



Planning Commission Agenda Item

Date: <MEETING_DATE>

Item No: <#>

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, Director Land Development & Community Services
Prepared By: Robert Eastman, AICP

SUBJECT: **ZOA-02-2023 TINY HOMES (Public Hearing).** Applicant: City of North Las Vegas. Request: To add tiny home provisions to Title 17 (Zoning Ordinance), and providing for other matters properly related thereto. CITYWIDE. (For Possible Action)

RECOMMENDATION: APPROVAL

PROJECT DESCRIPTION:

The City is proposing to add tiny houses and tiny house park provisions to Title 17 the Zoning Code. During the 2021 Nevada legislative session, the Nevada Legislature enacted Senate Bill 150, an act relating to housing that requires the governing body of a county or city to authorize tiny houses as accessory dwelling units and to allow tiny house parks within certain zoning districts.

DEPARTMENT COMMENTS:

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

ANALYSIS:

The City of North Las Vegas is requesting consideration to amend Title 17, Zoning Ordinance (Ordinance #3196) by adding provisions to allow tiny houses as an accessory dwelling unit and to allow the creation of tiny house parks or subdivisions.

The proposed amendment to the zoning ordinance must contain specific elements including; at least one (1) zoning district where tiny houses are allowed as a dwelling unit; at least one (1) zoning district where tiny houses are allowed as an accessory dwelling unit; and a definition of a tiny houses the meets the International Residential Code. In addition to these required elements for SB 150, the proposed amendment includes regulations for lot sizes, open space, refuse areas, parking and design standards for tiny house parks or subdivisions.

The proposed amendment defines a Tiny House as a single-family dwelling unit built on a permanent foundation with a square footage between 200 square feet and 400 square feet in floor area excluding lofts. A tiny house may not exceed 400 square feet. The tiny house definition also addresses features such as compact stairs, including stair handrails and headroom, ladders, reduced ceiling heights in lofts and guard and emergency escape and rescue opening requirements at lofts per the International Residential Code.

The City currently allows accessory dwelling units on lots that are a minimum of 6,000 square feet in area and within the O-L, R-E, R-EL and R-1 districts. With this proposed amendment, we will allow tiny houses as an accessory dwelling unit as well as traditionally built homes.

The proposed amendment also allows a Tiny House Park or Subdivision within the Planned Unit Development District with a minimum initial parcel size of 5 acres or larger. A tiny house park or subdivision will contain two or more tiny houses with associated community amenities.

City Staff is recommending that the Zoning Ordinance amendment be approved to incorporate the proposed language and requirements for tiny houses; tiny house parks; and tiny house subdivisions. The approval of this Ordinance will align the City with other jurisdictions with similar requirements and be in compliance with SB 150. Staff recommends that ZOA-02-2023 be forwarded to the City Council with a recommendation of approval.

ATTACHMENT:

Ordinance No. 3196