

BILL NO. 2023-8

ORDINANCE NO. _____

AN ORDINANCE RELATING TO ZONING; AMENDING LVMC CHAPTER 19.09, RELATING TO FORM-BASED CODE, TO CONSOLIDATE USE TYPES FOR THE VARIOUS TRANSECT ZONES INTO ONE TABLE; MAKING RELATED ADJUSTMENTS TO OTHER PROVISIONS OF LVMC TITLE 19; MAKING OTHER GENERAL TECHNICAL AMENDMENTS AND CORRECTIONS TO TITLE 19; AND PROVIDING FOR OTHER RELATED MATTERS.

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

Summary: Amends LVMC Chapter 19.09, relating to Form-Based Code, to consolidate use types for the various transect zones into one table; makes related adjustments to other provisions of LVMC Title 19; and makes other general technical amendments and corrections to Title 19.

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 52, inclusive, of this Ordinance. The amendments are deemed to be amendments to Ordinance No. 6289 and to the Unified Development Code adopted as Title 19.

SECTION 2: Section 19.09.030.O is amended to read as follows:

19.09.030.O Nonconformities

Reinvestment in nonconforming structures and associated uses in Transect Zones to achieve public safety, environmental, economic, or fiscal benefits in concert with the goals of the Downtown Master Plan is encouraged. However, within Transect Zones established pursuant to this Chapter, there may exist lots, structures and uses of land which were lawful before the effective date of this Chapter or an amendment thereto and which would be prohibited, regulated, or restricted under the terms of this Chapter, as amended. It is generally the intent of this Chapter to permit these nonconformities to continue until they are removed or abandoned, or until such earlier time as they are ordered to be removed, but not to encourage their survival. Notwithstanding that general intent, the provisions of this Chapter, rather than any inconsistent general nonconforming provisions of the Title, shall govern lots, structures and uses which became or become

1 nonconforming by reason of the adoption of this Chapter or an amendment thereto. The application of this
2 Chapter to govern nonconformities pursuant to the preceding sentence shall be effective as of the date of the
3 adoption of this Chapter or the amendment thereto (as applicable), whichever action created the
4 nonconformity.

5 1. Renovations may extend to the maximum amount allowed by the applicable Transect
6 Standards in accordance with this Chapter, but no renovation may increase the extent of nonconformity to
7 the standards set forth in this Chapter.

8 2. Except as otherwise provided in this Chapter, the abandonment, continuation, expansion or
9 relocation of nonconforming uses, buildings and signs, including nonconformity resulting from any City
10 action described in LVMC 19.14.090, shall be subject to Chapter 19.14.

11 3. Any use or structure that was established or constructed in violation of the then-applicable
12 zoning regulations at the time of the establishment or construction is deemed not to be a nonconforming use
13 recognized as such under this Chapter and Chapter 19.14, and remains in violation of the applicable zoning
14 regulations set forth in this Title.

15 SECTION 3: Section 19.09.030.R (pertaining to “Definitions”) is deleted in its entirety.

16 SECTION 4: Section 19.09.040.I is amended to read as follows:

17 **19.09.040.I Fremont East**

18 Historic Hotels and Motels - Adaptive Reuse Standards

19 **a. Purpose**

20 Hotels and motels located in the Fremont East District are the foundation of the City’s tourism economy.
21 Adaptive reuse is an important aspect of development in the Fremont East District, as it contributes to the
22 historic character of the area. The purpose of these standards is to allow for a change of use of existing vacant
23 or abandoned hotel or motel buildings on Fremont Street, and the property on which they are located, into
24 new and more productive residential or commercial uses.

25 **b. Applicability**

26 These additional standards apply to existing hotels and motels or to features of these hotels or motels such as

signs, that have been designated as Historic Landmarks, Districts, Sites, Buildings, Structures, or Objects in compliance with LVMC Section 19.10.150.I (Designation of Historic Landmarks, Districts, Sites, Buildings, Structures, and Objects) located in the T5 Main Street (T5-MS), T4 Main Street (T4-MS), and T4 Corridor (T4-C) Zones.

c. Allowed Uses

In addition to the land use types listed in [Table I (Use Types) of the Zones listed in subparagraph b (Applicability) above,] LVMC 19.09.050.F, the Director may determine that a use not listed in [Table I] that Subsection is allowed either within the building(s) or on the property if it is listed in LVMC Section 19.12.010 (Land Use Tables), it supports the purpose and intent of the Zone, and it is consistent with the goals and policies of the Vision 2045 Downtown [Master Plan.] Masterplan.

[The Director may also determine that a use not listed in LVMC Section 19.12.010 (Land Use Tables) is allowed either within the building(s) or on the property if the use supports the purpose and intent of the Zone and is consistent with the goals and policies of the Downtown Master Plan, subject to issuance of a Temporary Commercial Permit under LVMC Section 19.16.160 (Temporary Commercial Permit).

d. Use Specific Standards

Refer to LVMC Section 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.]

SECTION 5: Section 19.09.040.L.1 is amended to read as follows:

1. Additional Standards for Uses

[a.] To support the development of the Las Vegas Medical District, [accessory] structures that are determined to be functionally essential to the hospital use, such as utility and medical-related facilities, will be allowed as part of the development in a manner that is harmonious and compatible with the surrounding properties, as approved by the Director.

[b. Social Use Venue is not an allowed use within the Las Vegas Medical District.]

SECTION 6: Section 19.09.050.D is amended by deleting those portions of Table 1 that pertain to the “Special District Placeholder.”

SECTION 7: Section 19.09.050.E is amended by deleting from each of the following Subsections all of Table I (as in the letter “I”), which relates to Use Types:

19.09.050.E.004

19.09.050.E.008

19.09.050.E.012

19.09.050.E.016

19.09.050.E.020

19.09.050.E.024

19.09.050.E.026

19.09.050.E.028

19.09.050.E.032

19.09.050.E.036

19.09.050.E.040

The deletion in each of the Subsections listed just above includes the deletion of all notes, footnotes and keys that are part of and pertain to the deleted table in each case.

SECTION 8: Section 19.09.050.F, including constituent parts, is deleted in its entirety.

SECTION 9: Section 19.09.050 is amended by adding a new subsection designated as Subsection 19.09.050.F, reading as set forth in Exhibit A attached to this Ordinance.

SECTION 10: Sections 19.09.050, 19.09.060 and 19.09.070 are amended so as to delete all references to “Live/Work” as a building type in each of the following Subsections:

19.09.050.E.012.D

19.09.050.E.016.D

19.09.050.E.024.D

19.09.050.E.026.D

19.09.050.E.028.D

19.09.050.E.032.D

1 **19.09.050.E.036.D**

2 **19.09.060.C**

3 **19.09.070.F**

4 SECTION 11: Section 19.09.100.C is amended to read as follows:

5 **19.09.100.C Fencing, [and] Screening and Outdoor Storage Standards**

6 A. Standards for fencing and screening in all Transect Zones are established in LVMC [Section]
7 19.06.040.H (Fences and Walls) and [LVMC Section 19.06.120.] the following provisions of LVMC
8 19.06.120:

9 1. Table 7 and Figure 6;

10 2. Table 8 and Figure 7; and

11 3. Table 9 and Figure 8.

12 B. In addition to [those standards, the following shall apply:] the standards referred to in Paragraph (A)
13 above, [The] the maximum height of fences and walls erected between the front property line and the primary
14 structure shall not exceed five (5) feet, and the maximum height of solid fences or walls shall not exceed two
15 (2) feet. Notwithstanding the preceding sentence, the Director may approve fences and walls that serve to
16 satisfy screening requirements set forth in this Title and that exceed the special fences and walls requirements.
17 For the purposes of satisfying this requirement, a solid fence or wall is any fence or wall that is opaque for
18 over sixty percent of its surface, as to be viewed perpendicularly from the right-of-way line.

19 C. Outdoor storage is subject to the limitations and requirements of LVMC 19.08.040(E)(4)(e).

20 SECTION 12: Section 19.09.110, pertaining to Definitions, is deleted in its entirety, but
21 subject to the following:

22 A. All terms and definitions currently contained in Section 19.09.110, with the exception of
23 those listed in Subsection (B) below, shall be moved and added to the appropriate locations in LVMC
24 19.18.020. Any so moved and added shall take into account any amendments to those terms or definitions
25 that are adopted in subsequent sections of this Ordinance.

26 B. The terms and definitions currently contained in Section 19.09.110 that are to be deleted

without transfer to LVMC 19.18.020 (except insofar as may be added back in some form by subsequent sections of this Ordinance) are the following:

Accessory Dwelling Units (ADU)

Architectural Feature

Awning

Building, Primary

Chamfered Corner

Downtown Industrial

Downtown Residential

Downtown Restricted

Downtown Retail

Downtown Services

Duplex – Front and Back

Duplex – Side by Side

Duplex – Stacked

Greenway

Live/Work

Mixed-Use

Public Services, Minor

Right-of Way

Rowhouse

Temporary Uses

Two-Family Dwelling

Unit

...

...

SECTION 13: Chapter 19.06 is amended by deleting from each of the following Sections all of Table 6 as located in each such Section and replacing it in each case with a new Table 6, as set forth in Section 14:

19.06.050

19.06.060

19.06.065

19.06.070

19.06.075

19.06.080

19.06.090

19.06.100

19.06.110

19.06.120

19.06.130

SECTION 14: The following Table 6 is adopted for appropriate placement in each of the Code Sections listed in Section 13 of this Ordinance:

**Table 6 – Parking
(see Figure 5)**

1. On-site parking requirements for the applicable use shall be governed by LVMC 19.12.060.
2. For any multi-family, mixed-use or non-residential development, the parking area design standards of LVMC 19.08.110 shall apply.
3. Handicapped parking for multi-family residential units shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped, or as otherwise required by the Building Code.
4. Guest parking, where required, shall be evenly spread throughout the development, and is subject to the requirements of LVMC 19.08.110 and 19.18.030 with regard to the design of the spaces and the number of spaces required, including handicap accessible spaces.

SECTION 15: Section 19.06.090 is amended by amending Table 1 thereof to read as follows:

...

**Table 1- BUILDING PLACEMENT
(see Figure 1)**

A	Minimum Lot Size Minimum Lot Width	1,600 square feet 20 feet
B	Max. Lot Coverage Dwelling Units per Lot	95% 1
C	Minimum Front Yard Setback	10 feet ¹ 18 feet to front garage entry
D	Minimum Side Yard Setback	NA
E	Minimum Corner Side Yard Setback	10 feet
F	Minimum Rear Yard Setback	5 feet
Footnotes: 1. A porch, if provided, may encroach to a maximum of five feet into the required setback area,		

SECTION 16: Section 19.10.170(C) is amended to read as follows:

C. Boundaries

The Live/Work Overlay District is established within the City. Its boundaries are depicted in Figure 1. However, as and to the extent that areas within the boundaries of the Overlay District have been or are rezoned under the Form-Based Code provisions of LVMC Chapter 19.09, those areas shall be deemed to be removed from the Overlay District and shall be governed by the applicable provisions of Chapter 19.09.

SECTION 17: Section 19.12.010 is amended by amending Table 1 thereof to delete in its entirety the row pertaining to “H” and the Home Occupation Permit.

SECTION 18: Section 19.12.010 is amended by amending several entries in the table. The amended entries, which are to be located or relocated as necessary for alphabetical purposes, are as set forth below:

	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
Home Occupation	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	[H] P	P	[H] P	[H] P	[H] P	[H] P	[H] P
[Accessory Structure (Class I)] <u>Residential Accessory Dwelling Unit</u>	S	S	S	S															

1		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
2																				
3	[Accessory Structure (Class I)]																			
4	<u>Residential</u> <u>Accessory</u> <u>Dwelling</u> <u>Unit</u>	C	C	C	C	C	C	C	C	C	C	C								
5																				
6	<u>Residential</u> <u>Duplex</u>								P	P	P									
7	<u>Residential</u> , Manufac- tured Home (Not Qualifying for Treatment as <u>Residential</u> Single Family Detached Dwelling)											P								
8																				
9																				
10																				
11																				
12																				
13	<u>Residential</u> , Manu- factured Home (Qualifying for Treatment as <u>Residential</u> Single Family Detached Dwelling)	C	C	C	C	C	C	C	C	C	C									
14																				
15																				
16																				
17																				
18																				
19	<u>Residential</u> , Mobile Home											P								
20	<u>Residential</u> , Mobile Home Park											C								
21																				
22	Residential, Multi- Family [Residen- tial]									P	P		C	C	C	C	C			
23																				
24	<u>Residential</u> , Single Family, Attached							P	P	P	P									
25																				
26																				

	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
<u>Residential,</u> Single Family, Detached	P	P	P	P	P	P	P	P	P	P	P								
<u>Residential,</u> Single Family, Zero Lot Line						C	C												
<u>Residential,</u> Townhouse							P	P	P	P									
<u>Residential,</u> Two-Family Dwelling								P	P	P									

SECTION 19: Section 19.12.070 is amended by deleting in its entirety the entry for the use “Commercial, Other Than Listed.”

SECTION 20: Section 19.12.070 is amended by adding, at the appropriate location, an entry for the use “Residential, Duplex” to read as follows:

Residential, Duplex

Description: A single building containing two attached single family dwelling units located on the same lot or parcel, with the dwelling units having separate exterior entrances and no internal access between them.

On-site Parking Requirement: Two spaces per dwelling unit.

SECTION 21: Section 19.12.070 is amended by amending the entry for the use “Automobile Rental” to read as follows:

Automobile Rental

Description: A facility for the rental of new or used automobiles or other passenger vehicles. For purposes of the limitations of this Title on outside storage, vehicles kept on a lot for rental purposes are not considered to be outside storage.

Conditional Use Regulations:

1. The minimum site area designated for rental services shall be 25,000 square feet.
2. The installation and use of an outside public address or bell system is prohibited.

3. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

4. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

[5. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.]

Minimum Special Use Permit Requirements:

1. No more than 5 rental vehicles shall be stored on the site at any one time.

2. No vehicles shall be offered for sale on the premises.

3. The installation and use of an outside public address or bell system is prohibited.

4. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

5. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

[6. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.]

On-site Parking Requirement: One space for each 200 square feet of gross floor area.

SECTION 22: Section 19.12.070 is amended by amending the entry for the use "Custom & Craft Work" to read as follows:

Custom & Craft Work

Description: A facility for the production of finished, personal or household items which are either made to order or involve considerable handwork. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, woodworking, upholstery, sculpting and other work or wood products on an individualized single item basis. This use does not include cabinetmaking, cabinet assembly or the use of mechanized assembly line production.

...

1 **Conditional Use Regulations:**

- 2 1. All work shall be performed within an enclosed building.
3 [2. All outside storage shall be screened from view from public streets and adjacent properties.]

4 **Minimum Special Use Permit Requirements:**

- 5 1. All work shall be performed within an enclosed building.
6 [2. All outside storage shall be screened from view from public streets and adjacent properties.]

7 **On-site Parking Requirement:** One space for each 500 square feet of gross floor area.

8 SECTION 23: Section 19.12.070 is amended by amending the entry for the use “Helipad”
9 to read as follows:

10 **Description:** A facility for the landing and taking off of helicopters, but with no accessory gas sales,
11 maintenance or other services.

12 **Conditional Use Regulations:**

- 13 1. The use shall be permitted only as an accessory use to a hospital, medical facility or medical office.
14 2. The operator shall designate flight paths that minimize flights over residential areas and shall provide
15 the City with evidence that such flight paths have been approved by the Clark County Department of
16 Aviation.

17 **Minimum Special Use Permit Requirements:**

- 18 1. The use shall be permitted only as an accessory use to a hospital, medical facility or medical office.
19 2. The operator shall designate flight paths that minimize [flight] flights over residential areas and shall
20 provide the City with evidence that such flight paths have been approved by the Clark County Department
21 of Aviation.

22 **On-site Parking Requirement:** No additional parking required beyond that which is required for the
23 principal use(s) on the site.

24 SECTION 24: Section 19.12.070 is amended by amending the entry for the use “Outdoor
25 Storage” to read as follows:

26 . . .

1 **Outdoor Storage**

2 **Description:** The use of a significant portion of a lot or area for the long term retention (more than 24 hours)
3 of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are
4 to be bought, sold, repaired, stored, incinerated, or discarded. This use includes the storage of self-contained
5 cargo containers that have not been converted into a permanent building, but does not include new or used
6 motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for
7 residents, guests, customers or employees in connection with a principal use. For informational purposes,
8 outdoor storage is subject to the limitations and requirements of LVMC 19.08.040(E)(4)(e).

9 **On-site Parking Requirement:** No additional parking required beyond that which is required for the
10 principal use(s) on the site.

11 SECTION 25: Section 19.12.070 is amended by amending the entry for the use
12 “Recreational Vehicle and Boat Storage” to read as follows:

13 **Recreational Vehicle and Boat Storage**

14 **Description:** An area or facility used for the storage of recreational vehicles, boats, or any combination
15 thereof. For purposes of this description, a “recreational vehicle” is a vehicle towed, or self-propelled on its
16 own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting
17 purposes. This use includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor
18 coach homes and converted trucks or buses.

19 **Conditional Use Regulations:**

- 20 1. [Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.
- 21 2. Storage areas that are not screened by an intervening building shall be screened completely from
22 view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be
23 screened completely from view from any adjoining property by a screening device at least 8 feet in height,
24 except along the property line of any adjoining property that is zoned C-M or M.
- 25 3.] The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

26 . . .

1 **Minimum Special Use Permit Requirements:**

- 2 1. [Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.
- 3 2. Storage areas that are not screened by an intervening building shall be screened completely from
- 4 view from any public street by a screening device at least 8 feet in height. In addition, storage areas shall be
- 5 screened completely from view from any adjoining property by a screening device at least 8 feet in height,
- 6 except along the property line of any adjoining property that is zoned C-M or M.
- 7 3.] The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

8 **On-site Parking Requirement:** One space for each 50 storage spaces, spread throughout the development,

9 plus a minimum of five spaces for customer use on the exterior side of the security fence.

10 SECTION 26: Section 19.12.070 is amended by amending the entry for the use “Accessory

11 Structure (Class I)” to read as follows, to be relocated within that Section as necessary for alphabetical

12 purposes:

13 **[Accessory Structure (Class I)] Residential, Accessory Dwelling Unit**

14 **Description:** An accessory structure which is located on the same residential parcel as a principal dwelling

15 and which, as an ancillary use, provides living quarters, including full kitchen facilities, for the occupants of

16 the principal dwelling or their tenants, domestic employees or temporary guests.

17 **Minimum Special Use Permit Requirements:**

18 *1. In the U, R-E, R-D and R-1 Zoning Districts, [The] the minimum size of the lot or parcel must

19 [exceed] be at least 6500 square feet.

20 *2. No more than one Residential, Accessory Dwelling Unit is permitted on a single lot. The unit is

21 subject to the development standards of the zoning district in which it is located; provided, however, that in

22 no case shall the unit exceed the total gross floor area of the primary dwelling unit.

23 [2.] 3. Unless the principal dwelling is owner-occupied, a [Class I accessory structure] Residential,

24 Accessory Dwelling Unit may not be offered or occupied as a rental unit.

25 **On-site Parking Requirement:** One additional parking space must be provided beyond the number of spaces

26 normally required.

SECTION 27: Section 19.12.070 is amended by amending the entry for the use “Accessory Structure (Class II)” to read as follows, to be relocated within that Section as necessary for alphabetical purposes:

[Accessory Structure (Class II)] Residential Accessory Structure

Description: An accessory structure which is located on the same lot as a principal structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as an [“Accessory Structure, Class I.”] “Residential, Accessory Dwelling Unit.”

Conditional Use Regulations:

1. The use shall comply with all applicable provisions of [Section 19.06.040 to] Chapters 19.06 and 19.09 that govern accessory structures.
2. Except as otherwise specifically provided regarding a particular use governed by Chapter 19.09, [Any] any use that does not comply may be permitted only by means of a Variance.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use on the site.

SECTION 28: Section 19.12.070 is amended by amending the entry for the use “Manufactured Home (Not Qualifying for Zoning Treatment as Single Family Detached Dwelling)” to read as follows, to be relocated within that Section as necessary for alphabetical purposes:

Residential, Manufactured Home (Not Qualifying for Zoning Treatment as Residential, Single Family Detached Dwelling)

Description: A structure (as defined in NRS 489.113) that does not qualify for State-law zoning treatment as a Residential, Single Family Detached Dwelling. The fact that a structure does not qualify for State-law zoning treatment as a Residential, Single Family Detached Dwelling does not preclude it from being so treated for other purposes, or from being permanently affixed to a residential lot.

On-site Parking Requirement: Two spaces per site.

SECTION 29: Section 19.12.070 is amended by amending the entry for the use “Manufactured Home (Qualifying for Zoning Treatment as Single Family Detached Dwelling)” to read as

follows, to be relocated within that Section as necessary for alphabetical purposes:

Residential, Manufactured Home (Qualifying for Zoning Treatment as Residential, Single Family Detached Dwelling)

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

Conditional Use Regulations:

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

- a. Have been constructed or manufactured within the 6 years immediately preceding the date on which it is affixed to the residential lot;
- b. Consist of at least 1200 square feet of living area, unless the Director approves a reduction in size;
- c. Be permanently affixed to the residential lot;
- d. Have its foundation masked architecturally or by landscaping, berming or planters; and
- e. Be demonstrated to be compatible with homes in the immediate vicinity, in terms of siding material, roofing, color, building configuration, design features, etc.

On-site Parking Requirement: Two spaces per site.

SECTION 30: Section 19.12.070 is amended by amending the entry for the use “Mobile Home” to read as follows, to be relocated within that Section as necessary for alphabetical purposes:

Residential, Mobile Home

Description: A factory-assembled structure equipped with the necessary service connections and made so as to be movable as a unit on its own running gear and designed to be used for a one-family residential use.

Conditional Use Regulations:

1. No sales or display of mobile homes is permitted, except for:
 - a. The sale in-place, by the owner or his agent, of a mobile home that has previously been located and continuously occupied in that mobile home park by the owner.

1 b. The sale in-place, by a mobile home dealer, of a mobile home that has previously been
2 located and continuously occupied in that mobile home park by the owner of the home and that has been
3 taken as a trade-in or purchased from the owner.

4 c. The placement of a mobile home within a mobile home park for the purpose of sale or
5 display, or both, as a sales model only.

6 For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in
7 a mobile home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

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

9 SECTION 31: Section 19.12.070 is amended by amending the entry for the use "Mobile
10 Home Park" to read as follows, to be relocated within that Section as necessary for alphabetical purposes:

11 **Residential, Mobile Home Park**

12 **Description:** An area or tract of land where 2 or more mobile homes or mobile home lots are rented or held
13 out for rent. This use does not include an area or tract of land where:

14 1. More than half of the lots are rented overnight or for less than three months for recreational
15 vehicles.

16 2. Mobile homes are used occasionally for recreational purposes and not as permanent
17 residences.

18 **Conditional Use Regulations:**

19 1. No sales or display of mobile homes is permitted, except for:

20 a. The sale in-place, by the owner or his agent, of a mobile home that has previously been
21 located and continuously occupied in that mobile home park by the owner.

22 b. The sale in-place, by a mobile home dealer, of a mobile home that has previously been
23 located and continuously occupied in that mobile home park by the owner of the home and that has been
24 taken as a trade-in or purchased from the owner.

25 c. The placement of a mobile home within a mobile home park for the purpose of sale or
26 display, or both, as a sales model only.

1 For purposes of this Conditional Use Regulation 1, a financial institution that has succeeded to the interest in
2 a mobile home of its owner, through foreclosure, shall be deemed to be the agent of the owner.

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

5 SECTION 32: Section 19.12.070 is amended by amending the entry for the use “Multi-
6 Family Residential” to read as follows, to be relocated within that Section as necessary for alphabetical
7 purposes:

8 **Residential, Multi-Family [Residential]**

9 **Description:** A structure used or designed as a residence for 3 or more families or households living
10 independently of each other.

11 **Conditional Use Regulations:**

12 1. This use is permitted only in conjunction with an approved Mixed-Use development.

13 **On-site Parking Requirement:** Calculated by the capacity of each unit as described below, plus one
14 additional guest space for every 6 units spread throughout the development:

- 15 1. Studio and One Bedroom Units – 1.25 spaces per unit.
- 16 2. Two Bedroom Units – 1.75 spaces per unit.
- 17 3. Three Bedroom and Above Units – Two spaces per unit.
- 18 4. Units developed as part of a Mixed-Use development shall provide parking in accordance
19 with LVMC 19.18.030(D).

20 SECTION 33: Section 19.12.070 is amended by amending the entry for the use “Single
21 Family, Attached” to read as follows, to be relocated within that Section as necessary for alphabetical
22 purposes:

23 **Residential, Single Family, Attached**

24 **Description:** A dwelling unit attached to one or more other dwelling units where each dwelling unit is located
25 on a separate lot. (Such a dwelling unit could include duplexes, townhouses, [four-plexes, six-plexes,] multi-
26 plexes, etc.)

1 **On-site Parking Requirement:** Two spaces per dwelling unit, plus one guest space for every 6 dwelling
2 units[.] spread throughout the development.

3 SECTION 34: Section 19.12.070 is amended by amending the entry for the use “Single
4 Family, Detached” to read as follows, to be relocated within that Section as necessary for alphabetical
5 purposes:

6 **Residential, Single Family, Detached**

7 **Description:** A dwelling unit that is not attached to any other dwelling by any means, is located on a separate
8 and individually owned lot, is surrounded by open space or yards, and is for the exclusive use of a single
9 family maintaining a household. Except where specifically provided in this Title, no such unit may have more
10 than 1 kitchen, and all rooms used for human habitation must have interior access to one another.

11 **On-site Parking Requirement:** Two spaces per dwelling unit.

12 SECTION 35: Section 19.12.070 is amended by amending the entry for the use “Single
13 Family, Zero Lot Line” to read as follows, to be relocated within that Section as necessary for alphabetical
14 purposes:

15 **Residential, Single Family, Zero Lot Line**

16 **Description:** A single family dwelling unit that is located directly on 1 or more lot lines.

17 **Conditional Use Regulations:**

- 18 1. Roof overhangs and any architectural projections shall not be permitted to cross property lines.
19 2. No architectural openings of any kind shall be permitted on walls sited less than 3 feet from the
20 property line.

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

22 SECTION 36: Section 19.12.070 is amended by amending the entry for the use
23 “Townhouse” to read as follows, to be relocated within that Section as necessary for alphabetical purposes:

24 **Residential, Townhouse**

25 **Description:** A row or cluster of at least 3 attached dwellings in which each dwelling is located on separately
26 owned lot, each unit is separated by 1 or more common vertical walls, each unit has its own front and rear

yard access, and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

On-site Parking Requirement: Two spaces per dwelling unit, plus one guest space for every 6 dwelling units spread throughout the development.

SECTION 37: Section 19.12.070 is amended by amending the entry for the use “Two-Family Dwelling” to read as follows, to be relocated within that Section as necessary for alphabetical purposes:

Residential, Two-Family Dwelling

Description: A detached dwelling designed for and occupied exclusively by 2 families living independently of each other in separate dwelling units on a single lot.

On-site Parking Requirement: Two spaces per dwelling unit.

SECTION 38: Section 19.12.070 is amended by amending the entry for the use “Salvage or Reclamation of Products (Outdoor)” to read as follows:

Salvage or Reclamation of Products (Outdoor)

Description: An outdoor area or facility for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. This use includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

Conditional Use Regulations:

1. The minimum site area dedicated to this use shall be 25,000 square feet.
2. All areas used for the parking and storage of operable vehicles shall be paved.
3. [All stored, damaged, or wrecked vehicles, parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

4. In addition to the requirements in LVMC 19.08.040(F), mature evergreen trees shall be installed along the perimeter property lines to screen any vehicle parts storage area from surrounding properties.

5. Perimeter walls, a minimum of 8 feet in height, shall be installed along all property lines.

6.] Repair activities and vehicle loading and unloading shall be prohibited on adjoining streets and alleys.

[7. Service bays with vehicular access from the exterior of the structure shall not face the public rights of way.

8.] 4. All on-site lighting shall be stationary and directed away from adjoining properties. All lighting shall be shielded, hooded or otherwise designed so that direct glare and reflections are contained within the boundaries of the parcel. No light shall extend into any residential zoning district.

[9.] 5. All repair activities and operations shall be conducted entirely within an enclosed structure. Outdoor hoists shall be prohibited.

[10.] 6. Repair facilities shall close all windows and doors when performing body and fender work, hammering, sanding or other noise-generating activities.

[11.] 7. All hazardous materials resulting from the repair, storage, or dismantling operation shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable Federal, State, and local regulations.

On-site Parking Requirement: One space for each 1000 square feet of gross floor area dedicated to this use, plus one space for every 10,000 square feet of gross yard area.

SECTION 39: Section 19.12.070 is amended by amending the entry for the use “Temporary Outdoor Commercial Event” to read as follows:

Temporary Outdoor Commercial Event

Description: A promotional activity, fair, circus, rodeo, festival, carnival, arts and crafts fair, tent revival, haunted house, amusement system, or concert that will be conducted at a location other than a stadium, auditorium or other public assembly facility that is designed to accommodate such an event. This use does

not include one-day residential celebrations; uses within public facilities or recreational facilities regulated or organized through the Department of [Leisure Services; parades and similar events that occur in the public right-of-way and are regulated by or organized through the Las Vegas Metropolitan Police Department; or] Parks, Recreation and Cultural Affairs; grand openings of new businesses that meet all requirements of the Department of Fire and Rescue[.]; or any special event subject to permitting under LVMC Chapter 12.02.

On-site Parking Requirement: No additional parking required beyond that which is required for the principal use(s) on the site.

SECTION 40: Section 19.12.100(A) is amended to read as follows:

A. Unlisted Uses

The uses permitted in this Chapter are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this Chapter are prohibited. However, additional new and unlisted uses may be permitted by the Director if the Director finds that the use is similar to other uses listed in the same zoning district[.] and is consistent with the intent of the City of Las Vegas 2050 Master Plan and any adopted and applicable special area plan.

A description of the proposed use shall be submitted in writing to the Department for consideration to be approved as an unlisted use under LVMC 19.12.100. The description shall provide enough detail to determine what similarities the use may have with other uses specifically listed for the same zoning district, as well as any differences that make it a distinctly new and separate use. The determination made pursuant to LVMC 19.12.100 will dictate to what extent the use may proceed, whether:

1. Permitted by administrative approval, subject to appropriate conditions;
2. Permitted by means of the special use permit process of LVMC 19.16.110; or
3. Determined not to be permitted as an unlisted use.

Conditions of approval, as well as the on-site parking requirement for the proposed use, shall be determined by the Director based on other similar uses, or in connection with the approval of a special use permit to approve the use.

SECTION 41: Section 19.16.180(G)(1)(e) is amended to read as follows:

e. The following activities are not permitted as a Home Occupation:

i. On-site repair, painting or body work pertaining to motor vehicles or trailers. Off-site repair work performed by a mobile repair service is subject to the limitations contained in the Conditional Use Regulations applicable to the use “Vehicle Parking, Storage or Repair in Residential Zoning Districts,” as found in Section 19.12.070;

ii. The sale or storage of vehicles by a vehicle dealer as defined in NRS Chapter 482;

iii. On-site commercial preparation of food for service on or off the premises, except as permitted for a cottage food operation;

iv. The sale or storage of explosives, ammunition or firearms;

v. The sale or storage of tobacco, [products, tobacco paraphernalia or alcoholic beverages;] cannabis or hemp products or paraphernalia, or the sale or storage of alcoholic beverages;

vi. A beauty parlor or barber shop; or

vii. An ambulance or related emergency service.

SECTION 42: Title 19, Chapter 18, Section 20, is hereby amended by deleting in their entirety the following terms and their corresponding definitions:

Accessory Structure (Class I)

Accessory Structure (Class II)

Commercial, Other Than Listed

Duplex

Dwelling

Dwelling, Attached

Dwelling, Multi-Family

Dwelling, Patio Home

Dwelling, Single Family Attached

Dwelling, Townhouse

Dwelling Unit

- 1 Keg Beer
- 2 Live/Work Unit
- 3 Manufactured Home
- 4 Mobile Home
- 5 Mobile Home Park
- 6 Mobile Home Space
- 7 Mobile Home Space Boundary Line
- 8 Multi-Family Residential
- 9 Single Family Attached Dwelling
- 10 Single Family Detached Dwelling
- 11 Single Family, Zero Lot Line
- 12 Townhouse
- 13 Two-Family Dwelling

14 SECTION 43: Title 19, Chapter 18, Section 20, is hereby amended by adding thereto, at
15 the appropriate locations, the following terms and their corresponding definitions:

16 **Chamfered Corner.** An external wall of a building that connects two perpendicular exterior walls, typically
17 at a symmetrical 45-degree angle that creates a beveled edge to the building rather than a 90-degree corner.

18 **Live/Work.** A unit that has one or more rooms and meets each of the following minimum requirements:

- 19 1. The unit is utilized by a single household in a building that has been designed or structurally
20 modified to accommodate joint residential and nonresidential occupancy;
- 21 2. The unit includes full kitchen facilities, sleeping and sanitary facilities, and working space
22 reserved for, and regularly used by, one or more occupants of the unit;
- 23 3. The unit has and maintains internal access throughout the entire unit; and
- 24 4. The unit is located within a single-family, multi-family or mixed-use development. When
25 located within a multi-family or mixed-use development:
 - 26 a. Access to the nonresidential use of the unit for the public, deliveries or other services

1 shall be provided from the exterior of the unit, or from corridors that do not provide direct access to other
2 residential units. Access through shared residential corridors shall be permitted to a Live/Work unit only
3 when such access is solely for the residential use.

4 b. Live/Work units shall be clearly identified by signage in order to facilitate access
5 for emergency services. For addressing purposes, the unit shall receive a single address in conformance with
6 the applicable provisions of LVMC 19.04.050.

7 In addition to the above, the nonresidential use of a Live/Work unit is limited to the uses that are allowed
8 within the underlying zoning district, subject to the requirements and limitations of this Title and any other
9 applicable special area plan. The number of spaces required for on-site parking will be calculated in
10 accordance with LVMC 19.12.060, in each case based upon the gross square footage of the unit and the
11 nonresidential use or uses occurring therein, and subject to the provisions of LVMC 19.09.100.G, where
12 applicable.

13 **Residential Accessory Dwelling Unit.** An accessory structure which is located on the same residential
14 parcel as a principal single family dwelling and which, as an ancillary use, provides living quarters, including
15 full kitchen facilities, for the occupants of the principal dwelling or their tenants, domestic employees or
16 temporary guests.

17 **Residential Accessory Structure.** An accessory structure which is located on the same lot as a principal
18 residential structure, is detached therefrom, is incidental or subordinate thereto, and does not qualify as a
19 “Residential Accessory Dwelling Unit.”

20 **Residential, Duplex.** A single building containing two attached single family dwelling units located on the
21 same lot or parcel, with the dwelling units having separate exterior entrances and no internal access between
22 them.

23 **Residential, Dwelling.** A structure with one or more rooms that is used exclusively for human habitation;
24 designed, occupied, or intended for occupancy as a separate living quarter with sleeping, cooking and sanitary
25 facilities provided.

26 **Residential, Dwelling, Attached.** A one-family dwelling attached to two or more one-family dwellings by

1 common vertical walls.

2 **Residential, Dwelling, Multi-Family.** A building or group of buildings which contain at least three attached
3 dwellings and may include units that are located one over the other.

4 **Residential, Dwelling Unit.** One or more rooms, designed, occupied, or intended for occupancy as a separate
5 living quarters, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the
6 exclusive use of a single family maintaining the household.

7 **Residential, Manufactured Home.** A structure as defined in NRS 489.113. A manufactured home may or
8 may not qualify for State-law zoning treatment as a residential, single family detached dwelling pursuant to
9 Table 2, as adopted in Section 19.12.010.

10 **Residential, Mobile Home.** A factory-assembled structure equipped with the necessary service connections
11 and made so as to be movable as a unit on its own running gear and designed to be used for a one-family
12 residential use.

13 **Residential, Mobile Home Park.** An area or tract of land where two or more mobile homes or mobile home
14 lots are rented or held out for rent. The term does not include an area or tract of land where:

15 (a) More than half of the lots are rented overnight or for less than three months for recreational
16 vehicles.

17 (b) Mobile homes are used occasionally for recreational purposes and not as permanent residences.

18 **Residential, Mobile Home Space Boundary Line.** The lines which bound a mobile home site on its front,
19 sides or rear.

20 **Residential, Mobile Home Space.** That portion of a mobile home park designated, used, or designed for
21 the occupancy of not more than one mobile home and includes that area set aside or used for automobile
22 parking, carports, cabanas, awnings, accessory buildings or other structures, and the yard area as required
23 herein.

24 **Residential, Multi-Family.** A structure used or designed as a residence for three or more families or
25 households living independently of each other.

26 **Residential, Single Family Attached.** A dwelling unit attached to one or more other dwelling units where

each dwelling unit is located on a separate lot. (Such a dwelling unit could include duplexes, townhouses, multi-plexes, etc.).

Residential, Single Family Detached. A dwelling unit that is not attached to any other dwelling by any means, is located on a separate and individually owned lot, is surrounded by open space or yards, and is for the exclusive use of a single family maintaining a household. Except where specifically provided in this Title, no such unit may have more than 1 kitchen, and all rooms used for human habitation must have interior access to one another.

Residential, Single Family, Zero Lot line. A single family dwelling unit that is located directly on 1 or more lot lines.

Residential, Townhouse. A row or cluster of at least three attached dwellings in which each dwelling is located on separately owned lot; each unit is separated by one or more common vertical walls; each unit has its own front and rear yard access; and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

Residential, Two Family Dwelling. A detached dwelling designed for and occupied exclusively by two families living independently of each other in separate dwelling units on a single lot.

Rowhouse. See Residential, Townhouse.

SECTION 44: Title 19, Chapter 18, Section 20, is hereby amended by amending the definition of the term "Apartment" to read as follows:

Apartment. A room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by one family and is intended to be occupied on a rental basis with a rental period of at least [one week] thirty-one days.

SECTION 45: Title 19, Chapter 18, Section 20, is hereby amended by amending the definition of the term "Architectural Feature" to read as follows:

Architectural Feature. [A decorative element intended to enhance the character of a structure and may be an integral part of the structure. Architectural features may include, but are not limited to, porches, eaves or

1 freestanding forms and monuments.] An architectural element, which alone or as part of a pattern, embodies
2 the style, design, or general arrangement of the exterior of a building or structure, including but not limited
3 to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches,
4 and signs.

5 SECTION 46: Title 19, Chapter 18, Section 20, is hereby amended by amending the
6 definition of the term “Awning” to read as follows:

7 **Awning.** [A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway
8 or window from the elements.] A roof or cover that projects from the wall of a building over a door or
9 window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for
10 the purpose of shielding a doorway or window from the elements.

11 SECTION 47: Title 19, Chapter 18, Section 20, is hereby amended by amending the
12 definition of the term “Building, Principal” to read as follows:

13 **Building, Principal (or Primary).** A building in which the principal use of the lot is conducted.

14 SECTION 48: Title 19, Chapter 18, Section 20, is hereby amended by amending the
15 definition of the term “Kitchen” to read as follows:

16 **Kitchen.** That portion of a dwelling unit devoted to the cooking or preparation of food for the purpose of
17 consumption by residents of the dwelling unit. The term includes a “kitchenette,” “wet bar” or any area
18 equipped with items such as a counter-top hot plate, counter-top grill, or microwave oven, together with an
19 under-counter refrigerator and sink. “Full Kitchen Facilities” indicates the presence of complete cooking
20 facilities (i.e., [stove, oven or microwave oven, refrigerator, and sink].) stove or oven, refrigerator and sink).

21 The presence within any food preparation area of a ventilation hood, gas stub, two hundred-twenty volt
22 electrical outlet or wiring, or any combination thereof, shall be considered “full kitchen facilities.”

23 SECTION 49: Title 19, Chapter 18, Section 20, is hereby amended by amending the
24 definition of the term “Outdoor Storage” to read as follows:

25 **Outdoor Storage.** The use of a significant portion of a lot or area for the long term retention (more than
26 twenty-four hours) of materials and machinery or equipment, regardless of whether the materials, machinery

1 or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term includes the storage
2 of self-contained cargo containers that have not been converted into a permanent building, but does not
3 include new or used motor vehicle sales and rental display, nor does it include accessory and incidental
4 parking of vehicles for residents, guests, customers or employees in connection with a principal use. For
5 informational purposes, outdoor storage is subject to the limitations and requirements of LVMC
6 19.08.040(E)(4)(e).

7 SECTION 50: Title 19, Chapter 18, Section 20, is hereby amended by amending the
8 definition of the term “Plaza” to read as follows:

9 **Plaza.** [An open space used for passive recreational activities and relaxation typically provided with
10 amenities, such as seating, ornamental fountains, and public art that may be improved, landscaped, or paved,
11 usually surrounded by buildings or streets.] A type of formal civic space used for in an urban setting for civic,
12 passive recreation, relaxation, and commercial activities, and typically provided with seating, ornamental
13 fountains, and public art that is improved, landscaped, and paved, and spatially defined by building frontages.

14 SECTION 51: Title 19, Chapter 18, Section 20, is hereby amended by amending the
15 definition of the term “Temporary Outdoor Commercial Event” to read as follows:

16 **Temporary Outdoor Commercial Event.** A promotional activity, fair, circus, rodeo, festival, carnival, arts
17 and crafts fair, tent revival, haunted house, amusement system, or concert that will be conducted at a location
18 other than a stadium, auditorium or other public assembly facility that is designed to accommodate such an
19 event. The term does not include on-day residential celebrations; uses within public facilities or recreational
20 facilities regulated or organized through the Department of Parks, Recreation and Cultural Affairs; [parades
21 and similar events that occur in the public right-of-way and are regulated by or organized through the Las
22 Vegas Metropolitan Police Department; or] grand openings of new businesses that meet all requirements of
23 the Department of Fire and Rescue[.]; or any special event subject to permitting under LVMC Chapter 12.02.

24 SECTION 52: Section 19.08.040(E)(4)(e) is amended to read as follows:

25 e. **Outdoor Storage Areas.** In zoning districts identified in Table 2 of LVMC 19.12.010, Outdoor
26 Storage as a separate land use shall be permitted only in the districts listed in the table for that use. However,

1 in addition, other uses listed in LVMC 19.12.070 that include the storage of items outdoors are also subject
2 to the requirements of this Subparagraph (e). [Such use is] In each case, such uses are subject to the following
3 minimum standards set forth below, unless deviation or relief from any such standard is granted by means of
4 a variance application under LVMC 19.16.140.

5 i. Outdoor Storage shall not be permitted within required setback areas, landscape
6 buffer yards or other required landscape areas, or parking spaces required to meet minimum parking
7 standards.

8 ii. Outdoor Storage shall be screened from view from any public street.

9 iii. Outdoor Storage shall be screened from view from any adjoining property, except along
10 adjacent property lines of property zoned C-M or M.

11 iv. Required screening shall consist of a solid structure that is at least eight feet in height,
12 including, but not limited to, a building or wall.

13 SECTION 53: For purposes of Section 2.100(3) of the City Charter, Sections 19.06.050,
14 19.06.060, 19.06.065, 19.06.070, 19.06.075, 19.06.080, 19.06.090, 19.06.100, 19.06.110, 19.06.120,
15 19.06.130, 19.08.150, 19.09.030, 19.09.040, 19.09.050, 19.09.060, 19.09.070, 19.09.100, 19.09.110,
16 19.09.030, 19.10.170, 19.12.010, 19.12.070, 19.12.100, 19.16 180 and 19.18.020 are deemed to be
17 subchapters rather than sections.

18 SECTION 54: The Department of Community Development is authorized and directed to
19 incorporate into the Unified Development Code the amendments set forth in Sections 2 to 52, inclusive, of
20 this Ordinance. Such authority and direction includes authority and direction to:

21 (A) Delete the exhibit reference to Exhibit A in connection with incorporating the contents into
22 the Code;

23 (B) Rearrange the order, numbering or lettering of provisions as deemed necessary or
24 appropriate, in recognition of the deletion or rearrangement of provisions;

25 (C) Change terminology that may appear throughout this Title to be consistent with and reflect
26 terms that were specifically changed in this Ordinance, but where specific reference to instances of

1 terminology change may have been inadvertently left out of this Ordinance; and

2 (D) Make such other minor or technical adjustments as may be appropriate that are not
3 substantive in nature or inconsistent with policy choices reflected in this Ordinance.

4 SECTION 55: If any section, subsection, subdivision, paragraph, sentence, clause or phrase
5 in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by
6 any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the
7 remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby
8 declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
9 thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs,
10 sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

11 SECTION 56: Whenever in this ordinance any act is prohibited or is made or declared to
12 be unlawful or an offense or a misdemeanor, or whenever in this ordinance the doing of any act is required
13 or the failure to do any act is made or declared to be unlawful or an offense or a misdemeanor, the doing of
14 such prohibited act or the failure to do any such required act shall constitute a misdemeanor and upon
15 conviction thereof, shall be punished by a fine of not more than \$1,000.00 or by imprisonment for a term of
16 not more than six months, or by any combination of such fine and imprisonment. Any day of any violation
17 of this ordinance shall constitute a separate offense.

18 ...

19 ...

20 ...

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

SECTION 57: 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 _____ day of _____, 2023.

APPROVED:

By _____
CAROLYN G. GOODMAN, Mayor

ATTEST:

LUANN D. HOLMES, MMC
City Clerk

APPROVED AS TO FORM:

Val Steed 21-23
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 _____, 2023, 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 _____, 2023, 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

17
18
19
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EXHIBIT A

19.09.050.F FORM-BASED CODE PERMISSIBLE USES

- A. Buildings, structures and land within Form-Based Code districts shall be used in accordance with the uses permitted in the following Land Use Tables, subject to all other applicable requirements of this Title.
- B. Except as otherwise provided in this Subsection F, refer to LVMC 19.12.070 (Permissible Use Descriptions and Applicable Conditions and Requirements) for the standards applicable to specific uses.
- C. Uses not specifically listed in this Subsection F are prohibited. However, additional new and unlisted uses may be permitted by the Director if the Director finds that the use is similar to other uses listed in the same zoning district and is consistent with the intent of the Las Vegas 2050 Master Plan or the Downtown Master Plan, pursuant to the provisions of LVMC 19.12.100.
- D. Superscript numbers appended to uses or related symbols listed in Table 2 refer to the Notes listed in this Paragraph D. The limitations listed in the Notes are in addition to any requirements listed in LVMC 19.12.070 and are not waivable, unless the limitation is inconsistent with activities allowed by the use itself. The Notes referred to above and represented in Table 2 by superscript numbers are as follows:
1. All activities must be conducted within an enclosed structure.
 2. Cannabis Consumption Lounge is not an allowed use within the Las Vegas Medical District.
 3. Subject to the C-1 district restrictions with regard to the conditional use regulations and/or minimum special use requirements for the use.
 4. Applicable to lots used exclusively for residential purposes only.

TABLE 1 – Key to Permitted Uses Table

Symbol	Meaning
P	Use is allowed as a principal use by right.
A	Use is allowed only as an accessory use to a principal use in the district. This does not exclude other land uses that are generally considered accessory to the primary use.
C	Use is subject to Conditional Use Regulations listed in LVMC 19.12.070 according to the procedures specified in LVMC 19.12.040.
S	Use is allowed as a principal use only after first obtaining a Special Use Permit as specified in LVMC 19.16.110.
T	Use is allowed by means of the issuance of a Temporary Commercial Permit as specified in LVMC 19.16.160.
	A blank square shall mean that the use is not allowed in that zoning district.

TABLE 2 – Permitted Uses

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]