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BILL NO. 2024-20

ORDINANCE NO. _____

AN ORDINANCE TO UPDATE LVMC 19.17.080 REGARDING HEIGHT BONUS INCENTIVES TO INCLUDE THE T4-M AND T5-N TRANSECT ZONES, WHICH ZONES WERE INADVERTENTLY LEFT OUT OF THE INITIAL ADOPTION, AND TO PROVIDE FOR OTHER RELATED MATTERS.

Proposed by: Seth T. Floyd, Director of
Community Development

Summary: Updates LVMC 19.17.080 regarding height bonus incentives to include the T4-M and T5-N Transect Zones, which zones were inadvertently left out of the initial adoption.

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 Section 2 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 19.17.080 is amended to read as follows:

19.17.080 Height Bonus

A project seeking a height bonus under this Chapter is eligible for a bonus determined in accordance with Table 2 below, taking into account the applicable zoning district and the percentage of [affordable housing] Affordable Housing units proposed. The height bonus allowable refers to the additional height to be allowed in excess of the height otherwise permitted by the General Plan or applicable zoning district. Nothing in the preceding two sentences, however, shall be deemed to authorize additional heights that would exceed the height limitations of an applicable overlay district or conflict with applicable residential adjacency standards.

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Table 2 – Height Bonus		
General Plan Category/FBC Transect Zone	Minimum percentage of total dwelling units proposed as [affordable housing] <u>Affordable Housing</u> units	Height Bonus
TOD-1 TOD-2 TOC-1 TOC-2	10%	3 stories
NXMU	10%	2 stories
T4-N	10%	2 stories
T4-C	10%	3 stories
T4-MS	10%	3 stories
<u>T4-M</u>	<u>10%</u>	<u>1 story</u>
<u>T5-N</u>	<u>10%</u>	<u>2 stories</u>
T5-M	10%	2 stories
T5-C	10%	3 stories
T5-MS	10%	3 stories
T6-UG T6-UG-L	10% 20% 30% 40%	1 story 2 stories 3 stories 4 stories
T6-UC	20% 30% 40% 50%	3 stories 4 stories 5 stories 6 stories

SECTION 3: The Department of Community Development is authorized and directed to incorporate into the Unified Development Code the amendments set forth in Section 2 of this Ordinance.

SECTION 4: 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

1 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
2 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
3 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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

7 PASSED, ADOPTED and APPROVED this ____ day of _____, 2024.

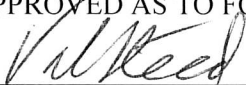
8 APPROVED:

9 By _____
10 CAROLYN G. GOODMAN, Mayor

11 ATTEST:

12 _____
13 LUANN D. HOLMES, MMC
14 City Clerk

14 APPROVED AS TO FORM:

15 
16 Val Steed,
Deputy City Attorney

5-21-24

Date

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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