

ORDINANCE NO. 1406

AN ORDINANCE OF THE CITY OF BOULDER CITY, NEVADA TO
AMEND PORTIONS OF TITLE 11, CHAPTERS 6, 7 AND 21 TO
UPDATE CERTAIN REGULATIONS PERTAINING TO THE
MOBILE HOME ZONES (AM-10-288)

The City Council of Boulder City do ordain:

Section 1. That portions of Title 11 of the City Code, Chapters 6 (MP, Mobile Home Park Zone), 7 (ME, Mobile Home Estate Zone) and 21 (Substandard Lots of Record) be amended as follows:

See attached Exhibit A.

Section 2. VALIDITY. Each section and each provision or requirement of any section of this ordinance shall be considered separable and the invalidity of any portion shall not affect the validity or enforceability of any other portion.

Section 3. PUBLICATION. The City Clerk shall cause this Ordinance to be published in summary on Friday, the 30th day of April, 2010, in the *Las Vegas Review-Journal*, a daily newspaper, published in Las Vegas, Nevada.

Section 4. EFFECTIVE. This Ordinance shall become effective, after its approval and publication, on the 20th day of May, 2010.

APPROVED:

ATTEST:



Roger Tobler, Mayor



Lorene Krumm, City Clerk

The foregoing Ordinance was first proposed and read by title to the City Council on the 13th day of April, 2010, which was a regular meeting; thereafter, on the 27th day of April, 2010, a public hearing and regular meeting were held and the proposed Ordinance was adopted by the following vote:

VOTING AYE: Chandler, McCoy, Strickland, Tobler

VOTING NAY: None

ABSENT: Walker

APPROVED:

ATTEST:



Roger Tobler, Mayor



Lorene Krumm, City Clerk

Bill No. 1602, Exhibit A

(AM-10-288; amended portions are shown in red)

Chapter 11-6, MP Mobile Home Park Zone

1. Amend Section 11-6-5.C.1 as follows:

11-6-5 STANDARDS FOR MOBILE HOME PARKS

C. Mobile Home Sites:

1. The minimum area per mobile home site shall be **six thousand (6,000)** square feet.

2. Add new Sections 11-6-5.H and I as follows:

- H. **Structure Height:** The height of a structure shall not exceed twenty feet (20').
- I. **Number of Stories:** The number of stories in a building shall not exceed one story.

Chapter 11-7, ME Mobile Home Estate Zone

Amend Section 11-7-6.A, B, D and E as follows:

11-7-6 MINIMUM SPACE REQUIREMENTS

- A. Lot Area: Minimum **six thousand (6,000)** square feet.
- B. Lot Width: Minimum **sixty feet (60')**.
- C. Lot Depth: Minimum ninety feet (90').
- D. Front Yard: **Ten feet (10')**.
- E. Side Yard:
 1. Interior Lot: There shall be two (2) side yards totaling fifteen feet (15') with a five foot (5') minimum on one side.
 2. Corner Lot:
 - a. Side yard abutting the street: **Ten feet (10')**.
 - b. Interior side yard: Five feet (5').

(Items 11-7-6.C and F through K remain unchanged)

Chapter 11-21, Substandard Lots of Record

Amend Section 11-21-2.C.1 as follows:

11-21-2 EXCEPTIONS

- C. "ME" Mobile Home Estate Zone: All the regulations of the zone in which the lot is located shall apply to all substandard lots of record, except as follows:

1. Minimum Yard Requirements:

- a. Front Yard: Ten percent (10%) of lot depth, but need not exceed ten feet (10').
- b. Rear Yard: Eight feet (8').
- c. Side Yard: Ten percent (10%) of lot width in each side yard, but shall not be less than three feet (3') and need not exceed five feet (5').
- d. Street Side Yard: Ten percent (10%) of lot depth, but need not exceed ten feet (10').