

**ORDINANCE NO. 3048**

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-03-2020); BY AMENDING VARIOUS PROVISIONS INCLUDING BUT NOT LIMITED TO PROCEDURES, PERMITTED USES, PARKING, AND DEFINITIONS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

**WHEREAS**, the amendment is consistent with the Comprehensive Plan; and

**WHEREAS**, the Council determines that the amendment will not adversely affect the health and general welfare; and,

**NOW THEREFORE**, the City Council of the City of North Las Vegas does ordain:

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**SECTION 1:** Chapter 12, Section 030, Table 17.12-1 of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

**TABLE 17.12-1 TABLE OF PROCEDURES**

*D = Decision (Responsible for Final Decision) R = Review (Responsible for Review and/or Recommendation) A = Appeal (Authority to Hear/Decide Appeals) ✓ = Required*

Note: Redevelopment Agency approval required within Redevelopment Areas.

Procedure	Initial Requirements		Decision-Making			Notice Requirements			Notice Radius (unless NRS requires a different distance)	Expiration of Approval	
	Pre-Application Meeting	Neighborhood Meeting	Director	Planning Commission	City Council	Published	Written	Posted			
Zoning Text Amendments	✓		R	R	D	✓					
Zoning Map Amendments (Rezoning)	✓	✓	R	R	D	✓	✓	✓	750 ft.		
Amendment to Master Plan (AMP)	✓	✓	R	R	D	✓	✓	✓	750 ft or nearest 30 property owners (whichever is greater)		
Planned Unit Developments	Preliminary	✓	✓	R	R	D	✓	✓	✓	750 ft.	
	Final (FDP)			R	D						2 yrs
Planned Community Districts	✓	✓	R	R	D	✓	✓	✓	750 ft.		
Mixed-Use Developments	Conceptual	✓	✓	D							
	Preliminary			R	R	D	✓	✓	✓	750 ft.	
	Final			R	R	D	✓	✓		750 ft.	2 yrs
Residential Design Incentive System	✓	✓	R	D	A	✓	✓	✓	750 ft.	2 yrs	
Site Plans	Major	✓		R	D	A	✓	✓	✓	500 ft.	2 yrs
	Minor			D	A						
Conditional Uses	Simple			D	A						See Sec. 17.12.070.I.5
	Further Review			R	D	A	✓	✓	✓	500 ft	
Special Use Permits	Listed	✓	✓	R	R	D	✓	✓	✓	Per NRS	2 yrs
	Other			R	D	A	✓	✓	✓	Per NRS	2 yrs
Variances	Variances			R	D	A	✓	✓	✓	500 ft.	
	Administrative Variances			D	A						
Gaming Enterprise Districts	✓	✓	R	R	D	✓	✓	✓	2,500 f.	2 yrs	
Title 17 Waivers			R	D	A				<del>500 ft.</del>		

**SECTION 2:** Chapter 12, Section 070, Subsection B, subsection 3, subsection b of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**b. Step 6: Action by Review and Decision-Making Authorities**

**(i) Hearing and Recommendation by the Planning Commission**

**(1) Public Hearing**

All proposed amendments not initiated by the planning commission or City Council shall be submitted to the planning commission for a public hearing. The planning commission shall hold a public hearing on the application not more than 45 calendar days following the filing of a complete application or following the motion of the City Council initiating the proposed change, unless an alternative time frame is agreed upon by the applicant. The property owner(s), authorized user(s) of Bureau of Land Management land, or appropriate representative must be present at all public hearings.

**(2) Recommendation**

Following the conduct of a public hearing and within 30 calendar days of the hearing, the planning commission shall report its findings and recommendations on the proposed amendment to the City Council unless an extension of time is agreed upon. The commission, in making its recommendation concerning a reclassification of property, may change or modify the proposed amendment. If the commission also considers reclassifying other adjacent property, it shall be necessary to notify the additional persons required and set another public hearing per this chapter.

~~**(3) Planning Commission Denial**~~

~~A planning commission recommendation of denial of an application for a zoning map amendment submitted by petition shall terminate proceedings unless appealed. All other planning commission actions on proposed zoning map or zoning ordinance amendments shall be automatically referred to the City Council for a public hearing.~~

**SECTION 3:** Chapter 12, Section 070, Subsection K of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**K. Variances**

**1. Purpose**

Variances are intended to allow a variation from application of the regulations of this title, such as setbacks, building height, ~~sign area, sign height~~, or tower height, and to provide a reasonable use for a parcel or property having unique characteristics by virtue of its size, location, or topographical features. The purpose of a variance is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity. The variance may not be used to correct improper zoning, to adjust minimum lot areas or permitted development densities. In no case shall a variance be granted to permit a use other than a use permitted in the district in which the subject property is situated.

**SECTION 4:** Chapter 12, Section 070, Subsection L of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**L. Waivers**

**2. Purpose**

The purpose of this section is to provide a procedure whereby applicants may apply for waivers to particular standards in Title 17 in exchange for compensating public benefits to offset the potential impacts of such waivers. The compensating public benefits set forth in this section are intended to achieve comprehensive master plan goals of improved park and recreational amenities, open space protection, energy conservation, and overall improved community character and design. While this also provides a certain degree of flexibility to the applicants, this system shall not be construed to mean a guarantee of a waiver.

**3. Applicability**

Waiver requests may be made by any property owner in the City as a freestanding request or concurrently with any other application set forth in this section.

**4. Compensating Public Benefits**

The public benefits required to offset waivers are set forth in Table 17.12-2, below. Waivers can only be requested from the standards listed under “eligible waiver requests” in the table below. Waiver requests shall not be granted through this process for the following items:

- a. An increase in overall project density;
- b. A change in permitted uses or mix of uses;
- c. An increase in building height;
- d. A change in conditions attached to the approval of any site plan or **special conditional** use permit;
- e. A change to a development feature already modified through a variance or minor change authorized by the Director as permitted in this Code; or Requirements for sanitary sewer, central water, and access to or construction of utilities.

**2. Procedures**

Figure 17.12-16 shows the steps of the common development review procedures that apply in the review of applications for waivers. The common procedures are described in Section 17.12.040. Specific additions and modifications to the common review procedures are identified below.

**Figure 17.12-16:  
Waivers**



a. **Step 5: Public Notice**  
Written notice shall be required. Notice may be given concurrently with notice of a related development application.

b. **Step 6: Action by Review and Decision-Making Authorities**

(i) **Decision Hearing and Recommendation by Planning Commission**

~~The planning commission shall hold a public hearing on the application. The property owner(s), authorized user(s) of Bureau of Land Management land, or appropriate representative must be present at all public hearings. Following a public hearing and~~ After reviewing the report and recommendation of the Director, the planning commission shall make a ~~decision recommendation for action the City Council~~ based on the approval criteria in subsection (iii) below.

~~(ii) **Hearing and Decision by City Council**~~

~~Following a public hearing and after reviewing the reports and recommendations of the Director and the planning commission, the City Council shall vote to approve, approve with conditions, deny, or continue the waiver request based on the approval criteria in subsection iii below. The City Council also may refer the proposed plan back to the planning commission for further consideration.~~

(ii) **Approval Criteria**

In order for a waiver request to be approved, the application must meet all of the following criteria:

- (1) The applicant has provided compensating public benefits in accordance with the request in Table 17.12-3; and
- (2) That the granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements of the neighborhood.

3. **Waiver Requests and Associated Number of Compensating Public Benefits**

a. **Major Waiver**

Any request for a waiver from any eligible numerical standard contained in Chapters 17.16, *Zone Districts*, or 17.24, *Development Standards*, greater than 50 percent shall be considered a major waiver. A major waiver shall require the provision of at least two compensating benefits from the corresponding list set forth in Table 17.12-2.

b. **Minor Waiver**

Any request for a waiver from any eligible numerical standard contained in Chapters 17.16, *Zone Districts*, or 17.24, *Development Standards*, of 50 percent or less shall be considered a minor waiver. A minor waiver shall require the provision of at least one compensating community benefit from the corresponding list set forth in Table 17.12-2.

*Illustrative examples*

1. Assume a commercial developer requests two waivers. The first is for a reduction of a side setback from 50 to 20 feet (60%)—requiring a major waiver. The second is to reduce parking spaces required by 10%—requiring a minor waiver. To secure the major waiver, the developer offers to increase landscaping on the site by 20%, concentrating it in the perimeter buffer, and to build an attractive masonry wall on the side of

*property on which the setback will be reduced. To secure the minor waiver for parking, he offers to complete the public sidewalk connection on the adjoining vacant parcel.*

- 2. Assume the developer of a residential subdivision (100 units) requests two waivers. The first is to reduce the open space requirement by 80% (major waiver) and all front yard setbacks throughout the development by 25% (minor). In order to compensate for the impacts of open space reduction, the developer offers to install enhanced active open space amenities, recreational facilities, and pedestrian amenities. Additionally, the developer offers to provide additional front-yard landscaping and street trees to secure the minor waiver for setbacks.*

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**Table of Compensating Public Benefits**

TABLE 17.12-2 COMPENSATING PUBLIC BENEFITS SCHEDULE FOR WAIVERS	
Eligible Waiver Request	Compensating Benefit(s)
<b>17.24.010 Site Dimensional Standards</b>	
Setbacks (Section 17.24.010)	<ol style="list-style-type: none"> <li><del>1) Increase in minimum perimeter landscape area in accordance with Section 17.24.060.E by a minimum of 25%</del></li> <li><del>2) Increase in minimum number of trees in accordance with Section 17.24.060.E.6, Street Trees, by a minimum of 25%</del></li> <li><del>3) No vehicle parking or loading areas between the street and the front of the building</del></li> <li><del>4) Provision of a screening ornamental fence or masonry wall</del></li> <li><del>5) A step down in building height to adjacent development to the approximate height of adjacent structures</del></li> <li><del>6) Provision of solar water heating units to provide at least 50 percent of the estimated hot water needs of the development</del></li> <li><del>7) Provision of photovoltaic cells or small wind turbines pursuant to Section 17.24.140 to provide at least ten percent of the estimated electricity power needs of the development.</del></li> </ol>
Lot Coverage (Section 17.24.010)	<ol style="list-style-type: none"> <li><del>1) Increase in minimum number of street trees by a minimum of 25% in accordance with Section 17.24.060E.6</del></li> <li><del>2) Enhanced architectural standards in accordance with Sections 17.24.090-130</del></li> <li><del>3) Buffering/screening in accordance with Section 17.24.070</del></li> <li><del>4) A step down in building height to adjacent development to the approximate height of adjacent structures.</del></li> </ol>
<b>17.24.030 Open Space and Parks</b>	
Dedication or Set Aside (Section 17.24.020)	<ol style="list-style-type: none"> <li>1) Increase in minimum perimeter landscape area in accordance with Section 17.24.060.E by a minimum of 25%</li> <li>2) Enhanced active open space amenities and recreational facilities <del>in accordance with Sections 17.24.020.</del></li> <li>3) Additional on-site pedestrian amenities <del>in accordance with Section 17.24.050</del></li> <li>4) Demonstrate that at least 75 percent of all buildings within the proposed development plan comply with one of the following green building practices or their equivalent: (a) Energy Star Certification, (b) Southern Nevada Home Builders Green Initiative Certification, or (c) LEED-H Certification – additional levels of certification (silver through platinum) may be considered as additional compensating public benefit</li> <li>5) Reduced lot coverage on individual sites</li> </ol>

**TABLE 17.12-2 COMPENSATING PUBLIC BENEFITS SCHEDULE FOR WAIVERS**

Eligible Waiver Request	Compensating Benefit(s)
<b>17.24.040 Parking and Loading</b>	
Number of Off-Street Parking Spaces (Section 17.24.040)	<ol style="list-style-type: none"> <li>1) An increase of 25% in the amount of the vehicular use area that must be landscaped in accordance with Section 17.24.060.F</li> <li>2) An increase of 25% in the number of street trees in accordance with Section 17.24.060.E.4</li> <li>3) An increase of 100% in the number of bicycle spaces in accordance with Section 17.24.040.H and provision of bicycle lockers</li> <li>4) An increase of 25% in the number of trees to be planted in landscape diamonds within the vehicular use area in accordance with Section 17.24.060.F</li> <li>5) An increase in the number of pedestrian amenities <del>(including sidewalks) either on or off-site in accordance with Section 17.24.050</del></li> </ol>
<b>17.24.010 Landscaping</b>	
Percent of site (Section 17.24.060)	<ol style="list-style-type: none"> <li>1) Increase of 25% in minimum required groundcover accordance with Section 17.24.060</li> <li>2) Enhanced buffering/screening beyond that required in Section 17.24.070</li> <li>3) Increased on- <del>or off-site</del> pedestrian amenities <del>in accordance with Section 17.24.050</del></li> <li>4) An increase of 50% of the <del>box size minimum caliper</del> of street trees used to satisfy perimeter landscaping requirements on the site</li> </ol>
Number of trees (Section 17.24.060)	<ol style="list-style-type: none"> <li>1) An increase of 10 percent of the portion of the site that must be landscaped in accordance with Section 17.24.060</li> <li>2) Increased on- <del>or off-site</del> pedestrian amenities <del>in accordance with Section 17.24.050</del></li> <li>3) An increase of 25% in minimum required groundcover in accordance with Section 17.24.060</li> <li>4) An increase of 50% of the <del>box size minimum caliper</del> of trees used to satisfy landscaping requirements on the site</li> </ol>
Vehicular use area screening (Section 17.24.060.F)	<ol style="list-style-type: none"> <li>1) A 25% increase in the percent of the vehicular use area that must be landscaped in accordance with Section 17.24.,060.F</li> <li>2) An increase of 25% in the number of street trees in accordance with Section 17.24.060.E.4</li> <li>3) An increase of 25% in the number of trees to be planted in landscape diamonds within the vehicular use area in accordance with Section 17.24.060.F</li> <li>4) Provision of a screening ornamental fence or masonry wall</li> <li>5) An increase of 50% of the <del>box size minimum caliper</del> of trees used to satisfy landscaping requirements on the site</li> <li>6) An increase in the number of pedestrian amenities <del>in accordance with Section 17.24.050</del></li> </ol>

**TABLE 17.12-2 COMPENSATING PUBLIC BENEFITS SCHEDULE FOR WAIVERS**

Eligible Waiver Request	Compensating Benefit(s)
<b>17.24.010 Screening, Walls, and Fences</b>	
Screening (Section 17.24.070)	<ol style="list-style-type: none"><li>1) Increase of 25% in the minimum perimeter landscape area in accordance with Section 17.24.060.E</li><li>2) Increase of 25% in minimum number of street trees in accordance with Section 17.24.060.E.4,</li><li>3) A step down in building height to adjacent development to the approximate height of adjacent structures or structures on the fronting block face</li><li>4) An increase of 50% of the <del>box size minimum-caliper</del> of trees used to satisfy landscaping requirements on the site</li></ol>

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TABLE 17.20-1: PERMITTED USE TABLE

Use Category	Use Type	Residential				Business				Redevelopment				Special Purpose				Obsolete	Additional Requirements											
		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC		R-A/PSP	PSP	PUD/PID	PCD	MUD-N	MUD-C	MUD-E	C-3	M-3		
Tourism	Casino									S	S	S	S							S	S									
	Hotel or Motel									S	S	S	S							S	S									
	Racetracks (Dog, Horse, or Vehicle)											S																	S	
Vehicle Sales and Services	Recreational Vehicle Park and Overnight Campground									S		S									P	P							17.20.020 C.16	
	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (indoor)									P	P	P									P	P							17.20.020 C.22	
	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (outdoor)									S	S	S									P	P							17.20.020 C.22	
	Vehicle Impound Yard/Automobile Impound Yard											S																	17.20.020 C.23	
	Vehicle, Boat, and RV Repair Facility									S	S	C									P	P							17.20.020 C.24	
	Vehicle, Boat and RV Service Facility									S	C	S	P								P	P							17.20.020 C.25	
	Vehicle Washing Establishment									S	S	S	C								P	P							17.20.020 C.26	
	Fuel Sales										S	S	C												S	S				
	Tire Sales, Repair, and Mounting										C	S	C									P	P							17.20.020 C.30
	Truck Stop/Truck Wash												P									S	S							

**INDUSTRIAL AND RELATED USES**



TABLE 17.20-1: PERMITTED USE TABLE

		Residential				Business				Redevelopment				Special Purpose				Obsolete		Additional Requirements																											
Use Category	Use Type	O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD		MUD-N	MUD-C	MUD-E	C-3	M-3																		
Use Category	Mini-Warehousing Establishment									S	S	S	S	P							P	P									17.20.020 D.4																
	Production of Edible Marijuana Products or Marijuana-Infused Products											S	S																		17.20.020 C.29																
	Research Laboratory											S	P	P								P	P								17.20.020 D.5																
	Recycling Center (Indoor)											S	P									P	P								17.20.020 D.5																
	Recycling Center (Outdoor)												S																		17.20.020 D.5																
	Warehouse											P	P	P							P	P									17.20.020 D.6																
<b>OTHER USES</b>																																															
Other Uses	Interim Uses Established after July 1, 1991														S	S			S																												
	Interim Uses Established after August 2, 1995																S																														
	Live/Work Units																	P				P	P	P	P	P	P						17.20.020 E.1														
	Vertical Mixed Use										S	P						P			P	P	P	P	P	P	P						17.20.020 E.2														



**SECTION 6:** Chapter 20, Section 020, Subsection C, subsection 14, of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**14. Establishment Requiring an “On Sale” or “Off-Sale” Liquor Licenses**

**a. Purpose and Intent**

The purpose of this section is to provide a procedure for the regulations of liquor licenses as they relate to land uses within the City. These regulations are related to the licensing requirements in Section 5.26 of the North Las Vegas Municipal Code and provide all land use regulations for liquor licenses.

**b. Permit Required**

All liquor license uses within the City of North Las Vegas require a conditional or special use permit. All proposed “Off-Sale” liquor locations are required to obtain a conditional use permit. All proposed sites that need an “On-Sale” license or a Restricted Gaming Liquor License are required to obtain a special use permit.

**c. Distance Separation Requirements**

**(i) Proximity Distance Requirements**

Table 17.20-2 establishes minimum separation distances between certain uses requiring a liquor license and other specified uses.

<b>TABLE 17.20-2: PROXIMITY DISTANCE REQUIREMENTS FOR CERTAIN LIQUOR LICENSES</b>				
<b>Liquor License</b>	<b>Separation from Schools and Daycare (feet) [1]</b>	<b>Separation from Churches and Parks (feet)</b>	<b>Separation Between Like Uses (feet)</b>	<b>Separation from Developed Residential (feet) [2]</b>
Restricted Gambling	1,500	1,500	2,500	500
Non-Profit Club	400 [3]	400 [3]	--	--
Full “On-Sale”	400 [3]	400 [3]	--	--
Beer-Wine-Spirit Based Products “On-Sale”	400 [3]	400 [3]	--	--
Full “Off-Sale”	400	400	1,500 [4]	<del>500</del> [4]
Beer-Wine “Off-Sale”	400	400	--	--
<p>II. NOTES:</p> <p>III. [1] For the purposes of this section, schools shall be defined as kindergarten through 12th grade. Other post secondary schools shall not be included.</p> <p>IV. [2] For the purposes of this section, developed residential shall be defined as a parcel of land zoned for residential use in which construction for at least one residential unit has begun on the date the applicant applied for the special use permit.</p> <p>V. [3] A waiver of the 400 foot proximity distance requirement may be considered with approval of a special use permit from the appropriate governing body for the proposed use.</p> <p>VI. [4] This distance only affects package liquor stores as defined in Chapter 17.32, <i>Definitions</i>.</p>				

**d. Waivers of Distance Requirements**

A waiver of the proximity distance requirements outlined in Table 17.20-2 for “Restricted Gaming” establishment may be granted by the Planning Commission or City Council, as appropriate, under one or both of the following circumstances:

- (i) An adequate barrier exists between the two uses.
  - (1) An “adequate barrier” is defined as: an improved drainage facility, Interstate 215, Interstate 15, other roadway with a minimum width of 100 feet as shown on the Master Plan of Streets and Highways, railroad right-of-way, physical feature, or a topographical feature that prevents vehicular and pedestrian access between a church, school, City-owned park, child care facility licensed for more than twelve children, existing Restricted Gaming Liquor location and the proposed Restricted Gaming Liquor location.
  - (2) A topographical feature does not include any building, wall, fence, or other man-made structure.
  - (3) The boundary limits of these streets, freeways and freeway crossovers are as defined by the City of North Las Vegas.
- (ii) The location was previously approved, developed, and operated as Restricted Gaming, Non-Profit Club, or “On-Sale” Establishment in accordance with the current or a previous Zoning Ordinance.
  - (1) A Special use permit was granted by the appropriate governing body for the use.
  - (2) A business license was issued for the approved use.
  - (3) A certificate of occupancy was issued for the approved use.
  - (4) Upon termination of the special use, either through the special use expiring or business closure, no other use occupied the location where the special use was approved.
  - (5) The new use is the same as the previously approved use.
  - (6) The new use occupies the same space as the previous use with no expansion proposed.
- (iii) A waiver of the 1,500 foot and 2,500 foot proximity distance separation requirement for Restricted Gaming Liquor locations shall not apply to establishments located within the boundaries of an approved MUD project or located within two or more MUD projects located immediately adjacent to one another but approved separately.
- (iv) A waiver of the 2,500 foot proximity distance requirement between one proposed Restricted Gaming Liquor location and an approved or existing Restricted Gaming Liquor location may be considered within the boundaries of a commercial center.
- (v) A waiver of the 500 foot proximity distance requirement for Restricted Gaming Liquor locations may be considered with approval of a special use permit from the appropriate governing body for the proposed use.

**SECTION 7:** Chapter 20, Section 020, Subsection C, subsection 17, of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**17. Restaurant, Fast Food**

- a. Drive-thru establishments shall comply with the same standards and conditions as are specified in Subsection 17.24.040.K for vehicle stacking requirements.
- b. Maximum combined area of all restaurants shall not exceed ten percent of the total building square footage within the C-P district, 20 percent of a single building in which it is located, or 2,000 square feet, whichever is less.
- c. Fast food located within the RA/PSP subdistrict shall be subject to the conditions specified in Section 17.20.020.C.28.

**SECTION 8:** Chapter 20, Section 020, Subsection C, subsection 30, of Title 17 of the North Las Vegas Municipal Code is hereby created as follows:

**30. Tire Sales, Repair, and Mounting**

- a. Auto service or repair is not permitted with this use type.
- b. Hydraulic hoists shall be used and enclosed within a building.
- c. All tires shall be stored within the building.
- d. A solid masonry wall and landscaped planting screen shall be required between the proposed use and residentially zoned property.
- e. Service areas shall be screened from view by a masonry wall. All service bay doors shall be located away from the street front or residential land use and face the interior of the parcel.

**SECTION 9:** Chapter 20, Section 030, Subsection D, subsection 2, of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**D. General Standards Applicable to Residential Accessory Uses and Structures**

- 4. The following standards shall apply to accessory uses in all residential zoning districts unless otherwise specified:
  - a. No accessory building or detached private garage for single-family homes shall occupy more than 25 percent of the rear yard nor exceed 600 square feet of floor area except as below:
    - i. Garages that exceed the maximum area may be allowed if approved as a special use pursuant to Section 17.12.070.J.
    - ii. Single-family homes located on lots with a minimum area of 15,000 square feet may be allowed an accessory building not to exceed 1,200 square feet in area.
    - iii. Single-family homes with a minimum lot area of 6,000 square feet may be allowed ~~at one~~ guest house/casita-not to exceed 25 percent of the living area of the principal dwelling or 800 square feet, whichever is less.
  - ~~b. No permit shall be issued for the construction of more than one accessory building per lot.~~



**TABLE 17.24.010-9: PERMITTED ENCROACHMENTS IN RESIDENTIAL DISTRICTS AND R-A SUBDISTRICTS**

Yard	Permitted Encroachment by Feature(In Feet)															
	Air Cooling System	Architectural Embellishment	Awning	Balcony	Breezeway	Canopy	Chimney	Deck, Uncovered	Deck, Covered	Eave	Media Niche [1]	Patio, Uncovered	Patio, Covered	Porch	Solar Equipment	Steps, Open
<b>O-L Open Land District</b>																
Front Yard	0	2	2	2	0	0	2	5	0	3	3	5	0	0	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	0	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	15[3]	15[3]	15[3]	5	5
<b>R-E Ranch Estates District</b>																
Front Yard	0	2	2	2	0	0	2	5	0	3	3	5	0	0	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	3[2]	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	15[3]	15[4]	15[3]	5	5
<b>R-EL Ranch Estates Limited District</b>																
Front Yard	0	2	2	2	0	0	2	5	0	3	3	5	0	0	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	3	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	10[3]	10[4]	10[3]	5	5
<b>R-1 Single-Family Low Density District</b>																
Front Yard	0	2	2	5[5]	0	0	2	5[5]	0	3	3	5	5	10[5]	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	0	0	3[2]	3[2]	5	5	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	10[3]	10[4]	10[3]	5	5
<b>R-2 Single-Family Medium Density District and R-A/R-2 Medium Density Residential Subdistrict</b>																
Front Yard	0	2	2	2	0	0	2	5	0	3	3	5	0	10 [3]	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	3[3]	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	10[3]	10[4]	10[3]	5	5
<b>R-3 Multi-Family Residential District and R-A/R-3 Medium-High Density Residential Subdistrict</b>																
Front Yard	0	2	2	2	0	0	2	5	0	3	3	5	0	5	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	0	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	10[3]	10[4]	10[3]	5	5
<b>R-4 High Density Residential District and R-A/R-4 High Density Residential Subdistrict</b>																
Front Yard	0	2	2	2	0	0	2	5	0	3	3	5	0	0	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	0	0	5	5[2]
Rear Yard	5	3	2	5	5	5	5	5[3]	5[3]	3	5	10[3]	10[3]	10[3]	5	5
<b>R-CL Single-Family Compact Lot Residential District</b>																
Front Yard	0	2	2	2	0	0	2	0	0	3	3	0	0	0	0	5
Side Yard	3	3[2]	2	5[2]	5[2]	5[2]	3[2]	5[2]	0	3[2]	3[2]	5	0	0	5	5[2]
Rear Yard	3	2	5	5	5	5	5	5[3]	5[3]	3	5	10	5[4]	5[4]	5	5

**NOTES:**

- [1] Media niches shall have a maximum length of 12 feet.
- [2] In no case shall the feature be located any closer than three feet from the lot line.
- [3] In no case shall the feature be located any closer than five feet from the lot line.
- [4] In no case shall the feature be located any closer than five feet from the lot line, as measured from the supporting posts, with a maximum of two feet of overhang.
- [5] In no case shall the feature be located any closer than 10 feet from the lot line.

**SECTION 12:** Chapter 24, Section 040, Subsection C, subsection 3, subsection b of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**b. Parking of Motor Homes or Recreational Vehicles in Residential Setbacks**

- (i) A motor home, vehicle (not including a commercial use vehicle) or recreational vehicle shall be parked on a paved surface. Parking areas shall be paved with concrete, brick, pavers or other similar materials.
- (ii) No more than three vehicles of any kind may be parked upon the property. Furthermore, no more than one motor home, or one recreational vehicle may be parked upon the property.
- (iii) No parked vehicle of any kind may be utilized for storage of items for personal property.
- (iv) Lots shall have a minimum width of 60 feet.
- (v) A minimum access way of 10 feet in width shall be provided between the house and side yard property line where the motor home, vehicle or recreational vehicle will be parked.
- (vi) Motor homes or recreational vehicles shall only be parked in the rear yard or in the corner side yard, adjacent to the garage. See Figure 17.24.040-A.
- ~~(vii) Access to the parking area shall be provided from the driveway if located on the garage side of the home.~~
- (viii) Sight visibility zones shall be maintained, subject to review and approval by the Department of Public Works.
- (ix) If located on the side yard opposite the garage, two (2) strips of decorative pavers with a maximum width of thirty (30) inches for each strip shall be provided from the front yard to the area where the motor home, vehicle or recreational vehicle is parked. Furthermore, access shall only be allowed from rolled curbing, unless otherwise approved by the Department of Public Works.
- (x) Access shall not be allowed over any utility box, unless otherwise allowed by the Utilities Department.
- (xi) A landscaping plan shall be provided to staff demonstrating the integration of the decorative paver strips into the front yard landscaping.
- (xii) A minimum six (6) foot high wall with decorative gates shall be provided to screen the parking of the motor home, vehicle or recreational vehicle.

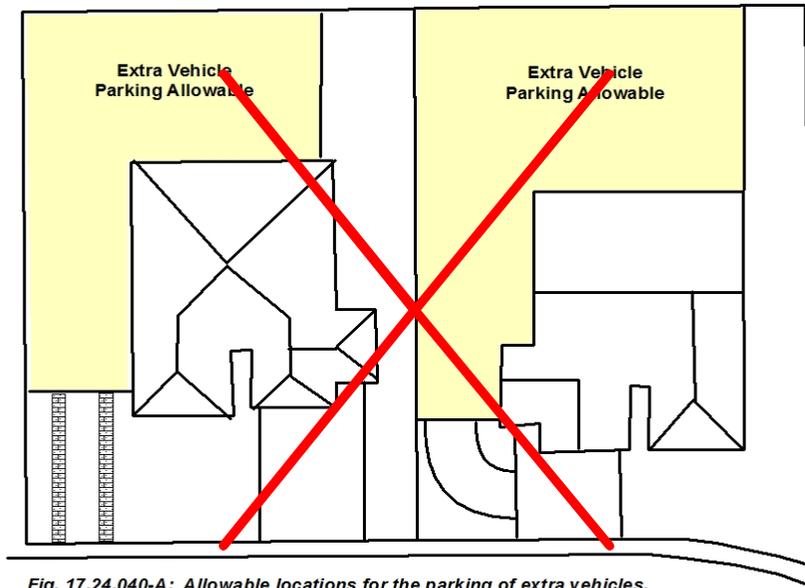


Fig. 17.24.040-A: Allowable locations for the parking of extra vehicles.

**SECTION 13:** Chapter 24, Section 040, Table 17.24.040-3 of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following

TABLE 17.24.040-3: DIMENSIONAL STANDARDS FOR PARKING SPACES AND AISLES			
Parking Angle/Type	Stall Width (Feet) [1]	Stall Depth (Feet) [2]	Minimum and Maximum Aisle Width (Feet)
Regular Space - Parallel	9	20	24 for two way traffic [3]
Regular Space - 45 degrees	9	18	15 feet [3] [4]
Regular Space - 60 degrees	9	18	20 feet [3]
Regular Space - 90 degrees	9	18	24 for two way traffic [3]
Compact Parking Spaces [5]	8	16	Based on angle of parking (See above.)
Handicapped Parking Spaces	<del>13</del> As required by ADA <del>18</del>		24 for two way traffic [3]

NOTES:  
 [1] As measured by a line perpendicular to the stall line at a point on the outside end of the stall, except when the stall is on the inside edge of a curve, in which case the point of measurement shall be on the inside end of the stall.  
 [2] As measured from required curb on the inside edge of the stall.  
 [3] Where one-way traffic is proposed, the aisle width may be reduced to 12 feet.  
 [4] Except where needed as a fire lane in which case a 20-foot minimum is required.  
 [5] No more than 15 percent of the provided number of parking spaces may be sized as compact parking spaces.

**SECTION 14:** Chapter 24, Section 040, Table 17.24.040-4 of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS		
Use Category	Use Type	Off-Street Parking Spaces Required

**TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS**

Use Category	Use Type	Off-Street Parking Spaces Required
Group Living	All use types listed in Table 17.20-1	1.0 per bed and 1.0 per 100 sq. ft. GFA of assembly area
Household Living	Dwelling, Three-Family, Four-Family, and Multiple-Family	1.5 per 1-bedroom unit 2.0 per 2-bedroom unit 2.5 per 3 or more bedroom unit All multiple-family dwellings shall also include 0.25 per unit for guest parking.
	<b>Dwelling, Senior Multi-Family</b>	<b>1.0 per unit</b>
	Dwelling, Single-Family	2.0 per unit
	Dwelling, Two-Family, or Townhouse Cluster Unit	2.0 per unit
	Mobile Home	2.0 per unit
Institutions	Cemetery	1.0 per 50 sq. ft. of chapel area
	College or University	6.0 per each classroom and 1 per 300 sq. ft. GFA of administrative office space
	Community Center or Meeting Hall	1.0 per 250 sq. ft. GFA
	<b>Day Care, Children or Adult</b>	<b>1.0 per 6 people based on maximum permitted</b>
	Group Care Facility	Uses shall meet the applicable residential parking standard plus 1.0 per 2 resident beds
	Halfway House for Recovering Alcohol and Drug Abusers	Uses shall meet the applicable residential parking standard plus 1.0 per 2 resident beds
	Hospital/Medical Center	1.0 per bed
	Museum or Library	1.0 per 250 sq. ft. GFA of floor area or 1.0 per 4 seats based upon the design capacity, whichever is greater
	Religious Institution	1.0 per 4 seats based upon the design capacity of the main assembly hall.
	Residential Health Care Facility	1.0 per bedroom plus 1.0 per 5 residents
	School: Elementary or Secondary	1.5 per classroom, library, lecture hall, and cafeteria plus 1.0 per three fixed seats of public assembly areas. High schools shall have an additional 1.0 per five students at maximum capacity.
	School: Business, Technical, Trade, and Vocations	6.0 per each classroom and 1.0 per 300 sq. ft. GFA of administrative office space
Transitional Housing	Uses shall meet the applicable residential parking standard plus 1.0 per 2 resident beds	
Public and Civic Uses	All use types listed in Table 17.20-1	Office space: 1.0 per 300 sq. ft. GFA of space used by the public + 1.0 per 600 sq. ft. GFA of space not used by the public Services and Facilities: 5.0 per 1,000 sq. ft. GFA
Transportation	Airport	1.0 per 400 sq. ft. GFA passenger terminal area
	Bus terminal	1.0 per 200 sq. ft. GFA
	Freight terminal	1.0 per 2,000 sq. ft. GFA for indoor and outdoor storage areas plus 1 per 300 sq. ft. GFA interior office
	Heliport	1.0 per 400 sq. ft. GFA passenger terminal area
Adult Uses	Sexually Oriented Business	1.0 per 90 sq. ft. GFA with a minimum of 15 spaces. Adult bookstores and retail sales shall only be required to provide 1.0 per 200 square feet
Agriculture and Agricultural Support Services	Nursery Sales	1.0 per 500 sq. ft. of sales and/or display area.
	Feed Store (Including Yard)	1.0 per 500 sq. ft. sales and/or display area
	Stable, Commercial	1.0 per 5 stalls
	Community Garden	1.0 per garden plot
Eating and Drinking Establishments	Delicatessen and Catering Establishment	1.0 per 100 sq. ft. GFA of indoor serving area plus 1.0 per 200 sq. ft. of outdoor serving area.
	Establishment Requiring an "Off-Sale" Liquor License	1.0 per 250 sq. ft.
	Establishment Requiring an "On-Sale" Liquor License	1.0 per 75 sq. ft.

**TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS**

Use Category	Use Type	Off-Street Parking Spaces Required
	Restaurant	1.0 per 75 sq. ft. of indoor serving area plus 1.0 per 200 sq. ft. of outdoor serving area.
	Restaurant, Fast Food	4.0 + 1.0 per 50 sq. ft. of indoor serving area
	Private Club or Lodge	4.0 + 1.0 per 3 persons at maximum capacity
Indoor Recreation and Entertainment	Athletic Club (Indoor only)	1.0 per 300 sq. ft. GFA
	Bowling Alley	4.0 per each lane
	Dancing or Theatrical Studio	1.0 per 300 sq. ft. GFA
	Establishment Requiring a “Nonprofit Club on-sale Liquor License”	1.0 per 100 sq. ft. GFA
	Game Rooms or Pool Hall	1.0 per 100 sq. ft. GFA
	Recreation Center	1.0 per 300 sq. ft. GFA
	Skating Rink (Ice or Roller)	1.0 per 250 sq. ft. of skating surface plus 1.0 per 4 seats
	Theater, Movie	1.0 per 4 seats or 1 per 30 sq. ft. if no permanent seats
	Video Arcade	1.0 per playing table, or each 3 seats or each 3 machines, whichever is greater
	Offices	Auto Title Loan Establishment
Bank or Financial Institution		1.0 per 400 sq. ft. GFA
Deferred Deposit Loan or Short Term Loan Establishment		1.0 per 400 sq. ft. GFA
Medical, Dental, or Health Clinic		4.0 + 1.0 per 200 sq. ft.
Professional Office		4.0 + 1.0 per 300 sq. ft.
Outdoor Recreation and Entertainment	Amusement Park or Water Park	See Section 17.24.040.E.3.c
	Athletic Clubs (Outdoors) – Minimum of 5 Acres	Athletic field: 1.0 per 6,000 sq. ft. of land; Court sports (tennis, volleyball, basketball, etc.) 3.0 per court; Swimming pool: 1.0 per 75 sq. ft. of water area
	Golf Course	1.0 per 200 sq. ft. main building GFA, plus 1.0 per every two practice tees in driving range, plus 4.0 per each green in the playing area
	Golf Driving Range or Miniature Golf Course	3.0 plus 1 per tee
	Recreational Use	See Athletic clubs (outdoors)
	Theater, Drive-In	6.0 + 1.0 per outdoor speaker facility
Retail Sales and Service	Appliance Repair Facility	1.0 per 500 sq. ft. GFA
	Bakery for On-Site Sales	1.0 per 250 sq. ft. GFA
	Big Box Use or Center (over 100,000 sq. ft.)	1.0 per 400 sq. ft. GFA
	Convenience Food Store	1.0 per 200 sq. ft. GFA
	Convenience Food Store with Gas Pumps	
	Exterior Storage of Goods and Materials	1.0 per 500 sq. ft. of sales and/or display area.
	Funeral Home and Mortuary	1.0 per 4 persons at maximum capacity
	Garden Supply Store	1.0 per 250 sq. ft. GFA
	Grocery Store, large (50,000 sq. ft. or more)	1.0 per 400 sq. ft. GFA
	Heavy Equipment Rental Facility	1.0 per 500 sq. ft. of sales and/or display area.
	Laundromat, Self-Service	1.0 per 250 sq. ft. GFA
	Laundry and Dry Cleaning Establishment	1.0 per 250 sq. ft. GFA
	Light Equipment Rental with Exterior Storage and Display	1.0 per 500 sq. ft. of sales and/or display area.
	Light Equipment Rental with No Exterior Storage and Display	1.0 per 400 sq. ft. GFA
	Massage Establishment	1.0 per 250 sq. ft. GFA
	Pawnshop	1.0 per 250 sq. ft. GFA
	Personal Service Establishment	1.0 per 250 sq. ft. GFA
	Retail Center, not Big Box	1.0 per 250 sq. ft. GFA
	Retail Sales in Mixed-Use Development	1.0 per 300 sq. ft. GFA
	Retail Sales Establishment	1.0 per 250 sq. ft. GFA
Swap Meet or Flea Market (Outdoor)	1.0 per 250 sq. ft. GFA	
Wholesale Sales Establishment	1.0 per 400 sq. ft. GFA	

**TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS**

Use Category	Use Type	Off-Street Parking Spaces Required
Tourism	Casino	Parking per NRS requirements, or 1.0 per 30 sq. ft. of gaming and seating area, whichever is more
	Hotel or Motel	0.75 per room
	Racetracks (Dog, Horse, or Vehicle)	5.0 per 1,000 sq. ft. of GFA within an enclosed building plus 1.0 per 3 person capacity for facilities with seating
	Recreational Vehicle Park and Overnight Campground	See Section 17.24.040.E.3.c
Vehicle Sales and Services	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot	1.0 per 400 sq. ft. of indoor display area and 1.0 per 500 sq. ft. of outdoor display area
	Vehicle Impound Yard	
	Vehicle, Boat, and RV Repair Facility	1.0 per 300 sq. ft. GFA for facilities under 5,000 sq. ft. or 1.0 per 500 sq. ft. GFA for facilities of 5,000 sq. ft. or larger.
	Vehicle, Boat, and RV Service Facility	
	Vehicle Washing Establishment	1.0 per 200 sq. ft. GFA of building area (excluding car wash area) and required stacking spaces
	Fuel Sales	Required vehicle stacking spaces plus any parking required for associated uses
	Tire Sales, Repair, and Mounting	1.0 per 300 sq. ft. GFA for facilities under 5,000 sq. ft. or 1.0 per 500 sq. ft. GFA for facilities of 5,000 sq. ft. or larger.
	Truck Stop/Truck Wash	1.0 per 200 sq. ft. of building area (excluding car wash area) and required stacking spaces
Industrial Services	Batch Plant (Concrete or Asphalt)	See Table 17.24.040-5
	Building Material Sales, Wholesale	See Table 17.24.040-5
	Contractors Office and Storage (outdoor)	See Table 17.24.040-5
	Crematoria	See Table 17.24.040-5
	Distribution Center	See Table 17.24.040-5
	Laundry or Dry Cleaning, Commercial Plant	See Table 17.24.040-5
	Industrial and Business Support Service Establishment	See Table 17.24.040-5
	Junkyard or Salvage Yard/Center	See Table 17.24.040-5
	Manufacturing and Production, Indoors	See Table 17.24.040-5
	Manufacturing and Production, Outdoors	See Table 17.24.040-5
	Manufacturing and Storage of Hazardous Materials	See Table 17.24.040-5
	Materials Recovery Facility	See Table 17.24.040-5
	Mini-Warehousing Establishment	<del>See Table 17.24.040-5</del> 1.0 per 50 storage units plus 5.0 customer spaces plus 2.0 spaces for on-site caretakers
	Research Laboratory	See Table 17.24.040-5
	Recycling Center (Indoor)	See Table 17.24.040-5
Recycling Center (Outdoor)	See Table 17.24.040-5	
Warehouse	See Table 17.24.040-5	
Other Uses	Interim Uses Established after July 1, 1991	As required by the specific use.
	Interim Uses Established after August 2, 1995	As required by the specific use.
	Live/Work Units	2.0 per dwelling unit plus 1.0 per 350 sq. ft. of nonresidential space
	Vertical Mixed Use	As required by the specific uses within the structure.

**SECTION 15:** Chapter 24, Section 040, Subsection G of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

## G. Bicycle Facilities

The intent is to provide bicycle access to employment, commercial and community destinations by providing safe and adequate parking facilities that meet the demands of the use, reduces hazards to pedestrians and enhances the visual environment.

~~Developments with surface parking areas that contain 25 or more spaces shall provide bicycle parking facilities, which shall comply with the following standards:~~

- ~~1. Where required, bicycle parking facilities that consist of permanently anchored bicycle racks shall be located in a convenient, highly visible and well lighted area within 50 feet of a building entrance and within view of pedestrian traffic. Bicycle parking facilities shall be conveniently located near the entrance of the primary building entrance. In no case shall bicycle facilities be located farther than 150 lineal feet from the primary building entrance.~~
- ~~2. Table 17.24.040-5.1, *Bicycle Parking Requirements for Multi-Family Residential, Business and PSP Zone Districts*, states the parking requirements for all districts within the City. When bicycle parking spaces are required, the applicant shall provide a minimum of two bicycle parking spaces but in no case shall an applicant be required to provide bicycle parking spaces for more than 10 bicycles. Bicycle parking spaces shall be provided at the following rates:
  - ~~a. In the R-A district, one bicycle parking space shall be provided for every 10 vehicular parking spaces to a maximum of 10 bicycle spaces.~~
  - ~~b. In all other non-industrial zone districts, one bicycle parking space shall be provided for every 20 vehicular parking spaces to a maximum of 10 bicycle spaces.~~
  - ~~c. When bicycle parking spaces are required, the applicant shall provide a minimum of two bicycle parking spaces but in no case shall an applicant be required to provide bicycle parking spaces for more than 10 bicycles.~~~~

**TABLE 17.24.040-5.1: BICYCLE PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL, BUSINESS AND PSP ZONE DISTRICTS**

Zone District	Required Number of Spaces
Multi-Family Residential Zone Districts	0.05 space per bedroom
Commercial Zone Districts	1.0 space per 5,000 square feet GFA
Industrial Zone Districts	1.0 space per 25,000 square feet GFA [1]
Public/Semi-Public District	1.0 space per 5,000 square feet GFA
NOTES: [1] When located within 1-mile of developed residential zone districts.	

- ~~3. **Bicycle Parking Facility Design & Location** Bicycle parking facilities shall include a rack or other device designated for bicycles that enable bicycles to be secured.~~



Fig. 17.24.040-D: Bicycle parking facilities

- a. Bicycle parking facilities shall include a rack or other device designated for bicycles that enable bicycles to be secured.
  - b. The racks and storage facilities shall be located so they do not interfere with pedestrian traffic and shall be protected from potential damage by motor vehicles.
  - c. Bicycle parking shall not be within any required landscape.
  - d. All bicycle parking spaces provided shall be on a hard and stable surface.
  - e. All bicycle parking facilities shall be securely anchored to the surface so they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
  - f. Bicycle parking facilities should be shaded or covered.
  - g. When multiple bicycle parking facilities are installed together in sequence, they should be installed at least three feet apart and located in a configuration that provides space for parked bicycles to be aligned parallel to each other.
  - h. An inverted U, Post and Loop, or "A" type of bicycle rack is preferred as shown in Figure 17.24.040-D. Proposed alternatives may also be considered if able to meet the characteristics listed above.
4. ~~Bicycle racks and secured storage facilities shall be located in convenient, visible, well-lit areas with easy access and near main entrances of all commercial, residential, and institutional buildings. The racks and storage facilities shall be located so they do not interfere with pedestrian traffic and shall be protected from potential damage by motor vehicles. Bicycle parking shall not be within any required landscape area nor interfere with any pedestrian pathway.~~
  5. ~~Bicycle spaces should be shaded or covered.~~

**SECTION 16:** Chapter 24, Section 040, Subsection J, subsection 1 of Title 17 of the North Las Vegas Municipal Code is hereby deleted.

**J. Alternative Parking Options**

The planning commission shall be authorized to approve an Alternative Parking Plan that proposes alternatives to providing the number of off-street parking spaces required by Table 17.24.040-4, *Minimum Off-Street Parking Standards*, in accordance with the standards listed below. Nothing in this subsection shall limit the use of one or more of the following off-street parking alternatives by a single use. A parking analysis shall accompany all plans, prepared by a licensed engineer qualified to perform the work.

**~~1. Provision over the Maximum Allowed~~**

~~Requests to provide more than the maximum number of off-street parking spaces established in Subsection 17.24.040.F, Maximum Number of Spaces Permitted, shall comply with the following:~~

**~~a. Parking Demand Study~~**

- ~~• Requests for exceeding the maximum number of required off-street parking spaces shall be accompanied by a Parking Demand Study demonstrating how the maximum number of parking spaces specified by Subsection 17.24.040.F, Maximum Number of Spaces Permitted, is insufficient for the proposed development.~~

**~~b. Minimum Amount Required~~**

- ~~• Requests to exceed the maximum number of off-street spaces allowed are limited to the minimum number of additional spaces required as recommended in the required Parking Demand Study.~~

**~~c. Surfaced with Alternative Materials~~**

- ~~• All off-street parking spaces provided in excess of the maximum specified in Subsection 17.24.040.F, Maximum Number of Spaces Permitted, are surfaced with a pervious surfacing material acceptable to the City. See Section 17.24.040.J.9, Alternative Materials.~~

**SECTION 17:** Chapter 24, Section 060, Subsection B, subsection 7, of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**7. Materials**

- a. Due to the desert characteristics of the Valley, water conservation is required through the use of drought-tolerant plants and turf where allowed. Landscaping materials shall comply with the requirements of the SNWA Water Smart Landscapes Plant List.



Fig. 17.24.060-D: Drought-tolerant plants and turf are required

- b. For the purposes of this section, a **36-inch box tree** ~~with a 36-inch circumference measured at breast height~~ shall be considered to have a 2.5 inch caliper, and a **24-inch box tree** ~~with a 24-inch circumference~~ shall be considered to have a 1.5 inch caliper.

- c. Plants and shrubs must be a minimum of five gallon size at time of planting. Groundcovers must be a minimum of one gallon size at time of planting.
- d. If conifers are used to satisfy the requirement for trees of one and one-half inch caliper measured six inches above root ball, they shall be a minimum of ~~six to~~ eight feet tall.
- e. No tree whose mature height exceeds 15 feet shall be planted under an electric utility line.
- f. In an effort to conserve limited water resources, the provision of drought-tolerant landscaping is encouraged. See Figures 17.24.060-D and E.



Fig. 17.24.060-E: Drought-tolerant landscaping used instead of turf grass

- g. No person shall impose private covenants, conditions, deed clauses, or other agreements that require the installation of turf or prevent the utilization of water efficient landscaping, provided such landscaping receives appropriate architectural review approval. No person shall prohibit landscaping materials and designs solely on the basis that they make use of water-efficient landscaping.
- h. Deep-rooted trees shall not be located within five feet of any underground drainage facility or wet utility line unless protected by a root barrier.
- i. The use of turf shall be limited as follows:

● TABLE 17.24.060-1: USE OF TURF BY ZONING DISTRICT	
Zoning District/Use	Use of Turf
Commercial/Industrial zones	No turf allowed
Public/private facilities	No turf allowed, except for schools, parks (public or private), and cemeteries
Golf courses	Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential zones (single-family)	No turf in single-family residential common areas, except private park areas. For single-family residential lots, no turf in the front yard. The installation of new turf in the side and rear yard shall not exceed 50 percent of the gross area of the side and rear yard, provided that no turf area dimension is less than 10 feet. A maximum of 5,000 square feet of turf is permitted
Residential zones (multi-family)	No turf in multi-family residential except in

• TABLE 17.24.060-1: USE OF TURF BY ZONING DISTRICT	
Zoning District/Use	Use of Turf
	recreational or park areas

- j. The use of turf is not permitted in landscape areas along a public street frontage.
- k. The turf limitations contained in this section are intended to increase the use of water efficient vegetation. Landscaping shall be designed, and landscaping materials shall be chosen and installed, so as to insure that within two years of normal growth, at least 50 percent of the area covered by non-turf landscaping will consist of water-efficient vegetation.
- l. The use of plant material with high pollen production is prohibited. This includes pigweed, canyon ragweed, juniper, privet, mulberry, olive (all fruit producing species), Russian Thistle, Johnson grass, salt cedar, and any plant on the Nevada State Department of Agriculture Noxious Plant List.

**SECTION 18:** Chapter 24, Section 060, Subsection E, Table 17.24.060-2, of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

• TABLE 17.24.060-2 PERIMETER LANDSCAPING REQUIREMENTS					
Perimeter Landscaping Requirement	Use Category				
	Residential and Small Lot	Multifamily	Mixed-Use	Commercial	Industrial
Measurement	See Table 17.24.060-3	17.24.060.E.2.b	17.24.060.E.2.c	17.24.060.E.2.d	17.24.060.E.2.e
Minimum Groundcover	Yes	Yes	Yes [1]	Yes	Yes
Irrigation and Maintenance	Yes	Yes	Yes	Yes	Yes
Street Trees	Yes	Yes	Yes	Yes	Yes
Street Medians	Yes	Yes	Yes	Yes	Yes
Sidewalks	Yes	Yes	Yes	Yes	Yes

**SECTION 19:** Chapter 24, Section 070, Subsection A, subsection 3, of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**5. Residential Fences and Walls**

The following standards shall apply to all residential uses:

- a. Fences and walls, excluding retaining walls, shall not exceed eight feet in height unless otherwise specified herein.
- b. No fence or wall shall be allowed in any **required** residential front yard that exceeds 48 inches in height. Twenty-five percent of any front yard fence or wall shall be open above 36 inches. All wall sections visible from the street, sidewalk, adjacent properties, or common areas shall be decorative. **For this section the front yard is the entire area from the front of the house to the front property line.**

- c. In those instances where a fence or wall is erected as an enclosure that restricts access from the front to the rear yard, a gate, an identifiably collapsible section of fence, or other such means of recognizable ingress shall be installed, shall remain unobstructed, and shall be a minimum three feet in width. The location of such ingress points shall be positioned at any point paralleling the front lot line between the side lot property line and the principal structure. Side yard walls higher than 48 inches shall not extend beyond the plane of the front wall of the house. In such cases that it is deemed necessary and/or desirable, such walls shall be decorative on both sides, unless otherwise approved by the planning commission.

**SECTION 20:** Chapter 24, Section 070, Subsection A, subsection 4 of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**4. Commercial and Industrial Fences and Walls**

- a. Fences and walls in office and commercial uses shall not exceed 10 feet in height. Perimeter fences and walls abutting residential districts shall be a minimum of six feet but not be greater than eight feet in height, as measured from the residential side of the property line.
- b. Fences and walls in industrial uses shall not exceed 12 feet in overall height. Perimeter fences and walls abutting residential districts shall be a minimum of six feet but not be greater than eight feet in height, as measured from the residential side of the property line.

**SECTION 21:** Chapter 24, Section 130, Subsection E, subsection 2 of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

**2. Exterior Materials and Finishes**

- a. Buildings shall be finished in earth tone or neutral colors indigenous to the Las Vegas Valley and its surrounds. Black and bright colors are not acceptable except as trim or accent colors. Fluorescent colors are not acceptable.
- b. Concrete, clay tile, architectural metal or materials similar in appearance to concrete or clay tile should be used on all pitched roofs. Asphalt, fiberglass and wood shingles and shakes are not acceptable.
- c. Stone, stucco, colored or exposed aggregate, textured finish concrete, precast textured concrete panels, or decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable. Architectural metal or standing seam metal panels may be acceptable for portions of the exterior, but cannot be the principal exterior material.
- d. Highly reflective, shiny or mirror-like materials, corrugated metal and unplastered exposed standard concrete and standard concrete masonry units should not be used except as accents if deemed appropriate.
- e. Restraint should be used in the number of different materials and colors selected. Simplicity of patterns is desired.

**SECTION 22:** Chapter 32, Section 030, of Title 17 of the North Las Vegas Municipal Code is hereby amending the definition as follows:

**Distribution Center**

A warehouse or a complex of warehouses primarily engaged in the sale or distribution of goods and materials in large quantity to retailers or other businesses for resale to individual or business customers. ~~Each building containing a minimum of 49,000 sq. ft. of gross floor area, having a minimum overhead clearance of 24 feet within the building, with dock high loading doors either in a depressed dock well or at a flat truck apron, and with no drop ceiling constructed within the building outside of accessory office area, which may not exceed 25% of gross floor area.~~ This use shall not include heavy manufacturing, resource extraction, bulk storage of hazardous materials, or scrap, or salvage operations.

**Personal Services**

The provision of services generally involving the care of a person or a person's possessions. Personal services may include, but are not limited to, ~~laundromats-dry-cleaning-services~~, barber shops, beauty salons, ~~health-and-fitness-studios~~, music schools, informational and instructional services, tanning salons, and portrait studios.

**Vending Facility**

Any trailer, ~~cart, or other conveyance that is not self-propelled~~, which is located outdoors, from which a vendor displays, sells, offers for sale, gives away, or offers to give away anything of value including food, beverages, or merchandise.

**Wall, Decorative**

A wall that incorporates decorative elements in the design and construction. The wall shall be designed to include elements such as, but not limited to, the following: decorative caps, textured plaster or concrete, stucco, split-faced block, slump stone, brick, fluted blocks, decorative block, stone veneer, pre-cast concrete tilt-up panels with reveals and/or patterns, or wrought iron. Standard smooth-faced concrete block shall be limited to accents or part of the overall design theme, but shall not exceed 20% of the wall face.

**SECTION 23:** NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

**SECTION 24:** SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

**SECTION 25:** EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas. Publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**SECTION 26:** PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or

against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

\_\_\_\_\_  
JOHN J. LEE, MAYOR

ATTEST:

\_\_\_\_\_  
CATHERINE A. RAYNOR, MMC, CITY CLERK

