

1 **BILL NO. 2020-22**

2 **ORDINANCE NO. 6745**

3 AN ORDINANCE TO AMEND LVMC 19.08.050 AND 19.08.060 TO UPDATE AND CONSOLIDATE
4 STANDARDS PERTAINING TO THE P-O (PROFESSIONAL OFFICE) AND O (OFFICE) ZONING
5 DISTRICTS; REPEAL LVMC 19.12.090 AS PART OF THAT CONSOLIDATION; AND PROVIDE FOR
6 OTHER RELATED MATTERS.

6 Sponsored by: Councilwoman Olivia Diaz

Summary: Amends LVMC 19.08.050 and
19.08.060 to update and consolidate standards
7 pertaining to the P-O (Professional Office) and O
8 (Office) Zoning Districts, and repeals LVMC
19.12.090 as part of that consolidation.

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

11 SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19
12 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in
13 Sections 2 to 4, inclusive, of this Ordinance. The amendments are deemed to be amendments to both
14 Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

15 SECTION 2: Title 19, Chapter 8, Section 50, is amended by amending the portion of that
16 Section that precedes the tables to read as follows:

17 **19.08.050 P-O Professional Office**

18 The P-O District is intended to allow for office uses in an area which is predominantly residential but because
19 of traffic and other factors is no longer suitable for the continuation of low density residential uses. This
20 district is designed to be a transitional zone to allow low intensity administrative and professional offices.
21 These uses are characterized by a low volume of direct daily client and customer contact. To decrease the
22 impact to adjacent residential uses, single family structures should be retained or new development in the P-
23 O District should be constructed to maintain a residential character. The P-O District is consistent with the
24 Office category of the General Plan.

25 All uses located in the P-O District shall conform to the following restrictions[.]:

- 26 1. No products shall be stored, displayed or sold on the premises.

1 2. Except as otherwise provided in this Paragraph (2), [No] no trucks, vans, or other commercial
2 vehicles shall be stored or parked on the property overnight. No more than two vehicles that are used in
3 connection with the operation of a business located on the site may be parked on the property overnight, but
4 the permissible parking of such vehicles is subject to the following additional limitations and requirements:

5 a. Each such vehicle must be a passenger vehicle in a mechanically operable condition
6 with a maximum capacity of one ton. Vehicles or trailers designed or intended solely for commercial use,
7 including without limitation tow trucks, box trucks, dump trucks, buses, taxis, limousines, food trucks or
8 trailers, ice cream trucks or trailers, forklifts, backhoes, concrete mixers and mobile sign trucks or trailers are
9 prohibited.

10 b. An additional number of vehicles may be permitted by means of the approval of a
11 Special Use Permit pursuant to LVMC 19.16.110.

12 c. Vehicle storage is prohibited.

13 3. No services shall be performed upon a client except those related to the service of the medical
14 profession including dentists, opticians, optometrists, chiropractors, psychologists, et cetera.

15 4. Services shall not include the production nor repair of any goods except as an incidental use
16 to the permitted service.

17 5. Instructional services at a physician's office must be provided with a pupil/ instructor ratio
18 no greater than two to one; provided, however, that the Director may approve a higher pupil/instructor ratio
19 upon a showing that sufficient off-street parking is available for the number of pupils anticipated. Equipment
20 used for instructional purposes must be stored within the building.

21 6. Except in accordance with a Special Use Permit approving the establishment of a Mixed-
22 Use use as defined by LVMC Chapter 19.18, there shall be no mixed residential and commercial use of any
23 property and in the event there is an existing residential use on a property, no commercial use of the property
24 shall be permitted until the residential use has permanently ceased.

25 7. No use or business activity shall remain open to the public for business between the hours
26 of 9:00 p.m. through 7:00 a.m. All exterior lighting, except for security lighting, shall be turned off.[""]

1 SECTION 3: Title 19, Chapter 8, Section 60, is amended by amending the portion of that
2 Section that precedes the tables to read as follows:

3 **19.08.060 O (Office) District**

4 The Office District is designed to provide for the development of office uses, supporting service uses and
5 low intensity commercial uses performing administrative, professional and personal services. These may be
6 small office buildings developed in a cluster with an internal traffic circulation system or one larger office
7 building. This district may be used as a buffer between residential and more intense retail/commercial uses.
8 The O District is consistent with the Office category of the General Plan.

9 All uses in the O District shall conform to the following restriction:

- 10 1. All storage or display of merchandise and equipment shall be within a completely enclosed
11 building. No trailers or other portable structures may be used for storage purposes.

12 SECTION 4: Title 19, Chapter 12, Section 90, is repealed in its entirety.

13 SECTION 5: For purposes of Section 2.100(3) of the City Charter, Sections 19.08.050
14 and 19.08.060 are deemed to be subchapters rather than sections.

15 SECTION 6: The Department of Planning is authorized and directed to incorporate into
16 the Unified Development Code the amendments set forth in Sections 2 to 4, inclusive, of this Ordinance.

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


24 SECTION 8: Whenever in this ordinance any act is prohibited or is made or declared to
25 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
26 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of

1 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
2 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
3 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
4 of this ordinance shall constitute a separate offense.

5 SECTION 9: All ordinances or parts of ordinances or sections, subsections, phrases,
6 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
7 Edition, in conflict herewith are hereby repealed.

8 PASSED, ADOPTED and APPROVED this 19th day of August, 2020.

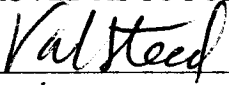
9 APPROVED:

10 By 
11 CAROLYN G. GOODMAN, Mayor

12 ATTEST:

13 
14 LUANN D. HOLMES, MMC
14 City Clerk

15 APPROVED AS TO FORM:

16  7-8-2020
17 Val Steed, Date
17 Deputy City Attorney

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 22nd day of July, 2020, and referred to a committee for recommendation; hereafter the committee reported favorably on said ordinance on the 19th day of August, 2020, which as a regular meeting of said Council; that at said regular meeting, the proposed ordinance was read by title to the City Council and adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Fiore, Anthony, Crear, Knudsen, Seaman and Diaz
VOTING "NAY": None
EXCUSED: None
ABSTAINED: None

APPROVED:


CAROLYN G. GOODMAN, Mayor

ATTEST:


LUANN D. HOLMES, MMC City Clerk

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 0001113303

7/22/2020
7:56 AM
7/22/2020 11:15 AM

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 08/06/2020 to 08/06/2020, on the following days:

08 / 06 / 20

BILL NO. 2020-22

AN ORDINANCE TO AMEND LVMC 19.08.050 AND 19.08.060 TO UPDATE AND CONSOLIDATE STANDARDS PERTAINING TO THE P-O (PROFESSIONAL OFFICE) AND O (OFFICE) ZONING DISTRICTS; REPEAL LVMC 19.12.090 AS PART OF THAT CONSOLIDATION; AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by:
Councilwoman Olivia Diaz

Summary: Amends LVMC 19.08.050 and 19.08.060 to update and consolidate standards pertaining to the P-O (Professional Office) and O (Office) Zoning Districts, and repeals LVMC 19.12.090 as part of that consolidation.

At the City Council meeting of
July 22, 2020

BILL NO. 2020-22 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE

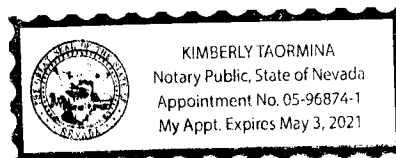
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA

PUB: August 6, 2020
LV Review-Journal

[Signature]
/s/ _____
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 6th day of August, 2020

Notary *Kimberly Taormina*



AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

2020 AUG 24 10:20

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0001115188

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 08/22/2020 to 08/22/2020, on the following days:

08 / 22 / 20

BILL NO. 2020-22
ORDINANCE NO. 6745

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The above and foregoing ordinance was first proposed and read by title to the City Council on the 22nd day of July, 2020, and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 19th day of August, 2020, 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 Anthony, Fiore, Crear, Knudsen, Seaman and Diaz

VOTING "NAY": NONE

EXCUSED: NONE

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: August 22, 2020
LV Review-Journal


LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 24th day of August, 2020

Notary 