as indicated herein.

25 SECTION 13: The Department of Planning is authorized and directed to incorporate into  
26 the Unified Development Code the amendments set forth in Sections 2 to 10, inclusive, of this Ordinance,

1 including inserting tables and figures into the correct locations and removing references to the exhibit letters  
2 that were used in this Ordinance for reference purposes.

3 SECTION 14: If any section, subsection, subdivision, paragraph, sentence, clause or phrase  
4 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by  
5 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the  
6 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby  
7 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
8 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,  
9 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

10 SECTION 15: Whenever in this ordinance any act is prohibited or is made or declared to  
11 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required  
12 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of  
13 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon  
14 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of  
15 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation  
16 of this ordinance shall constitute a separate offense

17 ..  
18 ...  
19 ...  
20 ..  
21 ...  
22 ...  
23 ...  
24 ...  
25 ...  
26 ...

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26


SECTION 16. All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this 17<sup>th</sup> day of November, 2018.


APPROVED.

By   
CAROLYN G. GOODMAN, Mayor

ATTEST:

  
LUANN D. HOLMES, MMC  
City Clerk

APPROVED AS TO FORM:

 9-17-18  
Val Steed, Date  
Deputy City Attorney

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3<sup>rd</sup> day of October, 2018, and referred to a committee for recommendation; hereafter the committee reported favorably on said ordinance on the 7<sup>th</sup> day of November, 2018, which as a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

- VOTING "AYE": Mayor Goodman and Councilmembers, Tarkanian, Coffin, Fiore, Seroka and Crear
- VOTING "NAY": None
- EXCUSED: Anthony
- ABSTAINED: None

APPROVED:

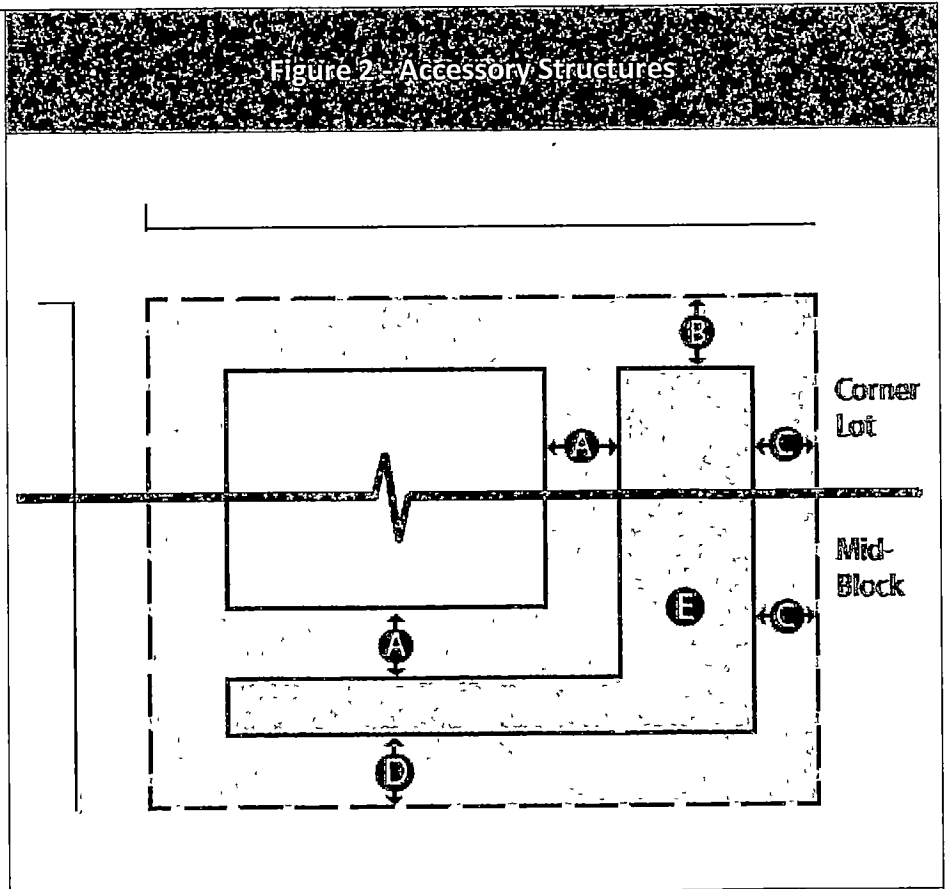
  
\_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

ATTEST:

  
\_\_\_\_\_  
LUANN D. HOLMES, MMC City Clerk

## EXHIBIT A

Table 2 - ACCESSORY STRUCTURES <sup>1</sup> (see Figure 2)		
A.	Separation from Main Bldg.	6 feet
B.	Minimum Corner Side Yard Setback	15 feet
C.	Minimum Rear Yard Setback	5 feet
D.	Minimum Side Yard Setback	5 feet
E.	Size and Coverage	Not to exceed 50% of the rear and side yard areas

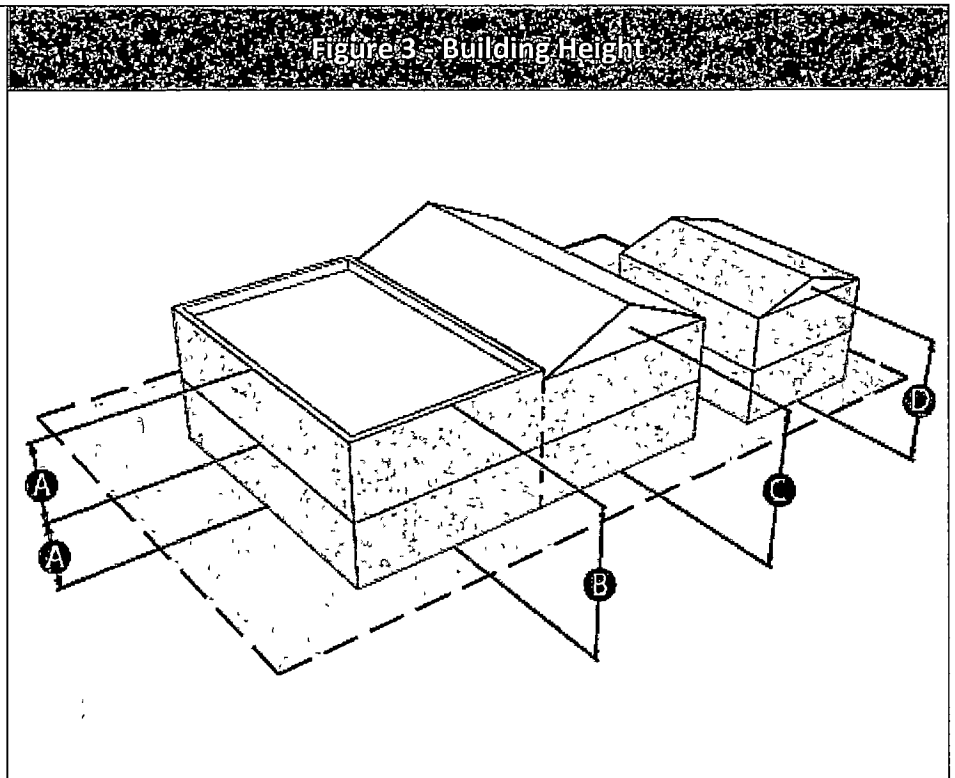


**Footnotes:**

1. In the case of a stable, corral or aviary, the structure must be placed at least 50 feet from any dwelling on an adjacent residential lot.

## EXHIBIT B

Table 3 - BUILDING HEIGHT (see Figure 3)	
A.	Stories 2 max
B.	Flat Roof - Max. Height 35 feet measured to the top of the roof coping
C.	Pitched Roof - Max. Height 35 feet measured to the midpoint between the eaves and ridge line of a pitched roof
D.	Accessory Bldg. - Stories Not to exceed 2 stories or 35 feet in height, whichever is less <sup>1</sup>

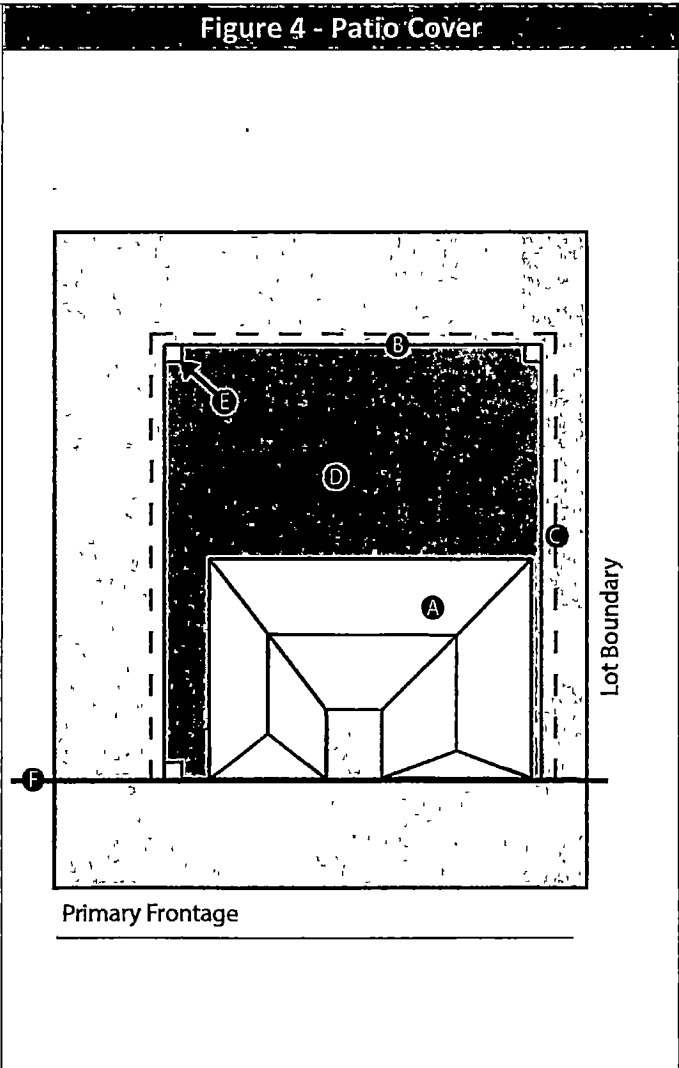


**Footnotes:**

1. Accessory structures shall not exceed the height of the principal dwelling unit for any portion of the structure that is less than 10 feet from the property line.

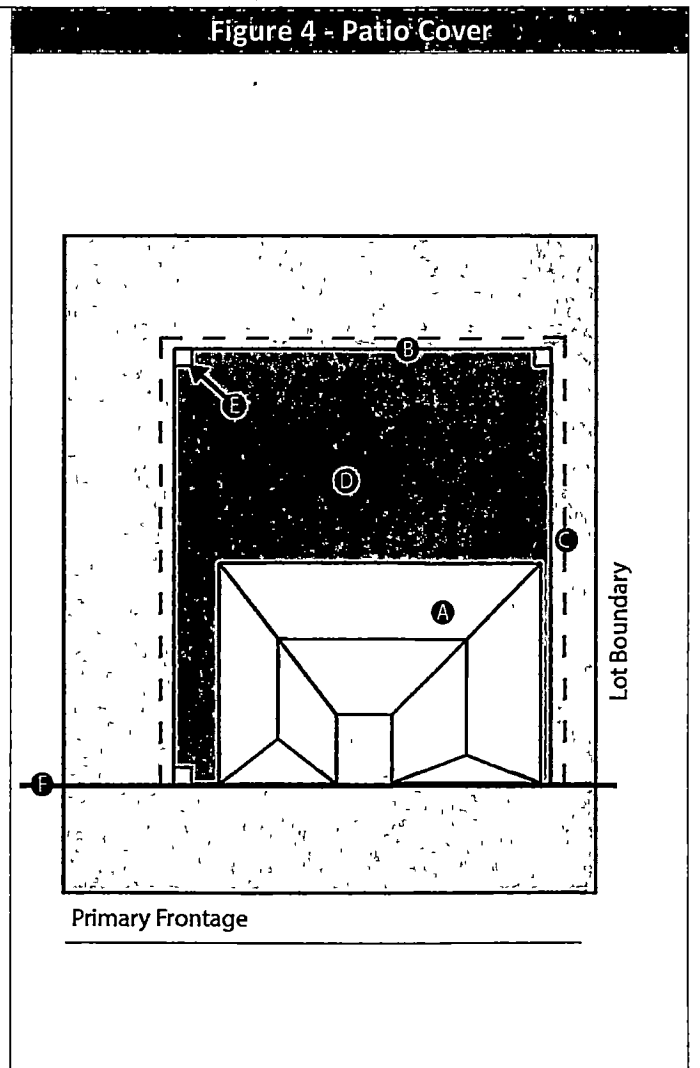
**EXHIBIT C**

Table 4 - Patio Cover (see Figure 4)		
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	15 feet - Rear 10 feet - Side 15 feet - Corner Side
C.	Patio Cover Overhang	May overhang 2 feet beyond the patio cover setback to post requirement
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into the required front yard setback area for the principal dwelling unit, with the exception of an overhang not to exceed 2 feet



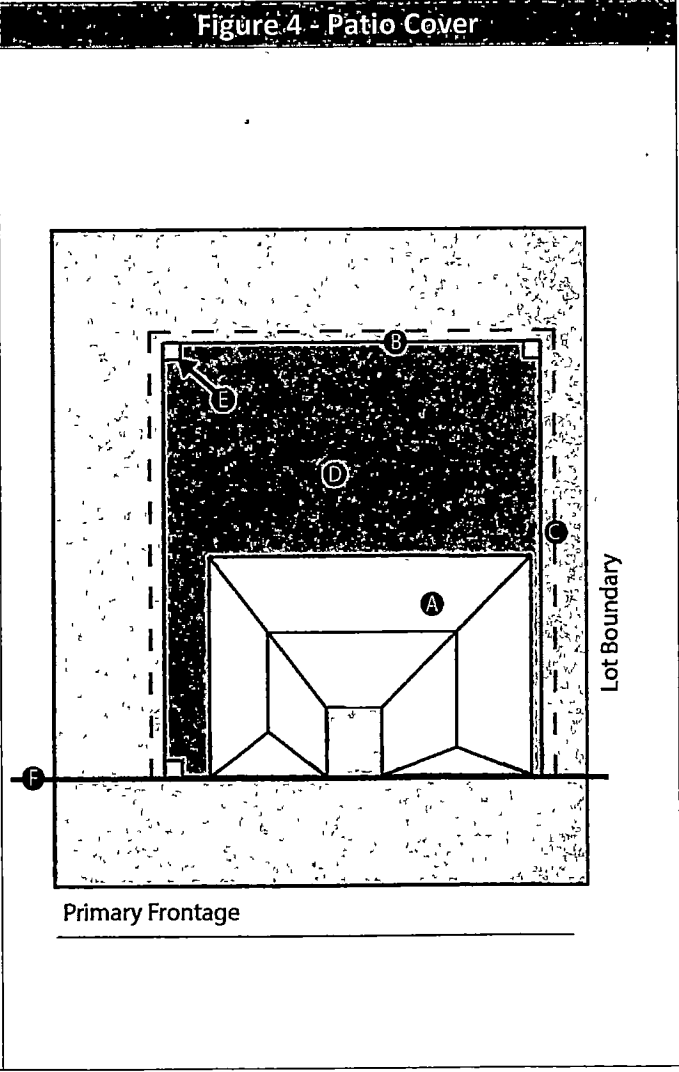
## EXHIBIT D

Table 4 - Patio Cover (see Figure 4)	
A.	Principal Dwelling Unit
B.	Patio Cover Setback to Post 5 feet - Rear 5 feet - Side 15 feet - Corner Side
C.	Patio Cover Overhang May overhang 2 feet beyond the patio cover setback to post requirement
D.	Patio Cover Buildable Envelope
E.	Patio Cover Support Columns Must be located within the required Setbacks
F.	Front Yard Setback Patio Cover may not extend into the required front yard setback area for the principal dwelling unit, with the exception of an overhang not to exceed 2 feet



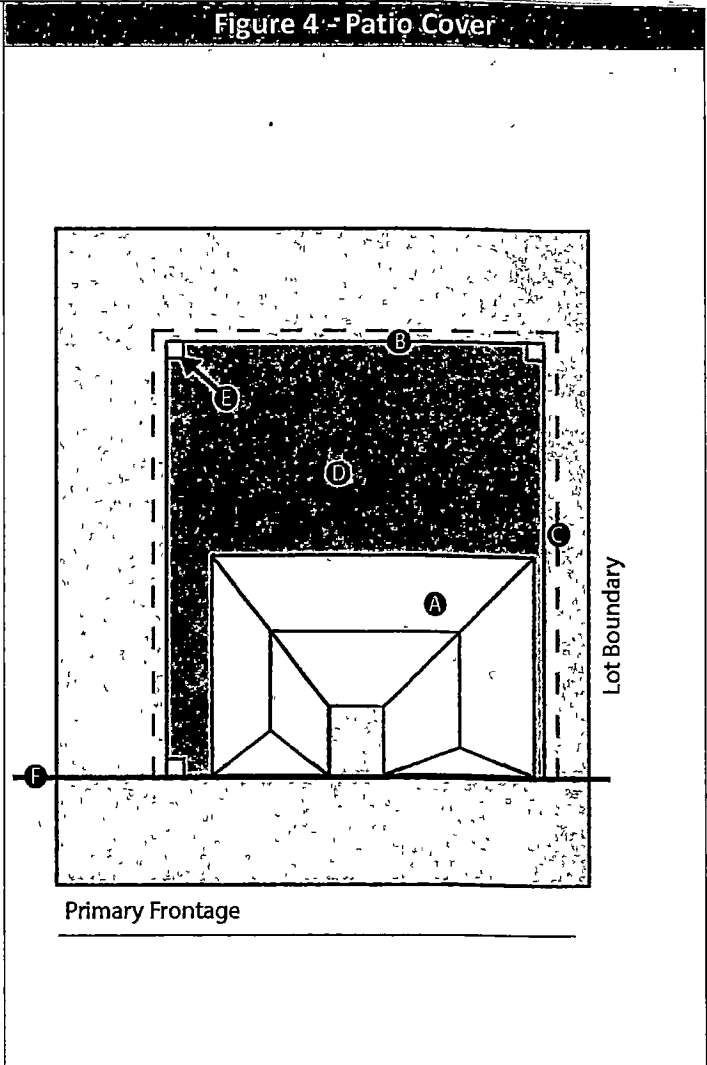
**EXHIBIT E**

Table 4 - Patio Cover (see Figure 4)		
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 10 feet - Corner Side
C.	Patio Cover Overhang	May overhang 2 feet beyond the patio cover setback to post requirement
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	Patio Cover may not extend into the required front yard setback area for the principal dwelling unit, with the exception of an overhang not to exceed 2 feet



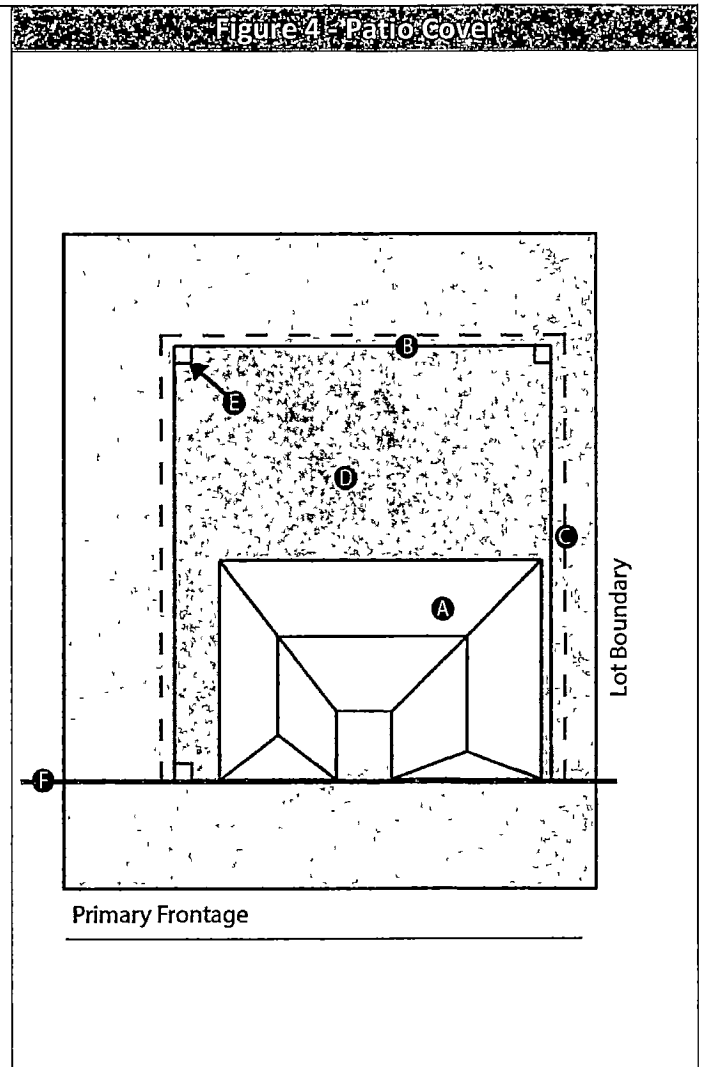
**EXHIBIT F**

Table 4 - Patio Cover (see Figure 4)		
A.	Principal Dwelling Unit	
B.	Patio Cover Setback to Post	10 Feet – Front 5 feet - Rear 5 feet - Side 10 feet - Corner Side
C.	Patio Cover Overhang	May overhang 2 feet beyond the patio cover setback to post requirement
D.	Patio Cover	Buildable Envelope
E.	Patio Cover Support Columns	Must be located within the required Setbacks
F.	Front Yard Setback	May overhang 2 feet beyond the patio cover setback to post requirement ;



## EXHIBIT G

Table 4 - Patio Cover (see Figure 4)	
A.	Principal Dwelling Unit
B.	Patio Cover Setback to Post 5 feet - Rear 5 feet - Side <sup>1</sup> 10 feet - Corner Side
C.	Patio Cover Overhang May overhang 2 feet beyond the patio cover setback to post requirement
D.	Patio Cover Buildable Envelope
E.	Patio Cover Support Columns Must be located within the required Setbacks
F.	Front Yard Setback Patio Cover may not extend into the required front yard setback area for the principal dwelling unit, with the exception of an overhang not to exceed 2 feet

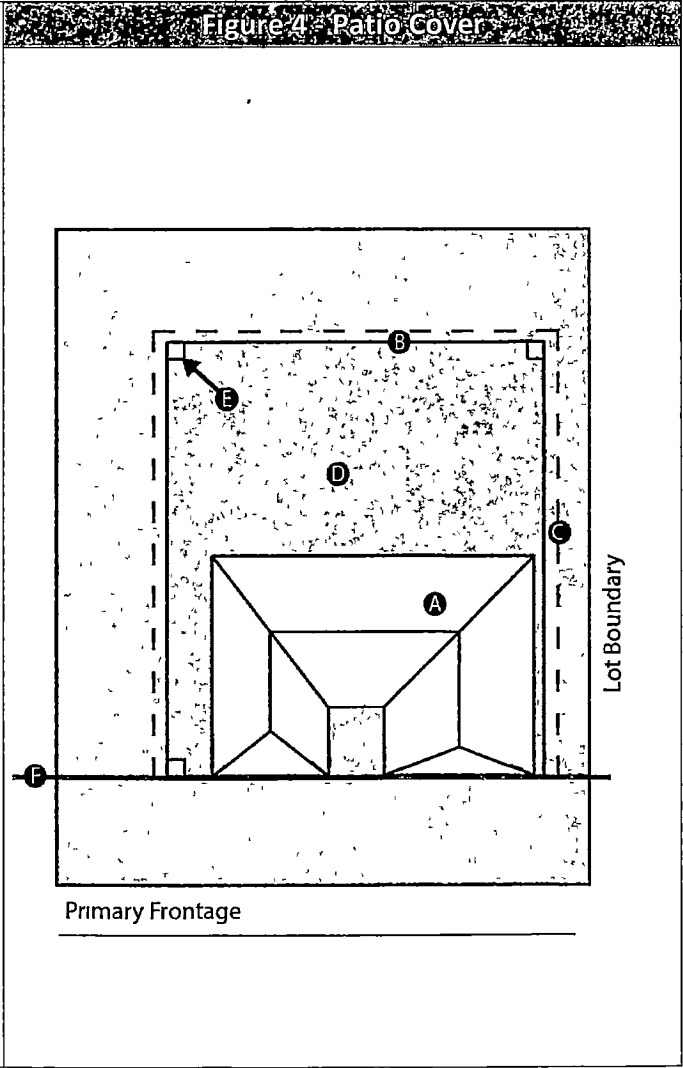


**Footnotes:**

1. For lots developed with a side yard setback of less than 5 feet, a patio cover post or overhang may extend to the edge of the primary residence on the shorter setback side. However, patio covers shall not be located within any maintenance easement area required for zero-lot line development.

**EXHIBIT H**

Table 4 - Patio Cover (see Figure 4)	
A. Principal Dwelling Unit	
B. Patio Cover Setback to Post	5 feet - Rear 5 feet - Side 5 feet - Corner Side
C. Patio Cover Overhang	May overhang 2 feet beyond the patio cover setback to post requirement
D. Patio Cover	Buildable Envelope
E. Patio Cover Support Columns	Must be located within the required Setbacks
F. Front Yard Setback	Patio Cover may not extend into the required front yard setback area for the principal dwelling unit, with the exception of an overhang not to exceed 2 feet



**AFFIDAVIT OF PUBLICATION**

STATE OF NEVADA)  
COUNTY OF CLARK) SS

RECEIVED  
CITY CLERK

**LV CITY CLERK**  
495 S MAIN ST  
LAS VEGAS NV 89101

**Account # 22515**  
**Ad Number 0001012742**

2018 OCT 31 A 11: 54

Leslie McCormick, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/25/2018 to 10/25/2018, on the following days:

10 / 25 / 18

BILL NO. 2018-48 .

AN ORDINANCE TO AMEND VARIOUS CHAPTERS OF THE UNIFIED DEVELOPMENT CODE (LVMC TITLE 19) TO CORRECT AND UPDATE TABLES AND FIGURES RELATING TO ACCESSORY STRUCTURE SETBACKS AND PATIO COVERS IN CERTAIN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS

Sponsored by Councilwoman Michele Fiore

Summary: Amends various chapters of the Unified Development Code (LVMC Title 19) to correct and update tables and figures relating to accessory structure setbacks and patio covers in certain residential zoning districts.

At the City Council meeting of October 3, 2018

BILL NO. 2018-48 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

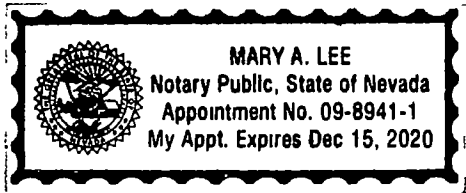
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: October 25, 2018  
LV Review-Journal

*Leslie McCormick*  
 \_\_\_\_\_  
 LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 25th day of October, 2018

Notary *Mary Lee*  
 \_\_\_\_\_



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS.

LV CITY CLERK  
495 S MAIN ST  
LAS VEGAS NV 89101

Account # 22515  
Ad Number 0001017269

RECEIVED  
CITY CLERK

2018 NOV 19 P 12: 11

Leslie McCormick, being 1st duly sworn, deposes and says That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/10/2018 to 11/10/2018, on the following days:

11 / 10 / 18

BILL NO. 2018-48  
ORDINANCE NO. 6652

AN ORDINANCE TO AMEND VARIOUS CHAPTERS OF THE UNIFIED DEVELOPMENT CODE (LVMC TITLE 19) TO CORRECT AND UPDATE TABLES AND FIGURES RELATING TO ACCESSORY STRUCTURE SETBACKS AND PATIO COVERS IN CERTAIN RESIDENTIAL ZONING DISTRICTS, AND TO PROVIDE FOR OTHER RELATED MATTERS

Sponsored by: Councilwoman Michele Fiore

Summary: Amends various chapters of the Unified Development Code (LVMC Title 19) to correct and update tables and figures relating to accessory structure setbacks and patio covers in certain residential zoning districts.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 3rd day of October, 2018, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 7th day of November, 2018, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as first introduced and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian, Coffin, Seroka, Fiore and Crear

VOTING "NAY": NONE  
EXCUSED: Councilman Anthony

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: November 10, 2018...  
LV Review-Journal

*[Signature]*  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 12th day of November, 2018

Notary *[Signature]*

