

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 ADDING PROVISIONS FOR TINY HOUSES AND TINY HOUSE PARKS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, 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 in certain zoning districts;

WHEREAS, SB 150 was approved by the Nevada Governor on June 2, 2021 and becomes effective on January 1, 2024;

WHEREAS, the amendments to Title 17 of the North Las Vegas Municipal Code in this Ordinance are consistent with the North Las Vegas Comprehensive Master Plan; and

WHEREAS, the Council determines that the amendments in this Ordinance will not adversely affect the public health and general welfare of the community and residents of North Las Vegas.

NOW, THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: Chapter 20, Section 010, Table 17.20-1, of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

TABLE 17.20-1: PERMITTED USE TABLE																												
P = Permitted C = Conditional S = Special Blank = Prohibited		Residential								Business					Redevelopment					Special Purpose					Obsolet e		Additional Requirements	
		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD			C-3	M-3	
																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
RESIDENTIAL USES																												
Group Living	Dormitory																S	S	S	P	P	S	S	S				
	Fraternity or Sorority House							S	S					S	S	S				P	P	S	S	S				
Household Living	Dwelling, Multiple-Family (5+)							P	P						P	P	P				P	P	P	P	P			17.20.020 A.1
	Dwelling, Single-Family	P	P	P	P	P	S	S						P	S		S				P	P	P	P	P			
	Dwelling, Three- and Four-Family							P	P	P					P	P	P					P	P	P	P	P		
	Dwelling, Two-Family							P	P	P					P	P	P					P	P	P	P	P		
	Mobile Home or Mobile Home Subdivision																					P	P					17.20.020 A.2
	Townhouse Cluster							P	P	P					P	P	P					P	P	P	P	P		17.20.020 A.3
	Tiny House																					P						
	Tiny House Park / Subdivision																					P						17.20.020 A4
PUBLIC AND INSTITUTIONAL USES																												

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																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
Institutions	Cemetery	C	C	C	C													C	C	P	P				C		17.20.020 B.3	
	College or University										S	S					S	S	S	P	P	S	S	S				
	Community Center or Meeting Hall										P	P	P				C	S	S	P	P	P	P	P			Up to 5,000 Sq. ft. allowed in RA/DC	
	Residential Facility for Groups		P	P	P	P	P	P	P			P			P	P	P				P	P	P	P	P			17.20.020 B.4
	Halfway House for Recovering Alcohol and Drug Abusers		P	P	P	P	P	P	P			P			P	P	P				P	P						17.20.020 B.5
	Hospital/Medical Center											S	S	P				S	S	S	P	P	P	P	S	S		17.20.020 B.6
	Museum or Library											P					P	P	P	P	P	P	P	P	P			
	Religious Institution	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	P	P	P	P			
	Residential Health Care Facility						S	S	S			S			S	S	S	S			P	P	S	S	S			
	School: Elementary or Secondary		S	S	S	S	S	S	S			S	S			S	S	S	S	S	P	P	S	S	S			
	School: Business, Technical, Trade, and Vocations										S	S	S	S	P				S	S	S	P	P	S	S	S	S	

TABLE 17.20-1: PERMITTED USE TABLE

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																							MUD-N	MUD-C	MUD-E				
Use Category	Use Type																												
Agriculture and Agricultural Support Services	Agricultural Activity	P																			P	P							17.20.020 C.1
	Feed Store (Including Yard)	S											S	P												P	P		
	Nursery Sales										S	P	P	P				P								P	P		
	Stable, Commercial	S	S																								P		17.20.020 C.20
	Community Garden	C	C	C	C	C	C	C	C									C	P	P	P	P	P	P	P				17.20.020 C.8
Animal Care	Animal Hospital or Clinic										P	P	P	P				S			P	P	P	P	P	P	P	P	17.20.020 C.2
	Pet Care and Boarding Facility										C	C	C	C							P	P	P	P	P	P	P		17.20.020 C.2
Day Care	Child Care – Group Home	S	S	S	S		S			S	S	S	S		S						P	P	P	P	P	P			17.20.020 C.7
	Child Care Center						S	S	S	S	S	S	S		S	S	S	S			P	P	P	P	P	P			17.20.020 C.7
Eating and Drinking Establishmen ts	Delicatessen and Catering Establishment										C	C	P	P				P			P	P	P	P	P	P	P		Storage of vehicles not permitted in C-1 & C-2 & RA/DC
	Establishment Requiring an “Off-Sale” Liquor License										C	C		C				S			P	P				C		17.20.020 C.14	
	Establishment Requiring an “On-Sale” Liquor License										S	S	S	S				S			P	P	C	C	C	S		17.20.020 C.14	

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																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
	Restaurant									S	P	P	C	C				P	C		P	P	P	P	P			17.20.020 C.28
	Restaurant, Fast Food									S	P	P	C	C				P	C		P	P	P	P	P			17.20.020 C.17
	Private Club or Lodge											P		P				S			A	A	S	P	P	P		
Indoor Recreation and Entertainment																												
	Bowling Alley											P		P				P			P	P	S	P	P	P		
	Dancing or Theatrical Studio										P	P						P			P	P	S	P	P	P		
	Game Rooms or Pool Hall										P	P						P			P	P	S	P	P	P		
	Health and Fitness Center									S	P	P		S				C										17.20.020.C.31
	Recreation Center									S	S	P		S				S			P	P	S	P	P	P		
	Skating Rink (Ice or Roller)											S		S				P			P	P	S	P	P			
	Theater, Movie											P						P			P	P	S	P	P	P		
	Video Arcade										S	S						P			P	P	P	P	P	P		
Offices	Auto Title Loan Establishment										S	S	S								P	P	P	P	P	S		17.20.020 C.4
	Bank or Financial Institution									C	C	C	C					P			P	P	P	P	P	S		17.20.020 C.6

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																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
	Pawnshop									S	S						S							S			17.20.020 C.15	
	Personal Service Establishment								S	P	P						P	C		P	P	P	P	P	P		17.20.020 C.28	
	Retail Sales Establishment									P	P						P	C	S	P	P	P	P	P	P		17.20.020 C.18	
	Swap Meet or Flea Market (Outdoor)												S											S	P			
	Tattoo Establishment									S	S																	
	Wholesale Sales Establishment										S	P	P							P	P			P	S		17.20.020 C.27	
Tourism	Casino										S						S			S	S			S	S			
	Hotel or Motel										S	S	S				S			S	S	S	S	S	S			
	Racetracks (Dog, Horse, or Vehicle)												S												S			
	Recreational Vehicle Park and Overnight Campground										S		S							P	P			S	S		17.20.020 C.16	

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																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
Vehicle Sales and Services	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (indoor)										P	P	P								P	P			S	S		
	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot (outdoor)										S	S	S								P	P					17.20.020 C.22	
	Vehicle Impound Yard/Automobile Impound Yard												S												S		17.20.020 C.23	
	Vehicle, Boat, and RV Repair Facility										S	S	C								P	P			S	P	17.20.020 C.24	
	Vehicle, Boat and RV Service Facility									S	C	S	P								P	P			S	P	17.20.020 C.25	
	Vehicle Washing Establishment									S	S	S	C								P	P			S	S	17.20.020 C.26	
	Fuel Sales									S	S		S				S							S	S			
	Tire Sales, Repair, and Mounting									S	C	S	C								P	P			P		17.20.020 C.30	
	Truck Stop/Truck Wash												P								S	S				S		

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		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD			C-3	M-3	
																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
	Independent Testing Laboratory for Marijuana											S	S														17.20.020 C.29	
	Industrial and Business Support Service Establishment										P	P	P								P	P		S	P	P		
	Junkyard or Salvage Yard/Center												S													P		
	Manufacturing and Production, Indoors											P	P								P	P			P	P	17.20.020 D.2	
	Manufacturing and Production, Outdoors											S	S													S		
	Manufacturing and Storage of Hazardous Materials												S													S		
	Materials Recovery Facility												S													P	17.20.020 D.3	
	Mini-Warehousing Establishment										S	S	S	P							P	P		S	S	S	17.20.020 D.4	
	Production of Edible Marijuana Products or Marijuana-Infused Products												S	S														17.20.020 C.29
	Research Laboratory										S	P	P								P	P			S	P	P	

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		O-L	R-E	R-EL	R-1	R-CL	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4	R-A/DC	R-A/PSP	PSP	PUD/PID	PCD	MUD			C-3	M-3	
																							MUD-N	MUD-C	MUD-E			
Use Category	Use Type																											
	Recycling Center (Indoor)											S	P								P	P					P	17.20.020 D.5
	Recycling Center (Outdoor)												S													S	17.20.020 D.5	
	Warehouse											P	P								P	P			P	P	17.20.020 D.6	
OTHER USES																												
Other Uses	Interim Uses Established after July 1, 1991													S	S			S										
	Interim Uses Established after August 2, 1995															S												
	Live/Work Units																					P	P	P			17.20.020 E.1	
	Vertical Mixed Use										S	P					P			P	P	P	P	P			17.20.020 E.2	

SECTION 2: Chapter 20, Section 020, subsection A, subsection 4 of Title 17 of the North Las Vegas Municipal Code is hereby added as follows:

3. Tiny House Park / Subdivision

- a. The minimum tiny house park or subdivision size shall be 5 acres.
- b. Density within the tiny house park shall be in accordance with the Comprehensive Master Plan land use designation.
- c. Each tiny house space or lot within a tiny house park shall have a minimum width of forty (40) feet and a minimum depth of fifty (50) feet.
- d. Each tiny house space or lot shall comply with the following setbacks:
 - (1) A minimum of five (5) feet shall be maintained between the tiny house and any adjacent side lot line or property line.
 - (2) A minimum setback of fifteen (15) feet shall be maintained between the tiny house and any public street, private street or drive aisle, except for any attached or detached carport or garage which shall have a minimum setback of twenty (20) feet from any public street, private street, or drive aisle.
 - (3) A minimum setback of ten (10) feet shall be maintained between the tiny house and its rear lot line or property line.
- e. Utilities: Each tiny house and any community facilities in a tiny house park must be connected to the City's water and wastewater systems utilities. A composting toilet is prohibited in a tiny house.
- f. Refuse Areas: A tiny house park shall contain an adequate number of airtight and watertight covered trash receptacles located within a centralized trash area. The centralized trash area shall be screened from public view by a decorative block wall and roof enclosure. Each tiny house in the tiny house park must be located within 300 feet of a refuse area.
- g. All private streets shall be provided in accordance with the City's Private Streets Policy. All drive aisles and parking lots shall be in accordance with the Parking and Loading requirements in Section 17.24.040.
- h. Landscaping shall be provided in accordance with the Single-Family Residential requirements in Section 17.24.060.

- i. Open space shall be provided in accordance with Section 17.24.020.
- j. Architectural design of all tiny homes shall be in accordance with Section 17.24.090.with the exception of the minimum dwelling size. (17.24.090.D.1.d)

SECTION 3: Chapter 20, Section 030, subsection F, subsection 2 of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

2. Accessory Dwelling Units

a. Accessory Dwelling Units in Nonresidential Districts

- (i) One accessory dwelling unit may be permitted in association with a nonresidential use to allow for quarters for security or related personnel.
- (ii) The gross floor area associated with an accessory dwelling unit shall be at least 200 square feet, but shall not exceed 800 square feet, except for a tiny house, which shall not exceed 400 square feet.

b. Accessory Dwelling Units in PUD/PID, Any MUD, and PCD Districts.

Accessory dwelling units for residential dwelling units may be allowed in PUD/PID, any MUD, and PCD districts subject to approval pursuant to the individual review procedure, applicable development agreements and plans, and the following standards:

- (i) Nothing in this subsection shall be construed to prevent an accessory dwelling unit form being located within or inside a principal dwelling structure.
- (ii) Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units.
- (iii) The gross floor area associated with an accessory dwelling unit shall be at least 200 square feet, but shall not exceed 50 percent of the gross floor area of the principal dwelling unit, or 800 square feet, whichever is less. A tiny house shall not exceed 400 square feet.

- (iv) There shall be no more than one accessory dwelling unit on a lot.
- (v) At least one off-street parking space shall be provided for an accessory dwelling unit in addition to the required off-street parking serving the principal use, but in no instance shall more than two off-street parking spaces be provided with an accessory dwelling unit.
- (vi) Accessory dwelling units shall not count toward maximum residential density requirements.
- (vii) Exterior building materials shall be durable, of the same, or higher, quality as surrounding developments, and shall not adversely impact adjacent uses. When the principal structure is predominately brick or stone, the introduction of smooth wood or fibrous cement siding is appropriate to reinforce the ancillary and subordinate nature of the accessory dwelling unit.
- (viii) Accessory dwelling units shall not be sold apart from the principal dwelling unit.
- (ix) Home occupations shall be prohibited within an accessory dwelling unit.

c. Accessory Dwelling Units in the O-L, R-E, R-EL, and R-1

Accessory dwelling units in the O-L, R-E, R-EL, and R-1 district shall only be permitted if they meet the following conditions and are approved pursuant to a special use review:

- (i) The lot shall have a minimum area of 6,000 square feet and the principal use shall be a single-family dwelling.
- (ii) The accessory dwelling unit shall contain kitchen and restroom facilities for the occupant.
- (iii) Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

- (iv) The gross floor area associated with an accessory dwelling unit shall be at least 200 square feet, but shall not exceed 50 percent of the gross floor area of the principal dwelling unit, or 800 square feet, whichever is less. A tiny house shall not exceed 400 square feet.
- (v) In order to limit increases in density within the applicable zoning districts, no accessory dwelling unit shall be located within 300 feet of another accessory dwelling unit.
- (vi) There shall be no more than one accessory dwelling unit on a lot.
- (vii) At least one off-street parking space shall be provided for an accessory dwelling unit in addition to the required off-street parking serving the principal use, but in no instance shall more than two off-street parking spaces be provided with an accessory dwelling unit.
- (viii) Accessory dwelling units shall not count toward maximum residential density requirements.
- (ix) Exterior building materials shall be durable, of the same, or higher, quality as surrounding developments, and shall not adversely impact adjacent uses. When the principal structure is predominately brick or stone, the introduction of smooth wood or fibrous cement siding is appropriate to reinforce the ancillary and subordinate nature of the accessory dwelling unit.
- (x) Accessory dwelling units shall not be sold apart from the principal dwelling unit.
- (xi) Home occupations shall be prohibited within an accessory dwelling unit.

SECTION 4: Chapter 20, Section 030, subsection F, subsection 7 of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

7. Home Occupations

a. Purpose and Intent

It is the intent of this section to provide a procedure for utilization of the premises of any dwelling unit, including a single-family attached or detached dwelling, mobile home, tiny house, two-family dwelling unit, or multi-family dwelling unit for limited commercial purposes that shall meet the standards set forth in this section. In general, a home occupation is an accessory use so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence. The standards for home occupations in this section are intended to insure compatibility with uses permitted in the residential districts while maintaining the residential character of the neighborhood. A clearly secondary or incidental status in relation to the residential use of the dwelling unit must be shown by the applicant for a home occupation to be approved.

b. Standards and Provisions

(i) Definition of Home Occupation

- (1) A home occupation is any accessory use that consists of an occupation or profession operated by a person or persons living within a dwelling unit.
- (2) A home occupation does not include such events as garage or yard sales nor parties held to take orders for goods or services.

(ii) Home Occupations and Offices as Home Occupations

- (1) All home occupations, except offices as home occupations in two-family dwelling units, tiny houses, and multi-family dwelling units, shall comply with the standards and provisions set forth in subsection (iii) of this section.

- (2) Offices as home occupations in two-family, tiny houses, and multi-family dwellings shall conform to the standards and provisions of subsection (iv) of this section.

(iii) Home Occupations

Home occupations, except for offices, shall be subject to the following standards and provisions:

- (1) Except as otherwise provided, the home occupation shall be operated solely within the dwelling unit. A home occupation that is mobile and for which an office and address are established at the location of the dwelling unit, is permitted.
- (2) One person not a resident of the premises may be employed to assist in the home occupation. However, nothing in these provisions shall prevent persons who do not reside on the premises from assisting in those aspects of a home occupation that are off-premises.
- (3) Those home occupations that occupy more than ten percent of the floor area of a dwelling unit shall be subject to the provisions of the International Building Code. Floor area shall be construed as that area of a dwelling unit bounded by the exterior walls or fire walls of the dwelling unit.
- (4) There shall be no external alteration of the residential appearance of a dwelling unit.
- (5) There shall be no direct selling or leasing of stock or delivery of stocks of merchandise, supplies, or products on, to, or from the premises.
- (6) There shall be no disturbance such as noise, vibration, electrical interference, smoke, dust, odor, heat, or glare beyond the lot lines or beyond the confines of the dwelling unit.

- (7) At or in front of the dwelling unit of the home occupation, there shall be no exterior display, no exterior storage of merchandise, inventory, equipment or materials, no exterior deposition of waste materials, except that which is placed at the curb the day of garbage pickup, no window display, including signage on the dwelling unit or vehicles, no house calls, nor other indication from the exterior that a dwelling unit is being used in part for any use other than that of a dwelling unit for purely residential purposes.
- (8) There shall be no toxic, explosive, flammable, combustible, corrosive, etiologic, or radioactive materials, used or stored on the premises, except that which is generally used for residential purposes.
- (9) The parking or storage of equipment and vehicles such as tractors, semi-truck tractors or trailers, heavy equipment such as construction equipment, and commercially licensed vehicles with six wheels or more shall be prohibited at or in front of the dwelling unit of the office home occupation. Commercially licensed vehicles with fewer than six wheels shall be parked in adequate sized off-street parking spaces that meet the requirements of this Code.
- (10) The required number of off-street parking spaces for the dwelling unit to which the home occupation is accessory, shall be provided. The home occupation shall not reduce nor render unusable, areas provided for required off-street parking.
- (11) All home occupations shall obtain and thereafter maintain a current business license.

(12) A home occupation permit shall be obtained from the community development department prior to establishing a home occupation. Home occupations shall, on occasion, be subject to inspection to determine compliance with these provisions.

(13) There shall be no advertising of the home address in the phone book, newspapers, flyers, or business cards.

(iv) Offices as a Home Occupation

(1) The home occupation shall be operated solely within the dwelling unit. A home occupation that is mobile and for which an office and address are established at the location of the dwelling unit is permitted. Nothing in these provisions shall prevent persons who do not reside on the premises from assisting in those aspects of a home occupation that are off-premises.

(2) There shall be no external alteration of the residential appearance of a dwelling unit.

(3) There shall be no direct selling or leasing of stock, or delivery of stocks of merchandise, supplies, or products on, to, or from the premises shall be limited to vehicles with fewer than six wheels.

- (4) There shall be no disturbance such as noise, vibration, electrical interference, smoke, dust, odor, heat, or glare beyond the confines of the dwelling unit. At or in front of the dwelling unit of the home occupation, there shall be no exterior display, exterior storage of merchandise, inventory, equipment or materials, exterior deposition of waste materials, except that which is placed at the curb the day of garbage pickup, window display, including a sign visible from outside the dwelling unit, house calls, nor other indication from the exterior that a dwelling unit is being used in part for any use other than that of a dwelling unit for purely residential purposes.
- (5) There shall be no toxic, explosive, flammable, combustible, corrosive, etiologic, or radioactive materials, used or stored on the premises, except that which is generally used for domestic purposes.
- (6) The parking or storage of equipment and vehicles such as tractors, semi-truck tractors or trailers, heavy equipment such as construction equipment, and commercially licensed vehicles with six wheels or more shall be prohibited at or in front of the dwelling unit of the office home occupation. Commercially licensed vehicles with fewer than six wheels shall be parked in adequate sized off-street parking spaces that meet the requirements of this Code.
- (7) The required number of off-street parking spaces for the dwelling unit to which the home occupation is accessory, shall be provided. The home occupation shall not reduce nor render unusable, areas provided for required off-street parking.
- (8) No home occupation shall allow for customers or clients to visit the dwelling for business purposes.
- (9) All home occupations shall obtain and thereafter maintain a current business license.

(10) A home occupation permit shall be obtained from the community development department prior to establishing a home occupation. Home occupations shall, on occasion, be subject to inspection to determine compliance with these provisions.

(11) Home occupations shall, on occasion, be subject to inspection to determine compliance with these provisions.

(12) There shall be no advertising of the home address in the phone book, newspapers, flyers, or business cards.

(v) Prohibited Uses and Activities

The following uses and activities shall be prohibited at the location of the home occupation:

(1) Ambulance service;

(2) Animal service including a veterinarian establishment, animal grooming business, kennel, or establishment for the boarding of animals;

(3) Appliance repair shop for large appliances such as but not limited to clothes washers and dryers, cooking ranges, refrigerators and freezers, and dishwashers;

(4) Barber shop;

(5) Beauty parlor, including a manicurist and cosmetologist;

(6) Limousine service;

(7) Machine shop;

(8) Manufacturing;

(9) Mobile vendors/ caterers;

(10) Office of a person in a healing profession except persons in meta-physical practices such as energy alignment, color and aroma therapy, and reflexology;

(11) Painting of vehicles, trailers or boats;

(12) Restaurants;

(13) Tattoo parlor;

(14) Vehicle and motorized equipment repair, including part sales or detailing, vehicle washing, and large and small engine repair; or

(15) Welding shop.

SECTION 5: Chapter 24, Section 020, Table 17.24.020-2 of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

TABLE 17.24.020-2: RESIDENTIAL OPEN SPACE REQUIREMENTS													
Use	Zone District (square feet/unit)												
	O-L	R-E	R-EL	R-1	R-2	R-3	R-4	R-CL	PUD	R-A Subdistricts			
										R-2	R-3	R-4	DC
Single-family dwelling								[1]	[1]				
Tiny House within Park or Subdivision									500				
Two-family dwelling					600				600	600		200	
Townhouse cluster					400	400	400		400	400	400	200	
Three-family, four-family, and multiple-family dwellings					400	400	400		400	400	300	200	
Vertical mixed-use with residential dwelling units									200				200
Other permitted uses													
<p>[1] Lot Sizes (SF) Open Space Requirement (SF)</p> <p>3,599 or less 500</p> <p>3,600 – 3,799 350</p> <p>3,800 – 4,499 300</p> <p>4,500 – 4,999 225</p> <p>5,000 – 5,999 150</p> <p>6,000 or larger 0</p> <p>A minimum 75% of the required open space shall be suitable for active or recreational open space and contained in one area with accessibility to the residents within the development. Lot size shall be determined using the smallest lot within the proposed tentative map or preliminary development plan.</p>													

SECTION 10: Chapter 24, Section 040, subsection C, subsection 6 of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

6. Garages and Carports

a. *Garage Required for Single-Family Dwellings*

- (i) Except as provided in subsection (iii) below, the off-street parking spaces required for a single-family dwelling shall be furnished within an enclosed garage located on the same parcel as the dwelling.
- (ii) Garages shall comply with Section 17.24.090.F.1.c and may be configured as a standard garage, split garage, or offset garage under the following provisions:
 - (A) A standard two-car garage configuration shall have a minimum unobstructed open space with dimensions of 20 feet by 20 feet, except for two-foot protrusions into this space by utility systems and storage units.
 - (B) Split garages or offset garages shall have a minimum unobstructed open space with dimensions of 10 feet by 20 feet provided at least two such spaces are provided per residence and the total garage square footage is a minimum of 400 square feet. Such spaces shall be unobstructed except for two-foot protrusions into this space by utility systems.
- (iii) Exemptions to these requirements shall apply in the following instances:
 - (A) Except for model homes, a dwelling for which a building permit was acquired prior to February 4, 1998, shall be exempt; provided, however, that a garage existing prior to this date shall not be converted for other use unless the provisions of this subsection (i) above will have been met. A garage established with a model home, whose space is used for sales and display purposes, shall revert to use as a garage when the model home is sold for habitation.

- (B) A single-family home and an attached garage of no less than 18 feet by 18 feet of unobstructed space, except for two-foot protrusions into this space by utility systems and storage units, that are patterned after model homes, the plans of which were submitted for building plan check prior to March 20, 1998, shall be exempt, provided, however, the homes are to be located within a subdivision the tentative map of which was approved by or pending approval on February 4, 1998.
- (C) Mobile/manufactured homes that are located on a lot within an approved mobile home park shall be exempt from the requirements of this subsection (i) above.
- (D) Infill sites south of Craig Road may also be exempt from the garage requirement provided three other single family homes within a 300 foot radius of the subject site were not originally constructed with carports or garages. However, such infill sites are required to provide off-street parking with minimum dimensions of 18 feet width by 20 feet in length for two vehicles.
- (E) Tiny House

SECTION 6: Chapter 24, Section 040, Table 17.24.040-4 of Title 17 of the North Las Vegas Municipal Code is hereby amended by replacing the existing table in its entirety with the following:

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS		
Use Category	Use Type	Off-Street Parking Spaces Required
Group Living	All use types listed in Table 17.20-1	1.0 per bed and 1.0 per 100 sq. ft. GFA of assembly area
Household Living	Dwelling, Three-Family, Four-Family, and Multiple-Family	1.5 per 1-bedroom unit 2.0 per 2-bedroom unit 2.5 per 3 or more bedroom unit All multiple-family dwellings shall also include 0.25 per unit for guest parking.
	Dwelling, Senior Multi-Family	1.0 per unit
	Dwelling, Single-Family	2.0 per unit
	Dwelling, Two-Family, or Townhouse Cluster Unit	2.0 per unit
	Mobile Home	2.0 per unit
	Tiny House - Single-Family Dwelling	2.0 per unit (May be in tandem)

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS

Use Category	Use Type	Off-Street Parking Spaces Required
	Tiny House Park	2.0 per unit (May be in tandem) plus .25 per unit for guest parking
Institutions	Cemetery	1.0 per 50 sq. ft. of chapel area
	College or University	6.0 per each classroom and 1 per 300 sq. ft. GFA of administrative office space
	Community Center or Meeting Hall	1.0 per 250 sq. ft. GFA
	Day Care, Children or Adult	1.0 per 6 people based on maximum permitted
	Group Care Facility	Uses shall meet the applicable residential parking standard plus 1.0 per 2 resident beds
	Halfway House for Recovering Alcohol and Drug Abusers	Uses shall meet the applicable residential parking standard plus 1.0 per 2 resident beds
	Hospital/Medical Center	1.0 per bed
	Museum or Library	1.0 per 250 sq. ft. GFA of floor area or 1.0 per 4 seats based upon the design capacity, whichever is greater
	Religious Institution	1.0 per 4 seats based upon the design capacity of the main assembly hall.
	Residential Health Care Facility	1.0 per bedroom plus 1.0 per 5 residents
	School: Elementary or Secondary	1.5 per classroom, library, lecture hall, and cafeteria plus 1.0 per three fixed seats of public assembly areas. High schools shall have an additional 1.0 per five students at maximum capacity.
	School: Business, Technical, Trade, and Vocations	6.0 per each classroom and 1.0 per 300 sq. ft. GFA of administrative office space
	Transitional Housing	Uses shall meet the applicable residential parking standard plus 1.0 per 2 resident beds
Public and Civic Uses	All use types listed in Table 17.20-1	Office space: 1.0 per 300 sq. ft. GFA of space used by the public + 1.0 per 600 sq. ft. GFA of space not used by the public Services and Facilities: 5.0 per 1,000 sq. ft. GFA
Transportation	Airport	1.0 per 400 sq. ft. GFA passenger terminal area
	Bus terminal	1.0 per 200 sq. ft. GFA
	Freight terminal	1.0 per 2,000 sq. ft. GFA for indoor and outdoor storage areas plus 1 per 300 sq. ft. GFA interior office
	Heliport	1.0 per 400 sq. ft. GFA passenger terminal area

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS

Use Category	Use Type	Off-Street Parking Spaces Required
Adult Uses	Sexually Oriented Business	1.0 per 90 sq. ft. GFA with a minimum of 15 spaces. Adult bookstores and retail sales shall only be required to provide 1.0 per 200 square feet
Agriculture and Agricultural Support Services	Nursery Sales	1.0 per 500 sq. ft. of sales and/or display area.
	Feed Store (Including Yard)	1.0 per 500 sq. ft. sales and/or display area
	Stable, Commercial	1.0 per 5 stalls
	Community Garden	1.0 per garden plot
Eating and Drinking Establishments	Delicatessen and Catering Establishment	1.0 per 100 sq. ft. GFA of indoor serving area plus 1.0 per 200 sq. ft. of outdoor serving area.
	Establishment Requiring an "Off-Sale" Liquor License	1.0 per 250 sq. ft.
	Establishment Requiring an "On-Sale" Liquor License	1.0 per 75 sq. ft.
	Restaurant	1.0 per 75 sq. ft. of indoor serving area plus 1.0 per 200 sq. ft. of outdoor serving area.
	Restaurant, Fast Food	4.0 + 1.0 per 50 sq. ft. of indoor serving area
	Private Club or Lodge	4.0 + 1.0 per 3 persons at maximum capacity
Indoor Recreation and Entertainment	Athletic Club (Indoor only)	1.0 per 300 sq. ft. GFA
	Bowling Alley	4.0 per each lane
	Dancing or Theatrical Studio	1.0 per 300 sq. ft. GFA
	Establishment Requiring a "Nonprofit Club on-sale Liquor License"	1.0 per 100 sq. ft. GFA
	Game Rooms or Pool Hall	1.0 per 100 sq. ft. GFA
	Recreation Center	1.0 per 300 sq. ft. GFA
	Skating Rink (Ice or Roller)	1.0 per 250 sq. ft. of skating surface plus 1.0 per 4 seats
	Theater, Movie	1.0 per 4 seats or 1 per 30 sq. ft. if no permanent seats
	Video Arcade	1.0 per playing table, or each 3 seats or each 3 machines, whichever is greater
Offices	Auto Title Loan Establishment	1.0 per 400 sq. ft. GFA
	Bank or Financial Institution	1.0 per 400 sq. ft. GFA
	Deferred Deposit Loan or Short Term Loan Establishment	1.0 per 400 sq. ft. GFA
	Medical, Dental, or Health Clinic	4.0 + 1.0 per 200 sq. ft.
	Professional Office	4.0 + 1.0 per 300 sq. ft.
Outdoor	Amusement Park or Water Park	See Section 17.24.040.E.3.c

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS

Use Category	Use Type	Off-Street Parking Spaces Required
Recreation and Entertainment	Athletic Clubs (Outdoors) – Minimum of 5 Acres	Athletic field: 1.0 per 6,000 sq. ft. of land; Court sports (tennis, volleyball, basketball, etc.) 3.0 per court; Swimming pool: 1.0 per 75 sq. ft. of water area
	Golf Course	1.0 per 200 sq. ft. main building GFA, plus 1.0 per every two practice tees in driving range, plus 4.0 per each green in the playing area
	Golf Driving Range or Miniature Golf Course	3.0 plus 1 per tee
	Recreational Use	See Athletic clubs (outdoors)
	Theater, Drive-In	6.0 + 1.0 per outdoor speaker facility
Retail Sales and Service	Appliance Repair Facility	1.0 per 500 sq. ft. GFA
	Bakery for On-Site Sales	1.0 per 250 sq. ft. GFA
	Big Box Use or Center (over 100,000 sq. ft.)	1.0 per 400 sq. ft. GFA
	Convenience Food Store	1.0 per 200 sq. ft. GFA
	Convenience Food Store with Gas Pumps	
	Exterior Storage of Goods and Materials	1.0 per 500 sq. ft. of sales and/or display area.
	Funeral Home and Mortuary	1.0 per 4 persons at maximum capacity
	Garden Supply Store	1.0 per 250 sq. ft. GFA
	Grocery Store, large (50,000 sq. ft. or more)	1.0 per 400 sq. ft. GFA
	Heavy Equipment Rental Facility	1.0 per 500 sq. ft. of sales and/or display area.
	Laundromat, Self-Service	1.0 per 250 sq. ft. GFA
	Laundry and Dry Cleaning Establishment	1.0 per 250 sq. ft. GFA
	Light Equipment Rental with Exterior Storage and Display	1.0 per 500 sq. ft. of sales and/or display area.
	Light Equipment Rental with No Exterior Storage and Display	1.0 per 400 sq. ft. GFA
	Massage Establishment	1.0 per 250 sq. ft. GFA
	Pawnshop	1.0 per 250 sq. ft. GFA
	Personal Service Establishment	1.0 per 250 sq. ft. GFA
	Retail Center, not Big Box	1.0 per 250 sq. ft. GFA
	Retail Sales in Mixed-Use Development	1.0 per 300 sq. ft. GFA
	Retail Sales Establishment	1.0 per 250 sq. ft. GFA
	Swap Meet or Flea Market (Outdoor)	1.0 per 250 sq. ft. GFA

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS

Use Category	Use Type	Off-Street Parking Spaces Required
	Wholesale Sales Establishment	1.0 per 400 sq. ft. GFA
Tourism	Casino	Parking per NRS requirements, or 1.0 per 30 sq. ft. of gaming and seating area, whichever is more
	Hotel or Motel	0.75 per room
	Racetracks (Dog, Horse, or Vehicle)	5.0 per 1,000 sq. ft. of GFA within an enclosed building plus 1.0 per 3 person capacity for facilities with seating
	Recreational Vehicle Park and Overnight Campground	See Section 17.24.040.E.3.c
Vehicle Sales and Services	Vehicle, Boat, or Recreational Vehicles Sales, and Rental Lot	1.0 per 400 sq. ft. of indoor display area and 1.0 per 500 sq. ft. of outdoor display area
	Vehicle Impound Yard	
	Vehicle, Boat, and RV Repair Facility	1.0 per 300 sq. ft. GFA for facilities under 5,000 sq. ft. or 1.0 per 500 sq. ft. GFA for facilities of 5,000 sq. ft. or larger.
	Vehicle, Boat, and RV Service Facility	
	Vehicle Washing Establishment	1.0 per 200 sq. ft. GFA of building area (excluding car wash area) and required stacking spaces
	Fuel Sales	Required vehicle stacking spaces plus any parking required for associated uses
	Tire Sales, Repair, and Mounting	1.0 per 300 sq. ft. GFA for facilities under 5,000 sq. ft. or 1.0 per 500 sq. ft. GFA for facilities of 5,000 sq. ft. or larger.
	Truck Stop/Truck Wash	1.0 per 200 sq. ft. of building area (excluding car wash area) and required stacking spaces
Industrial Services		
	Batch Plant (Concrete or Asphalt)	See Table 17.24.040-5
	Building Material Sales, Wholesale	See Table 17.24.040-5
	Contractors Office and Storage (outdoor)	See Table 17.24.040-5
	Crematoria	See Table 17.24.040-5
	Distribution Center	See Table 17.24.040-5
	Laundry or Dry Cleaning, Commercial Plant	See Table 17.24.040-5
	Industrial and Business Support Service Establishment	See Table 17.24.040-5
	Junkyard or Salvage Yard/Center	See Table 17.24.040-5
	Manufacturing and Production, Indoors	See Table 17.24.040-5

TABLE 17.24.040-4: MINIMUM OFF-STREET PARKING STANDARDS		
Use Category	Use Type	Off-Street Parking Spaces Required
	Manufacturing and Production, Outdoors	See Table 17.24.040-5
	Manufacturing and Storage of Hazardous Materials	See Table 17.24.040-5
	Materials Recovery Facility	See Table 17.24.040-5
	Mini-Warehousing Establishment	1.0 per 50 storage units plus 5.0 customer spaces plus 2.0 spaces for on-site caretakers
	Research Laboratory	See Table 17.24.040-5
	Recycling Center (Indoor)	See Table 17.24.040-5
	Recycling Center (Outdoor)	See Table 17.24.040-5
	Warehouse	See Table 17.24.040-5
Other Uses	Interim Uses Established after July 1, 1991	As required by the specific use.
	Interim Uses Established after August 2, 1995	As required by the specific use.
	Live/Work Units	2.0 per dwelling unit plus 1.0 per 350 sq. ft. of nonresidential space
	Vertical Mixed Use	As required by the specific uses within the structure.

SECTION 7: Chapter 24, Section 090, subsection B of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

B. Applicability

These standards and guidelines shall apply to all newly created single-family subdivisions, areas of single-family or two-family housing or tiny houses, within planned unit developments (PUDs), new two-family dwellings, and all new individual tiny houses or single-family dwellings constructed within the City of North Las Vegas, manufactured housing that will not be affixed to a lot within a mobile home park, and permitted small lot residential development options. Exemptions to these requirements shall apply in the following instances:

1. A single-family or two-family dwelling patterned after a model home, the plans of which were submitted for building plan check prior to the date of adoption of the ordinance codified in this section, shall be exempt; provided, however, the home is to be located within a subdivision, the tentative map of which was approved by or pending approval on the date of adoption of the ordinance codified in this section.
2. A single-family or two-family dwelling for which plans were submitted for building plan check prior to the adoption date of this Code shall be exempt.

SECTION 8: Chapter 24, Section 090, subsection D, subsection 4 of Title 17 of the North Las Vegas Municipal Code is hereby amended as follows:

4. Guest Houses / Casitas / Accessory Dwelling Units / Tiny Houses

- a. Guest houses/casitas/accessory dwelling units/tiny houses shall be architecturally compatible and consistent in materials, design and colors with the main house. An accessory building containing a guest house/casita/accessory dwelling unit/tiny house and/or a detached garage is allowed to be located in the rear yard of the principal dwelling.
- b. Additionally, a guest house/casita built at the front of the site shall meet the following standards:
 - i. The guest house/casita may not block 50 percent or more of the facade of the principal structure.
 - ii. Access to the guest house /casita shall not be visible from the right-of-way and access stairways shall be integrated into the design of the structure.

SECTION 9: Chapter 32, Section 030, of Title 17 of the North Las Vegas Municipal Code is hereby amending and adding the definitions as follows:

Dwelling Unit, Accessory

A separate, complete dwelling unit that is accessory and clearly incidental to the principal dwelling unit. This definition also includes a tiny house as an accessory dwelling unit.

Tiny House

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, in which specific attention is paid to 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.

Tiny House Park

A planned unit development of 5 acres or larger, containing two or more tiny houses and community amenities. The only residential component in a tiny house park are tiny houses.

SECTION 10: 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 11: 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 12: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas. Publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 13: 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 _____ day of _____, 2023.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

PAMELA GOYNES-BROWN, MAYOR

ATTEST:

JACKIE RODGERS, CITY CLERK