

1 **BILL NO. 2019-9**

2 **ORDINANCE NO. 6680**

3 AN ORDINANCE TO AMEND LVMC 19.06.120 TO REMOVE THE BUILDING HEIGHT
4 LIMITATION GENERALLY APPLICABLE TO MAIN BUILDINGS IN THE R-4 ZONING DISTRICT,
AND TO PROVIDE FOR OTHER RELATED MATTERS.

5 Sponsored by: Mayor Carolyn G. Goodman

Summary: Amends LVMC 19.06.120 to remove
the building height limitation generally applicable
to main buildings in the R-4 Zoning District.

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

9 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
10 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
11 Sections 2 and 3 of this Ordinance. The amendments are deemed to be amendments to both Ordinance No.
12 6289 and the Unified Development Code adopted as Title 19.

13 SECTION 2: Title 19, Chapter 6, Section 120, is hereby amended by amending language
14 within Table 3 thereof to remove the building height limitation generally applicable to main buildings in the
15 R-4 Zoning District, and to add footnotes to the table pertaining to residential adjacency and mixed-use
16 developments in certain locations. In order to reflect those amendments, the above-referenced Table 3, along
17 with Figure 3, are deleted and replaced by the Table 3 and Figure 3 that are attached to and incorporated by
18 this Ordinance.

19 SECTION 3: Title 19, Chapter 6, Section 120, is hereby further amended by amending
20 Footnote 1 of Table 1 thereof to read as follows:

21 1. The maximum density is unlimited. However, the [height limit on development imposes a de facto
22 limitation on density in all areas except as provided for by LVMC 19.06.040 (I).] application of standards set
23 forth in LVMC 19.06.040(I) and any height limit on development may impose a de facto limitation on density
24 in all areas.

25 SECTION 4: The Department of Planning is authorized and directed to incorporate into
26 the Unified Development Code the amendments set forth in Sections 2 and 3 of this Ordinance.

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

SECTION 6: 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 3rd day of April, 2019.

APPROVED:

By Lois Tarkenton
CAROLYN G. GOODMAN, Mayor

Lois Tarkanian, Mayor Pro-Tem

ATTEST:


 LUANN D. HOLMES, MMC
 City Clerk

APPROVED AS TO FORM:

Val Steed 2-20-19
Val Steed, Date
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council
2 on the 6th day of March, 2019, and referred to a committee for recommendation; hereafter
3 the committee reported favorably on said ordinance on the 3rd day of April, 2019, which as
4 a regular meeting of said Council; that at said regular meeting, the proposed ordinance was
5 read by title to the City Council and adopted by the following vote:

6 VOTING "AYE": Mayor Pro-Tem Tarkanian and Councilmembers Anthony, Coffin,
7 Fiore and Crear

8 VOTING "NAY": None

9 EXCUSED: Mayor Goodman

10 ABSTAINED: None
11
12

13 APPROVED:

14 
15 CAROLYN G. GOODMAN, Mayor

Lois Tarkanian, Mayor Pro-Tem

16 ATTEST:

17 
18 LUANN D. HOLMES, MMC City Clerk
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Table 3 - BUILDING HEIGHT (see Figure 3)			Figure 3 - Building Height
A.	Stories	NA	
B.	Floors	NA	
C.	Flat Roof - Max. Height	NA ^{1, 2}	
D.	Pitched Roof - Max. Height	NA ^{1, 2}	
E.	Accessory Bldg. - Stories	Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less	
Footnotes: 1. Building heights may be affected by the residential adjacency standards set forth in LVMC 19.06.040(I). 2. For parcels that are outside the Neighborhood Revitalization Area, the maximum building height for mixed-use development is ten stories, or one hundred fifty feet, whichever is less. For purposes of the foregoing, the "Neighborhood Revitalization Area" means the area so designated in the Las Vegas 2020 Master Plan adopted by Ordinance No. 5250, as the boundaries of that area may be amended from time to time.			

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 0001039605

2019 MAR 25 P 2:23

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 03/21/2019 to 03/21/2019, on the following days:

03 / 21 / 19

BILL NO. 2019-9

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Sponsored by:
Mayor Carolyn G. Goodman

Summary: Amends LVMC 19.06.120 to remove the building height limitation generally applicable to main buildings in the R-4 Zoning District.

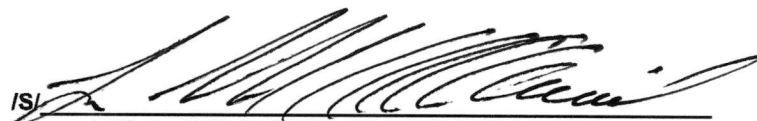
At the City Council meeting of

March 6, 2019

BILL NO. 2019-9 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

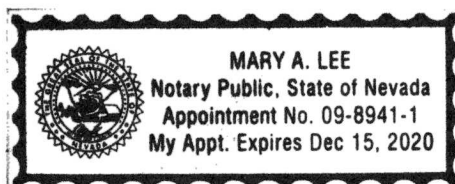
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PUB: March 21, 2019
LV Review-Journal

/s/ 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 21st day of March, 2019

Notary 



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 0001043154

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2019 APR 11 A 11:09

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 04/06/2019 to 04/06/2019, on the following days:

04 / 06 / 19

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VOTING "AYE": Mayor Pro Tem Tarkanian and Councilmembers Anthony, Coffin, Fiore and Crear

VOTING "NAY": NONE

EXCUSED: Mayor Goodman

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: April 6, 2019
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 8th day of April, 2019

Notary 

