



Planning Commission Agenda Item

Date: September 14, 2022
Item No: 25.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZOA-05-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An amendment to Title 17 (Zoning Ordinance) to amend residential pool sizes and providing for other matters properly related thereto. (For Possible Action)

RECOMMENDATION: The Land Development and Community Services Department recommends that ZOA-05-2022 (Ordinance 3138) be approved and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The City is proposing some amendments to Title 17 the Zoning Code to help support the Southern Nevada Water Authority’s commitment to reducing water use throughout the Las Vegas Valley. The proposed change to the Zoning Ordinance will create a maximum pool size for new pools built for a residential home.

DEPARTMENT COMMENTS:

Public Works:	No comment.
Police:	No comment.
Fire:	No comment.

ANALYSIS:

The three proposed amendment is to encourage water saving measures within the City and support the commitment valley-wide to reduce water usage. The proposed change will limit the size of an individual pool allowed with a single-family home. The proposed modification is the same as regulations adopted by Clark County and endorsed by the Las Vegas Valley Water District and the Southern Nevada Water Authority. The proposed changes also mirror the modifications the City is proposing within Title 13, Public Services which establishes rules of services for the City’s Utilities Department.

The proposed changes do not affect pool sizes in public or private parks nor do they limit the size of a pool within a multi-family open space area.

According to the Southern Nevada Water Authority, the average size for an individual residential pool is approximately 475 square feet. The valley-wide initiative is proposing a maximum pool size of 600 square feet. The 600 square foot size is larger than 75 % of the pools within the Las Vegas Valley.

The proposed changes are limited to the swimming pool section of the accessory uses allowed within the City. The proposed modifications are below. Please note: **Bold Red** indicates new language and ~~red strikethrough~~ indicates deleted language.

12. **Swimming Pools, Spas & Hot Tubs**

All private or semi-private swimming pools, **spas, and hot tubs** shall meet the following standards:

- a. Swimming pools, ~~or~~ **spas, or hot tubs** may be placed closer than three feet to any structure, or vice-versa, provided that a minimum three-foot setback is maintained to the property line and provided that adequate information, including plans, calculations, and details, are provided to and approved by the building official, prior to the installation of the pool, spa, or structure. Plans may be required to be prepared by a Nevada registered engineer or architect.
- b. Pools, **spas, and hot tubs** shall not be located between the front property line and the front building setback line.
- c. All pool, **spa, and hot tub** equipment, structures, and appurtenances thereto shall be set back a minimum of ten feet from the nearest dwelling on an adjoining property. Additionally, such equipment or structure shall not be located between the front property line and the front building setback line. Exceptions to this minimum ten-foot setback will be considered. With the compliance of building and fire code requirements, the building official can approve exceptions to the setback requirements for sound-proof pool equipment housing and pumps that have been designed for noise reduction. All other exceptions may be considered on an individual basis by variance.
- d. All swimming pools, **spas, and hot tubs** shall be enclosed as required by the Building Code.
- e. **The combined water surface area of the swimming pool, spa and hot tub does not exceed 600 square feet of surface area of water.**

- f. There is at most one swimming pool with one spa or hot tub on the property.**

ATTACHMENT:

Ordinance No. 3138