

**BILL NO. 2024-8**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO REPEAL AND REPLACE LVMC 19.10.020, PERTAINING TO THE C-V CIVIC ZONING DISTRICT, TO PROVIDE UPDATED STANDARDS AND PROCEDURES FOR THAT DISTRICT, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Francis Allen-Palenske

Summary: Repeals and replaces LVMC 19.10.020, pertaining to the C-V Civic Zoning District, to provide updated standards and procedures for that district.

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 and 3, 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SECTION 2: Section 19.10.020, pertaining to the C-V Civic District, is hereby repealed in its entirety.

SECTION 3: Chapter 19.10 is hereby amended by adding thereto a new section, designated as Section 20, reading as follows:

**19.10.020 C-V Civic District**

**A. Intent of the District**

The purpose of the C-V District is to provide for the continuation of existing public and quasi-public uses and for the development of new schools, libraries, public parks, public flood control facilities, police and fire department facilities, electrical transmission facilities, facilities of the Las Vegas Valley Water District and other public utility facilities. In addition, the C-V District may provide for limited public or quasi-public uses. The C-V District is consistent with the Public Facilities and the Form-Based Code (FBC) categories of the General Plan.

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1     **B.       Permitted Land Uses**

2     The following uses are permitted in the C-V District:

3             1.       Except for uses indicated in Subsection (D) of this Section that require a Special Use Permit,  
4     any use operated or controlled by the City, Clark County, the State of Nevada or the Federal government.

5             2.       Except for uses indicated in Subsection (D) of this Section that require a Special Use Permit,  
6     any public or quasi-public use operated or controlled by any member of the Southern Nevada Regional  
7     Planning Coalition, or any entity with whom the Coalition is required to integrate long-term planning  
8     programs pursuant to NRS 278.02584.

9             3.       Except for uses indicated in Subsection (D) of this Section that require a Special Use Permit,  
10    utility company facilities, including electrical power substation facilities, telecommunications facilities,  
11    facilities of the Las Vegas Valley Water District, and wireless communication facilities qualifying as  
12    Wireless Communication Facilities, Stealth Design (if such facilities conform to and comply with the  
13    conditional use requirements of LVMC 19.12.070 for that use).

14            4.       When operated or controlled by a recognized religious, fraternal, veteran, civic or service  
15    organization, the following uses are permitted: a Church/House of Worship on a site of five acres or more, a  
16    School, Primary and a School, Secondary.

17     **C.       Similar Uses**

18            1.       Additional Uses. The uses permitted in Subsection (B) of this Section are classified on the  
19    basis of common operational characteristics and land use compatibility. Uses not specifically listed in this  
20    Section are prohibited. However, additional uses may be permitted by the Director if the Director finds the  
21    use in each case to be similar to the other uses listed in Subsection (B) of this Section in accordance with the  
22    provisions of LVMC 19.12.100.

23            2.       Appeal of Decision. An applicant who is aggrieved by the decision of the Director may  
24    appeal that decision to the City Council in accordance with the provisions of LVMC 19.12.100.

25     **D.       Uses Permitted by Special Use Permit**

26            1.       The following uses may be permitted in the C-V District by means of Special Use Permit if

1 in each case the parcel or use is operated or controlled by an agency or subdivision of local, state or federal  
2 government:

- 3 a. Alcohol, On-Premise Beer/Wine;
- 4 b. Alcohol, On-Premise Full;
- 5 c. Banquet Facility;
- 6 d. Convention Facility, Publicly Operated;
- 7 e. Custodial Institution;
- 8 f. Gaming Establishment, Restricted;
- 9 g. Gun Club, Skeet or Target Range, or Archery Club (Outdoor);
- 10 h. Liquefied Petroleum Gas Installation (Over 288 Gallons);
- 11 i. Off-Premise Sign, provided, however, that an off-premise sign that qualifies as a  
12 City Communication Sign is exempt from the Special Use Permit Requirement if it meets the requirements  
13 of LVMC 19.12.120(H). An on-premise sign with off-premise messaging as described in LVMC  
14 19.12.120(I)(b) is exempt from the Special Use Permit Requirement if it meets the requirements of LVMC  
15 19.12.120(I)(b); or
- 16 j. Wireless Communication Facility, Non-Stealth Design.

17 2. The following uses may be permitted in the C-V District by means of a Special Use Permit  
18 without limitation as to the person or entity that operates or controls the parcel or use:

- 19 a. Cemetery/Mausoleum;
- 20 b. Crematory; or
- 21 c. Mortuary or Funeral Chapel.

## 22 **E. Development Standards**

23 1. Except as otherwise provided in this Section, the minimum development standards for  
24 property in the C-V District shall be established in connection with the approval of a minor review of a site  
25 development plan review pursuant to LVMC 19.16.100. The standards shall be designed to ensure  
26 compatibility of the development with existing and planned development and uses in the adjacent

1 surrounding area.

2           2.       Lots developed in the C-V District shall be subject to the Parking Design Standards of  
3 19.08.110. The number of parking spaces required shall be calculated pursuant to the permissible uses tables  
4 of 19.12.010; however, the number of parking and loading spaces required for a site may be reduced if the  
5 applicant can provide convincing and substantial evidence of the unique operation of a particular use to  
6 support the reduction.

7           3.       Signage Standards

8 The signage standards of LVMC 19.08.120 for the P-O District shall apply to property within the C-V  
9 District, together with the following additional standards:

10           a.       Non-illuminated letters identifying the name of a public or semi-public institution  
11 may be permanently set on the wall of the building, providing the sign does not exceed 50 square feet.

12           b.       Signs on public buildings meeting the foregoing criteria may be permitted on  
13 structures which are a part of the institutional architecture or which are symbolic of the institution, and the  
14 permitted square footage and maximum height limitation of public building signs shall apply only to the  
15 written message.

16           c.       One institutional wall sign not to exceed 60 square feet is permitted. The sign may  
17 include an animated or LED sign face that complies with the Residential Protection Standards of LVMC  
18 19.08.120(C).

19           d.       In addition to the indicated signage above, additional signs may be permitted in  
20 conjunction with public and semi-public institutions subject to the review and approval of a Master Sign Plan  
21 pursuant to the provisions of LVMC 19.16.270.

22           4.       In addition to the standards established above, property in the C-V District adjacent to  
23 undeveloped lots that are zoned for, or lots that are developed as, detached single-family residential uses shall  
24 be subject to the following standards:

25           a.       The Residential Adjacency Standards of LVMC 19.08.040(H), subject to the  
26 applicability requirements;

1                   b.       The landscape planting standards of LVMC 19.08.040(F) and buffer standards of  
2 LVMC 19.08.070 Table 4; and

3                   c.       The screening standards of LVMC 19.08.040(E)(4).

4           5.       Properties in the C-V District that are located within areas where the Form-Based Code has  
5 been adopted shall, to the extent possible, conform to the standards of LVMC Chapter 19.09 that are  
6 associated with an adjacent transect.

7 **F.       Applicability of Standards**

8           1.       The approval of a major review of the site development plan review pursuant to the  
9 provisions of LVMC 19.16.100 shall be required upon determination by the Director that the proposed  
10 development is not compatible with existing and planned development or uses in the adjacent surrounding  
11 area, or that the potential impact of the proposed project on existing and planned development or uses in the  
12 adjacent surrounding area is significant enough to require a public hearing.

13           2.       The standards set forth in Subsections Paragraphs (4) and (5) of Subsection (E) of this  
14 Section are minimum requirements. Any request to deviate from these standards shall require the approval  
15 of a major review of a site development plan review pursuant to the provisions of LVMC 19.16.100.

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

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

25                   SECTION 6:   Whenever in this ordinance any act is prohibited or is made or declared to  
26 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required

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

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

9 PASSED, ADOPTED and APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

10 APPROVED:

11 By \_\_\_\_\_  
12 CAROLYN G. GOODMAN, Mayor

13 ATTEST:

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

16 APPROVED AS TO FORM:

17 Val Steed 2-15-24  
18 Val Steed, Date  
Deputy City Attorney

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the \_\_\_\_ day  
2 of \_\_\_\_\_, 2024, and referred to a committee for recommendation, the committee being  
3 composed of the following members \_\_\_\_\_;  
4 thereafter the said committee reported favorably on said ordinance on the \_\_\_\_ day of  
5 \_\_\_\_\_, 2024, which was a \_\_\_\_\_ meeting of said Council; that at said  
6 \_\_\_\_\_ meeting, the proposed ordinance was read by title to the City Council as first  
7 introduced and adopted by the following vote:

8 VOTING "AYE": \_\_\_\_\_

9 VOTING "NAY": \_\_\_\_\_

10 ABSENT: \_\_\_\_\_

11 APPROVED:

12  
13 By \_\_\_\_\_  
CAROLYN G. GOODMAN, Mayor

14 ATTEST:

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

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