



City Council Regular Meeting AGENDA ITEM

NUMBER: 37

SUBJECT:

Ordinance No. 3196; An Ordinance Amending Title 17 of the Municipal Code of the City of North Las Vegas, Relating to Zoning (ZOA-02-2023) by Creating Tiny Home Provisions and Providing for Other Matters Properly Related Thereto. (Citywide) (Set Final Action for December 20, 2023)

REQUESTED BY:

Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

WARD:

(Citywide)

RECOMMENDATION OR RECOMMEND MOTION:

It is recommended that City Council introduce Ordinance 3196 on December 6, 2023 and that City Council pass and adopt Ordinance 3196 on December 20, 2023.

FISCAL IMPACT:

ACCOUNT NUMBER:

N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

The Planning Commission (7-0 vote), at its meeting on November 8, 2023, recommended approval of the proposed ordinance amendment.

The City is proposing to add tiny houses and tiny house park provisions to Title 17, the City's zoning ordinance. 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 develop and approve regulations authorizing tiny houses. To comply with SB 150 the City is required to adopt modifications to the Title 17 and the Building Code (Title 15). The proposed amendment to the zoning ordinance must contain specific elements including: at least one zoning district where tiny houses are allowed as a dwelling unit; at least one zoning district where tiny houses are allowed as an accessory dwelling unit; at least one zoning district where a tiny house park could be developed; and a definition of a tiny house that meets the International Residential Code. In addition to these required elements in SB 150, the proposed amendment includes regulations for lot sizes, open space, refuse areas, parking, and design standards for tiny house parks or subdivisions.

Attachments:

Ordinance 3196

Planning Commission Action Report

Staff Report

CIP No.	Related Item: Ordinance 3186	
LIST CITY COUNCIL GOAL(S): Well - Planned Quality Growth, Safe and Livable Community		
PREPARED BY:	Respectfully Submitted	MEETING DATE:
Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Ryann Juden, City Manager	December 6, 2023