

ORDINANCE NO. 2555

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-05-10); AMENDING 17.20.060(G)(3) TO ALLOW 15 FOOT FRONT SETBACK FOR TWO-FAMILY DWELLINGS, WITHIN THE R-2, RESIDENTIAL MEDIUM DENSITY DISTRICT; 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:

SECTION 1: Chapter 20, Section 060, Subsection G and Subsection 3, of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing text in its entirety with the following:

17.20.060 RESIDENTIAL MEDIUM DENSITY DISTRICT (R-2)

G. Lot Width, Setbacks, Yards and Heights

3. Minimum setbacks from property line:

Table 17.20.060 – 2: Minimum Setback Requirements in the R-2 District				
Use	Interior Front (feet)	Side (feet)	Corner Side/Other R-O-W (feet)	Rear Yard (feet)
Single-family dwelling - Type I Lot (Lot area of 2,700 to 3,799 square feet)	As established in Section 17.24.215 B.3.			
Single-family dwelling - Type II Lot (Lot area of 3,800 to 4,750 square feet)	As established in Section 17.24.215 B.3.			
Single-family dwelling (Lot area of 4,751 square feet or more)	15*	5	10	15
Two-family dwelling	15*	5	10	15
Three-family dwelling	20	5	10	15
Four-family dwelling	20	5	10	15
Townhouse cluster	20	5	10	15
Schools, civic, and cultural institutions (including their accessory use structures)	50	50	50	50
Structures accessory to single-family residences – Type II Lot (Lot area of 3,800 to 4,750 square feet)	As established in Section 17.24.215 B.3.			

Table 17.20.060 – 2: Minimum Setback Requirements in the R-2 District				
Use	Interior Front (feet)	Side (feet)	Corner Side/Other R-O-W (feet)	Rear Yard (feet)
Structures accessory to single-family residences (Lot area of 4,751 square feet or more)	20	3	10	3
Structures for all other principal , special, or accessory uses	20	10	20	15
Religious institutions (including their accessory use structures)	20	50	20	50
Side loading garages **	15	N/A	N/A	N/A
Parking lot	5	5	5	5
NOTES * Any attached or detached carport or garage shall maintain a 20 foot front setback. ** Side-loading garages with reduced setbacks shall have a minimum of one window, a minimum of twenty (20) square feet, in the garage wall facing the street, and the rear wall of the garage.				

SECTION 2: 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 3: 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 4: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: 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 21ST day of JULY, 2010.

AYES: Mayor Buck, Mayor Pro Tempore Robinson, Council Members Eliason,
Wood and Cherchio

NAYS: None

ABSTAIN: None

ABSENT: None

APPROVED:

/s/Shari L. Buck
SHARI L. BUCK, MAYOR

ATTEST:

/s/Karen L. Storms
KAREN L. STORMS, CMC, CITY CLERK