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BILL NO. 2024-19

ORDINANCE NO. _____

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (LVMC TITLE 19) TO ESTABLISH PROVISIONS PERTAINING TO RESIDENTIAL TINY HOUSES IN ACCORDANCE WITH STATE LAW, AND TO PROVIDE FOR OTHER RELATED MATTERS.

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

Summary: Amends various provisions of the
Unified Development Code (LVMC Title 19) to
establish provisions pertaining to residential tiny
houses in accordance with State law.

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: Section 19.06.130, Table 1 is amended by amending the table's Footnotes to read as follows:

Footnotes:

1. The wheels on a mobile home may be removed and the mobile home may be permanently attached to a footing and foundation in accordance with all requirements of the Department. In a Mobile Home Park, the wheels on a mobile home may be removed and the mobile home may be temporarily attached to a footing and foundation with written agreement from the park owner/manager and in accordance with the requirements of the Department.
2. Sites within a Mobile Home Park or Tiny House Park may have a minimum lot area of 4,000 square feet and minimum lot width of 45 feet.
3. Notwithstanding the minimum lot width in this Table, lots located along the circular portion of a cul-de-sac or a knuckle portion of a street may be reduced to a minimum of 30 feet in width at the front property line, provided the average lot width meets the required lot width.

1 4. Sites within a Mobile Home Park or Tiny House Park may have a minimum front, corner side and rear
 2 yard setback of 5 feet.

3 SECTION 3: Section 19.06.130, Table 8 is amended by amending the table's Footnotes
 4 to read as follows:

5 **Footnotes:**

6 1. A Mobile Home Park or Tiny House Park shall have a decorative masonry perimeter wall six feet in height.
 7 Any wall abutting a public street shall be set back a minimum of five feet and landscaping shall be installed
 8 and permanently maintained between the wall and the public streets.

9 SECTION 4: Section 19.09.050.F Table 2, regarding Permitted Uses, is amended to add,
 10 at the appropriate location, an entry for the following newly-listed use:

	T6-UC	T6-UG	T6-UG-L	T5-M	T5-C	T5-MS	T5-N	T4-M	T4-C	T4-MS	T4-N	T3-N	T3-N-O
Residential Tiny House							C	C			C	C	

15 SECTION 5: Section 19.12.010 Table 2, regarding Permitted Uses, is amended to add, in
 16 each case at the appropriate location, entries for the following newly-listed uses:

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Residential Tiny House									C	C	C				C	C			

	U	R-E	R-D	R-1	R-SL	R-CL	R-TH	R-2	R-3	R-4	R-MH	P-O	O	C-D	C-1	C-2	C-PB	C-M	M
Residential Tiny House Park											C								

1 SECTION 6: Title 19, Chapter 12, Section 70, is amended by amending the entry for the
2 use “Residential, Manufactured Home (Qualifying for Zoning Treatment as Residential, Single Family
3 Detached Dwelling)” to read as follows:

4 **Description:** A structure (as defined in NRS 489.113) that meets the Conditional Use Regulations listed
5 below in order to qualify for State-law zoning treatment as a Residential, Single Family, Detached
6 Dwelling[.] pursuant to NRS 278.02095.

7 **Conditional Use Regulations:**

8 1. In order to qualify for State-law zoning treatment as a Residential, Single Family, Detached Dwelling, a
9 manufactured home must:

10 a. Have been constructed or manufactured within the 6 years immediately preceding the date on
11 which it is affixed to the residential lot;

12 b. Consist of at least [1200] 400 square feet of living area, unless the Director, by means of an
13 Administrative Deviation pursuant to LVMC 19.16.120, approves a reduction in size[;] based on the size or
14 configuration of the lot, or on the square footage of the single-family residential dwellings in the immediate
15 vicinity of the manufactured home;

16 c. Be permanently affixed to the residential lot;

17 d. Have its foundation masked architecturally or by landscaping, berming or planters; and

18 e. Be demonstrated to be compatible with homes in the immediate vicinity, in terms of siding
19 material, roofing, color, building configuration, design features, etc.

20 2. The Special Use Permit provisions of LVMC 19.12.040(B) do not apply to this use.

21 **On-site Parking Requirement:** Two spaces per site.

22 SECTION 7: Title 19, Chapter 12, Section 70, is amended by adding thereto, at the
23 appropriate locations, entries for the following uses, with the horizontal line between them indicating
24 separation between entries for reference only and not for inclusion in the Unified Development Code:

25 **Residential Tiny House**

26 **Description:** A single-family dwelling unit for the exclusive use of a single family maintaining a household

1 with a gross floor area of 400 square feet or less, excluding loft areas. A Residential Tiny House that does
2 not qualify as a manufactured/mobile home or a recreational park trailer qualifies as and may be approved as
3 a Residential, Single Family Detached use, provided it meets all other requirements of that use. A Residential
4 Tiny House that qualifies as a manufactured home may be approved as a Residential, Manufactured Home
5 (Qualifying for Treatment as Residential Single Family Detached Dwelling), provided it meets all other
6 requirements of that use. Nothing in this description, however, prohibits the construction or use of a
7 Residential Tiny House as a Residential, Accessory Dwelling Unit as otherwise permitted in this Title. This
8 use does not include a Recreational Park Trailer.

9 **Conditional Use Regulations:**

10 1. A Residential Tiny House must:

- 11 a. Not be attached to any other dwelling by any means.
- 12 b. Be surrounded by open space or yards.
- 13 c. Not have more than one kitchen with full kitchen facilities.
- 14 d. Have interior access between all rooms used for human habitation.
- 15 e. Not be mounted on wheels.
- 16 f. Be placed on a foundation or secured to the site and connected to utilities as required by the
17 Building and Safety Division of the Department.

18 2. If a Residential Tiny House is elevated above grade, the base of the house must be masked architecturally
19 or by landscaping, berming or planters.

20 3. Within the following districts, a Residential Tiny House may only be constructed as part of a larger multi-
21 family residential or mixed use development: R-3, R-4, C-1, C-2, T4N, T4M and T5N.

22 4. The Special Use Permit provisions of LVMC 19.12.040(B) do not apply to this use.

23 **On-site Parking Requirement:** Two spaces per site.

25 **Residential Tiny House Park**

26 **Description:** An area or tract of land where two or more Residential Tiny Houses or Residential Tiny House

1 spaces are rented or held out for rent. The term does not include an area or tract of land where Residential
2 Tiny Houses are used occasionally for recreational purposes and not as permanent residences, or where the
3 Residential Tiny Houses are included as part of a larger multi-family or mixed use development.

4 **On-site Parking Requirement:** Two spaces per site (may be tandem) and one guest space for every 6
5 Residential Tiny House sites, distributed throughout the development.

6 SECTION 8: Title 19, Chapter 18, Section 20, is amended by amending the definition of
7 the term “Recreational Vehicle” to read as follows:

8 **Recreational Vehicle.** A vehicle towed, or self-propelled on its own chassis, or attached to the chassis of
9 another vehicle and designed or used for recreational or sporting purposes. The term includes, but is not
10 limited to, recreational park trailers, travel trailers, pick-up campers, camping trailers, motor coach homes
11 and converted trucks or buses.

12 SECTION 9: Title 19, Chapter 18, Section 20, is amended by amending the definition of
13 the term “Residential, Manufactured Home” to read as follows:

14 **Residential, Manufactured Home.** A structure as defined in NRS 489.113. A manufactured home may or
15 may not qualify for State-law zoning treatment as a residential, single family detached dwelling pursuant to
16 Table 2, as adopted in Section 19.12.010[.], and pursuant to Section 19.12.070. Such a use might qualify
17 either as a Residential, Manufactured Home (Qualifying for Zoning Treatment as Residential, Single Family
18 Detached Dwelling) use or as a Residential, Manufactured Home (Not Qualifying for Zoning Treatment as
19 Residential, Single Family Detached Dwelling) use.

20 SECTION 10: Title 19, Chapter 18, Section 20, is amended by adding thereto, at the
21 appropriate locations, the following terms and their corresponding definitions:

22 **Loft.** A floor level located more than 30 inches above the main floor, open to the main floor on one or more
23 sides with a ceiling height of less than six feet, eight inches, and used as a living or sleeping space.

24 **Recreational Park Trailer.** A vehicle which is primarily designed to provide temporary quarters for
25 recreational, camping or seasonal use and which:

26 1. Is built on a single chassis mounted on wheels;

- 1 2. Has a gross trailer area not exceeding 400 square feet in the set-up mode; and
- 2 3. Is certified by the manufacturer as complying with Standard No. A119.5 of the American National
- 3 Standards Institute.

4 **Residential Tiny House.** A single-family dwelling unit for the exclusive use of a single family maintaining
5 a household with a gross floor area of 400 square feet or less, excluding loft areas. A residential tiny house
6 that does not qualify as a manufactured/mobile home or a recreational park trailer qualifies as and may be
7 approved as a Residential, Single Family Detached use, provided it meets all other requirements of that use.
8 A residential tiny house that qualifies as a manufactured home may be approved as a Residential,
9 Manufactured Home (Qualifying for Treatment as Residential Single Family Detached Dwelling), provided
10 it meets all other requirements of that use. Nothing in this definition, however, prohibits the construction or
11 use of a Residential Tiny House as a Residential, Accessory Dwelling Unit as otherwise permitted in this
12 Title. The term does not include a Recreational Park Trailer.

13 **Residential Tiny House Park.** An area or tract of land where two or more tiny houses or tiny house spaces
14 are rented or held out for rent. The term does not include an area or tract of land where tiny houses are used
15 occasionally for recreational purposes and not as permanent residences, or where the tiny houses are included
16 as part of a larger multi-family or mixed use development.

17 SECTION 11: For purposes of Section 2.100(3) of the City Charter, LVMC 19.06.130,
18 19.09.050, 19.12.010, 19.12.070, and 19.18.020 are deemed to be subchapters rather than sections.

19 SECTION 12: The Department of Community Development is authorized and directed to
20 incorporate into the Unified Development Code the amendments set forth in Sections 2 to 10, inclusive, of
21 this Ordinance.

22 SECTION 13: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
23 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
24 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
25 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
26 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase

1 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
2 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

3 SECTION 14: All ordinances or parts of ordinances or sections, subsections, phrases,
4 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983
5 Edition, in conflict herewith are hereby repealed.

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

7 APPROVED:
8
9 By _____
CAROLYN G. GOODMAN, Mayor

10 ATTEST:
11 _____
12 LUANN D. HOLMES, MMC
City Clerk

13 APPROVED AS TO FORM:
14 Val Steed 5-21-24
15 Val Steed, Date
Deputy City Attorney

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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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