

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **39**

SUBJECT: Ordinance 2436 (ZOA-01-08) an amendment initiated by the City of North Las Vegas to amend Title 17 (Section 17.20.040, 17.20.60, and 17.24.215) to change the minimum lot area for homes within the R-1, Single-Family Residential District; to allow single-family homes and change the minimum lot area for homes within the R-2, Two-Family Residential District; and to apply and amend the small lot-design standards for small-lot homes within the R-1 and R-2 Districts using the Residential Design Incentive System.

REQUESTED BY: City of North Las Vegas

RECOMMENDATION OR RECOMMENDED MOTION: It is recommended that on March 19, 2008, Council introduce Ordinance No. 2436 and approve Ordinance No. 2436 on April 2, 2008.

FISCAL IMPACT:
Amount: \$
Explanation:

ACCOUNT NUMBER:

STAFF COMMENTS AND BACKGROUND INFORMATION:

At the meeting of February 27, 2008, the Planning Commission unanimously recommended approval (7-0 vote) of the proposed ordinance amendment. Commissioner Dean Leavitt made the motion to approve and Commissioner Steve Brown seconded the motion.

The proposed changes to the R-1 and R-2 Districts include reducing the minimum lot size for homes using the RDIS; allowing single-family detached homes as a principally permitted use; and increasing the maximum density allowed in the districts to conform to the 2006 Comprehensive Plan. These changes are designed for the Design Incentive System and should be adopted with ZOA-02-08 and ZOA-03-08.

The proposed changes to the Small-lot Design Guidelines are to address waivers that are frequently given with small-lot projects and to help streamline the review procedure for small lot projects.

The Planning and Zoning Department recommended approval of the proposed amendment.


Attachments:
Ordinance Number 2436
Staff Report
Excerpt from the Planning Commission Minutes

LIST CITY COUNCIL GOAL(S):
Planned and Quality Growth.

PREPARED BY:

**RESPECTFULLY
SUBMITTED:**

**CITY COUNCIL
MEETING DATE:**


Frank A. Fiori, AICP
Acting Planning and Zoning Director


Gregory E. Rose
City Manager

March 19, 2008
April 2, 2008
April 16, 2008
May 7, 2008

ORDINANCE NO. 2436

AN ORDINANCE AMENDING TITLE 17 OF THE MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS, RELATING TO ZONING (ZOA-01-08); TO AMEND TITLE 17 (SECTION 17.20.040, 17.20.060, AND 17.24.215) TO CHANGE THE MINIMUM LOT AREA FOR HOMES WITHIN THE R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT; TO ALLOW SINGLE-FAMILY HOMES AND CHANGE THE MINIMUM LOT AREA FOR HOMES WITHIN THE R-2, TWO-FAMILY RESIDENTIAL DISTRICT; AND TO APPLY AND AMEND THE SMALL LOT-DESIGN STANDARDS FOR SMALL-LOT HOMES WITHIN THE R-1 AND R-2 DISTRICTS USING THE RESIDENTIAL DESIGN INCENTIVE SYSTEM; 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:

17.20.040 Single-Family Low Density District (R-1).

A. Purpose.

The purpose of the R-1 Single-Family Low Density District is to provide for the development of single-family detached dwellings, along with and directly related complementary uses, at a moderately low density of 4.5 to 6.0 dwelling units per acre. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding. The R-1 district is designed to implement the Single-Family Low land use category of the North Las Vegas Comprehensive Plan and allow for the economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses.

Electrical power transmission poles and lines, if they are within the utility corridors and within the voltage limits identified in Figure 43 of the utilities element of the 1999 Comprehensive Plan. If the poles and lines are not within such utility corridors, they shall be subject to subsection C of this section.

Single-family dwelling;
Public parks.

C. Special Uses Subject to Section 17.24.020.

Cemeteries;
Child Care Facility: group home;
Child Care Facility: child care center in conjunction with a church, public, quasi-public uses or buildings;
Churches;
Golf courses;
Public, quasi-public uses or buildings;
Public Utility Buildings, Structures and Equipment;
Schools;

Conditional Uses Subject to 17.24.025

Group Care Facility;
Halfway house for recovering alcohol and/or drug abuser

D. Permitted Accessory Uses.

Child Care Facility: family day care home;
Child Care Facility: family home;
Fences;
Greenhouse;
Guest House / Casita;
Home Occupations, Subject to Section 17.24.170;
Model Home;
Private Garage;
Private or jointly owned community center recreational facilities, pools, tennis courts, spas;
Temporary Buildings Incidental to Construction Work;
Temporary Subdivision Sales Office;
Tool Sheds, for Storage of Domestic Supplies;
Other Accessory Buildings and Structures.

E. Maximum Permitted Density

The maximum permitted gross density in the R-1 District is 4.5 dwelling units per acre with the ability to attain a maximum gross density of 6.0 dwelling units per acre if the development complies with the residential density bonus requirements as established in Section 17.24.225.

F. Required Lot Area

Table 17.20.040 – 1: Minimum Lot Area in the R-1 District		
Use	Minimum Lot Area Per Unit	Common Open Space
Single-family dwelling - Type II Lot (Lot area of 3,800 to 4,750 square feet)	3,800 to 4,750 sq. ft.	700 sq. ft. per dwelling
Single-family dwelling (Lot area of 4,751 - 6,000 square feet)	4,751 to 6,000 sq. ft.	700 sq. ft. per dwelling

Table 17.20.040 – 1: Minimum Lot Area in the R-1 District		
Use	Minimum Lot Area Per Unit	Common Open Space
Single-family dwelling (Lot area of 6,000 square feet or more)	6,000 sq. ft.	N/A
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.	

G. Lot Width, Setbacks, Yards and Heights

1. Small Lots

Lots with a lot area between 3,800 square feet and 4,750 square feet shall be subject to the small lot development standards for Type II Lots as established in Section 17.24.215, regardless of whether the development is a planned unit development. All other lots shall be subject to the applicable development standards of this section, Section 17.24.210, and any other sections or regulations related to the R-1 District.

2. Required Lot Width:

Table 17.20.040 – 2: Minimum Lot Width in the R-1 District	
Use	Lot Width
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)	50 feet
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.

3. Minimum Setbacks from Property Line:

Table 17.20.040 – 3: Minimum Setback Requirements in the R-1 District				
Use	Interior Front (feet)	Side (feet)	Corner Side/Other R-O-W (feet)	Rear Yard (feet)
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
Schools, civic, and cultural institutions (including	50	50	50	50

Table 17.20.040 – 3: Minimum Setback Requirements in the R-1 District				
Use	Interior Front (feet)	Side (feet)	Corner Side/Other R-O-W (feet)	Rear Yard (feet)
their accessory use structures)				
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.			
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	3	20	3
Religious institutions (including their accessory use structures	20	50	20	50
Side loading garages ***	15	N/A	N/A	N/A
NOTES * Any attached or detached carport or garage shall maintain a 20-foot front setback. ** An interior side yard setback of three feet is permitted subject to the following conditions: a. At least one side yard shall be 10'. b. Side yards of three feet are only permitted on lots in subdivisions that have received council approval for three-foot side yard setbacks. *** Reduced front setbacks for side loading garages may be permitted subject to the following conditions: a. The use of reduced front setbacks for side loading garages must be approved with the subdivision tentative map. b. No more than 30 percent of the dwellings within a subdivision shall be permitted to have reduced front setbacks for side loading garages. c. No more than two dwellings with side-loaded garages can be located next to each other or across from one another. d. Side loaded garages with reduced front setbacks must have a minimum of one window, with a minimum size of 20 square feet, in the garage wall facing the street, and the rear wall of the garage..				

4. Maximum building height: 35 feet, except for lots located at the entry to the development, corner lots, or perimeter lots where the side yard or rear yard has frontage on a street in which case the maximum building height shall be 28 feet.
5. There shall not be more than one single-family dwelling unit on any one lot.

H. Encroachment Into Setbacks.

The following items and architectural features may encroach into setbacks up to the following distances:

Table 17.20.040 – 4: Permitted Encroachments in the R-1 District			
Use	Front Yards (feet)	Side Yards (feet)	Rear Yards (feet)
Air cooling systems	0	3	5
Architectural embellishment	2	3*	3
Awnings	2	2	2
Balcony	5***	5*	5
Breezeway	0	5*	5
Canopy	0	5*	5
Chimney	2	3*	5
Courtyard	5***	0	5**
Deck	5***	0	5**
Deck, covered	0	0	5**
Eaves	3	3*	3
Media niches****	3	3*	5
Patio	5	5	10**
Porch	5***	0	10**
Solar equipment	0	5	5
Steps, open	5	5*	5
NOTES * No closer than 3' to property line. ** No closer than 5' to property line. *** No closer than 10' to property line. **** Maximum length of 12 feet. ***** No closer than 5' to the property line measured to the supporting posts with a maximum 2' overhang.			

I. Additional Building and Performance Standards.

Development of any parcel of land within this district shall be subject to all applicable requirements of Section 17.24.160 of this title, including, but not limited to, fences, parking, signs, landscaping and home occupations.

J. Property in Floodplains. Any property located in the R-1 district and any F-1 or F-2 overlay district must comply with the regulations of the applicable overlay district.

17.20.060 RESIDENTIAL MEDIUM DENSITY DISTRICT (R-2).

A. Purpose.

The purpose of the R-2 Residential Medium Density District is to provide for moderate density housing in single-family and multi-family structures or a combination thereof, along

with directly related complementary uses, at a density of 6.01 to 13.0 dwelling units per acre. The R-2 district is designed to implement the Single-Family Medium land use category of the North Las Vegas Comprehensive Plan and allow for the economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses.

Electrical power transmission poles and lines, if they are within the utility corridors and within the voltage limits identified in Figure 43 of the utilities element of the 1999 Comprehensive Plan. If the poles and lines are not within such utility corridors, they shall be subject to subsection C of this section.

Two-family dwelling unit;

Three-family dwelling;

Four-family dwelling;

Public parks;

Single-family dwelling unit

Townhouse cluster, not to exceed four units or one hundred twenty (120) feet in length.

C. Special Uses Subject to Section 17.24.020.

Child care facility: child care center;

Churches;

Convalescent home;

Golf courses;

Public, quasi-public uses or buildings;

Public utility buildings, structures and equipment;

Schools;

Transitional Housing.

Conditional Uses Subject to 17.24.025

Group Care Facility;

Halfway house for recovering alcohol and/or drug abuser

D. Permitted Accessory Uses.

Fences;

Greenhouse;

Group care facility;

Model home;

Offices as home occupations, subject to Section 17.24.170;

Private garage;

Private or jointly owned community center recreational facilities, pools, tennis courts, spas;

Temporary buildings incidental to construction work;

Temporary subdivision sales office;

Tool sheds, for storage of domestic supplies;

Other accessory buildings and structures.

E. Maximum Permitted Density

1. The maximum permitted gross density in the R-2 District is 6.0 dwelling units per acre with the ability to attain a maximum gross density of 13.0 dwelling units per acre if the development complies with the residential density bonus requirements as established in Section 17.24.225.
2. Single-Family Dwellings
 - a. Single-family dwellings shall only be permitted in the R-2 District if the development first meets sufficient criteria to achieve a density of six (6) dwelling units per acre under the **R-1 District Residential Design Incentive Criteria** pursuant to Section 17.24.225. Upon meeting this requirement, the applicant may include additional criteria to achieve an overall maximum gross density of 13.0 units per acre by meeting the residential density bonus requirements of the **R-2 District Residential Design Incentive Criteria** as established in Section 17.24.225.
 - b. In no instance shall the criteria used to achieve a density above 6.0 dwelling units per acre include or duplicate the criteria used to permit single-family dwellings as established in paragraph (a) above.

F. Required Lot Area

In determining minimum lot area and minimum lot dimensions, the following table should be used:

Table 17.20.060 – 1: Minimum Lot Area in the R-2 District		
Use	Minimum Lot Area Per Unit	Outdoor Living Area *
Type I Single-family dwelling	2,700 to 3,799 sq. ft.	700 sq. ft. per dwelling
Type II Single-family dwelling	3,800 to 4,750 sq. ft.	700 sq. ft. Per dwelling
Single-family dwelling	4,751 sq. ft.	700 sq. ft. per dwelling
Two-family dwelling	3,000 sq. ft.	400 sq. ft. per dwelling unit
Three-family dwelling	3,000 sq. ft.	400 sq. ft. per dwelling unit
Four-family dwelling	3,000 sq. ft.	400 sq. ft. per dwelling unit
Townhouse cluster	3,000 sq. ft. **	400 sq. ft. per dwelling unit
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.	

Notes:

* Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple-residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

** May be calculated as average lot size per unit per structure.

G. Lot Width, Setbacks, Yards and Heights.

1. Small Lots

Lots with a lot area between 2,700 square feet and 3,799 square feet shall be subject to the small lot development standards for Type I Lots as established in Section 17.24.215. Lots with a lot area of 3,800 square feet to 4,750 square feet shall be subject to the small lot development standards for Type II Lots as established in Section 17.24.215. These requirements shall apply regardless if the development is a planned unit development. All other lots shall be subject to the applicable development standards of this section, Section 17.24.210, and any other sections or regulations related to the R-1 District.

2. Lot Width

- a. There shall be a minimum lot width of 50 feet for all single-family lots that do not fall under the Type I or Type II requirements (lot area of 4,751 square feet or more)
- b. There shall be a minimum lot width of 60 feet for all other permitted residential building types.
- c. The minimum lot width of all other permitted uses shall be determined by building area, parking requirements, and required setbacks.

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)
<i>Single-family dwelling - Type I Lot (Lot area of 2,700 to 3,799 square feet)</i>	<i>As established in Section 17.24.215 B.3.</i>			
<i>Single-family dwelling - Type II Lot (Lot area of 3,800 to 4,750 square feet)</i>	<i>As established in Section 17.24.215 B.3.</i>			
Single-family dwelling (Lot area of 4,751 square feet or more)	15*	5	10	15
Two-family dwelling	20	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
<i>Structures accessory to single-family residences – Type II Lot (Lot area of 3,800 to 4,750 square feet)</i>	<i>As established in Section 17.24.215 B.3.</i>			
<i>Structures accessory to single-family residences (Lot area of 4,751 square feet or more)</i>	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.				

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)
<p>** 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.</p>				

4. For multi-family buildings, parking lots shall be screened from public view by a three and one-half-foot earth berm or masonry wall or its equivalent as determined by the city.
5. Maximum building height: 35 feet, except for lots located at the entry to the development, corner lots, or perimeter lots where the side yard or rear yard has frontage on a street in which case the maximum building height shall be 28 feet.

H. Encroachment into Setbacks.

The following items and architectural features may encroach into setbacks up to the following distances:

Table 17.20.060 – 3: Permitted Encroachments in the R-2 District			
Use	Front Yards (feet)	Side Yards (feet)	Rear Yards (feet)
Air cooling systems	0	3	5
Architectural embellishment	2	3*	3
Awnings	2	2	2
Balcony	2	5*	5
Breezeway	0	5*	5
Canopy	0	5*	5
Chimney	2	3*	5
Deck	5	5*	5**
Deck, covered	0	0	5**
Eaves	3	3*	3
Media niches***	3	3*	5
Parking lot	5	5	5
Patio	5	5	10**
Patio, covered	0	3**	10****
Porch	0	0	10**
Solar equipment	0	5	5
Steps, open	5	5*	5

NOTES

- * No closer than 3' to property line.
- ** No closer than 5' to property line.
- *** Maximum length of 12 feet.
- **** No closer than 5' to the property line measured to the supporting posts with maximum 2' overhang.

I. Multifamily Accessory Buildings.

Accessory buildings shall observe the same setback requirements established for the multiple-residence building except that accessory buildings located within the rear yard of the multiple-residence building may be located to within three feet of the rear or interior side property line. The city council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten (10) feet.

J. Additional Building and Performance Standards.

Development of any parcel of land within this district shall be subject to all applicable requirements of Section 17.24.160, including, but not limited to, fences, parking, signs, landscaping and home occupations.

K. Property in Floodplains.

Any property located in the R-2 district and any F-1 or F-2 overlay district must comply with the regulations of the applicable overlay district.

17.24.215 Small Lot Development

A. Intent.

1. This zoning ordinance chapter sets minimum standards for Single Family Detached homes on small lots. It is also intended to promote enhanced street scenes, superior neighborhood design, greater livability and higher density through the provision of development standards. These requirements are for Planned Unit Developments of 80 gross acres or greater of residential at an overall density of 5.8 dwelling units per acre in the comprehensive master plan single family low areas. Additionally, these standards are to be used with the Residential Design Incentive Criteria (subject to section 17.24.225 and 17.28.067) in R-1, Single-Family Low Density developments, and the R-2 Residential Medium Density Developments.
 - a. All development must be consistent with the City of North Las Vegas Comprehensive Plan, Zoning Ordinance and Small Lot Development and Design Standards. In the event there is a conflict, the Planning and Zoning Director shall make a determination as to which provision or standard applies.
 - b. Examples are provided for the benefit of builders, their design teams and City of North Las Vegas staff and decision makers in the

preparation and review of development proposals. It provides a framework permitting flexibility in the configuration of development.

B. Use Easements and Lot Configuration.

1. Use easements are permitted.
 - a. Use easements are permitted in order to optimize useable yard space on a smaller lot.
 - b. Outside storage, vehicular access, planting, or irrigation are not allowed in the use easement.
 - c. A disclosure of the existence and location of the use easement and the requirements for its use will be disclosed to all buyers. A statement indicating that the buyers have received and acknowledge the conditions shall be signed by each buyer.
 - d. When use easements are granted, the wall of the grantor's house abutting the use easement shall not have doors, and any first-floor windows on that side of the house shall be translucent.
2. As part of the City of North Las Vegas' Zoning Ordinance, the information contained herein provides minimum standards and development guidelines for Single Family Detached homes on small lots (2,700 - 4,750 square feet).
3. The following regulations are required, however, if alternative lot dimensions and site standards meet the intent of the ordinance they may be considered without a waiver or a variance through the Planned Unit Development Process. Alternative lot dimensions meeting the minimum standards are acceptable. The minimum lot size shall be 2,700 square feet. The examples include:
 - a. Type I: 2,700 – 3,799 square feet (See Exhibits 3 and 4)
 - 1) Lot sizes:
 - a) Width: 36 feet – 50 feet
 - b) Depth: 75 feet
 - c. Minimum Development Standards for Type I-A ; front loaded garages
 - 1) Front Yard setback:
 - a) 10 feet minimum to living area;
 - b) 4 feet minimum to porch or courtyard.

- 2) Rear Yard setback: 10 feet minimum (15 feet preferred)
- 3) Interior Side Yard setback: 5 feet minimum or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.
- 4) Exterior (corner) Side Yard setback: 10 feet minimum
- 5) Building Separation: 10 feet minimum
- 6) Garage setback: 5 feet or 20 feet (No more than 25% of homes shall have 5-foot driveways.)
- 7) Use easement criteria:
 - a) Provide a minimum of 5 feet from one lot to adjacent lot.
 - b) Lot dedicating use easement is to have a side wall adjacent to the use easement. (See Exhibit 3)

d. Minimum development standards for Type I-B; rear loaded garages

- 1) Front setback:
 - a. 10 feet minimum to living area;
 - b. 4 feet minimum to porch or courtyard.
- 2) Garage setback from alleys: 3 feet
- 3) Rear Yard setback:
 - a) 10 feet to living area;
 - b) 15 feet preferred.
- 4) Interior Side Yard setback: 5 feet minimum or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.
- 5) Exterior (corner) Side Yard setback: 10 feet minimum
- 6) Building Separation: 10 feet minimum
- 7) Rear drive aisle (alley) width: 24 feet
- 8) Use easement criteria:

- a) Provide a minimum of 5-foot width from one lot to adjacent lot.
 - b) Lot dedicating use easement is to have a side wall adjacent to the use easement.
- e. Type II: 3,800 – 4,750 square feet (See Exhibits 5 and 6)
 - 1) Lot sizes:
 - a) Width: 40 feet – 50 feet
 - b) Depth: 95 feet
- g. Minimum development standards for Type II-C; front loaded garages
 - 1) Front Building setback:
 - a) 15 feet minimum to living area,
 - b) 8 feet minimum to porch or courtyard.
 - 2) Rear Yard setback:
 - a) 10 feet minimum to living area;
 - b) 5 feet minimum to garage in side access conditions or fully recessed garage conditions
 - 3) Interior Side Yard setback: 5 feet minimum or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.
 - 4) Exterior (corner) Side Yard setback: 10 feet minimum
 - 5) Building Separation: 10 feet minimum
 - 6) Front Garage Setback: 20 feet minimum
 - 7) Use easement:
 - a) Provide a minimum of 5 foot wide easement on adjacent lot.
 - b) Lot dedicating use easement is to have a side wall adjacent to the use easement.
- h. Minimum development standards for Type II-D; rear loaded garages
 - 1) Front Building setback:

- a) 15 feet minimum to living area,
 - b) 8 feet minimum to porch or courtyard.
- 2) Rear Yard setback:
 - a) 10 feet minimum to living area;
 - b) 15 feet preferred.
- 3) Interior Side Yard setback: 5 feet minimum or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.
- 4) Exterior (corner) Side Yard setback: 10 feet minimum
- 5) Building Separation: 10 feet minimum
- 6) Garage setback: 3 feet from rear drive aisle (alley)
- 7) Rear drive aisle (alley) width: 24 feet
- 8) Use easement:
 - a) Provide a minimum of 5-foot width from one lot to adjacent lot.
 - b) Lot dedicating use easement is to have a Z lot line wall condition.
- I. Cluster Lots: Type III-E Cluster development. Lot sizes ranging from 2,700 square feet to 4,750 square feet. (Exhibit 7) Cluster type of development is a design that allows one driveway from a neighborhood street to serve an access for four residences.
- k. Minimum development standards for Type III-E - Cluster lots
 - 1) Front Building setback:
 - a) 10 foot minimum to living area;
 - b) 4 foot minimum to porch.
 - 2) Garage setback: 3 feet
 - 3) Rear Yard setback: 10 feet to living area; 15 feet preferred
 - 4) Interior Side Yard setback: 5 foot minimum
 - 5) Exterior (corner) Side Yard setback: 10 foot minimum

6) Building Separation: 10 foot minimum

C. **Site Planning** - All developments must meet the following requirements:

1. Buildings shall be sited to front onto neighborhood streets, except for cluster designs.
2. At least 1/3 of all corner lots should be developed with single-story houses and all lots adjacent to the entry should be single story. Where two-story houses are permitted at a corner, the second story portion of the house is set back 20 feet from the corner side property line.
3. A different combination of setbacks, building heights and roof planes shall be used such that no three adjacent houses look the same.
5. No more than 25 percent of the front loading small lot homes shall have a 5-foot driveway, excluding approved cluster layouts.

D. **Garages.**

1. Requirements for all garage plans:
 - a. Detached garages shall be architecturally compatible and consistent in materials, design and colors with the main house.
 - b. Garages shall conform to the requirements set forth in section 17.24.140.B.2.
 - c. Garage doors may be metal.
 - d. Where three-car garages are allowed, three garage design styles shall be available:
 - 1) The third car stall may be provided as a tandem or
 - 2) The garages can be separated with two stalls having front access and a third stall being side loaded.
 - 3) An "in-line" three car garage shall only face an alley.
2. Requirements for front-loaded garages:
 - a. Garages shall be recessed a minimum of 3 feet from the front plane of the house, excluding those garages set back 5 feet from the right-of-way.
 - b. A front-loaded garage must have a "pop-out" from the garage wall plane. The door must be recessed at least 12 inches.

- c. Front-loaded garages shall have varying door patterns, deep recessed doors, varying colors and/or possibly two single doors instead of one. Alternative garage locations, such as semi or fully recessed garages or side-in corner garages as lot widths allow, are permitted.
 - d. The use of garage doors with fixed glass is encouraged.
 - f. Three garage door designs are required. No more than two houses with the same garage design shall be adjacent to each other.
- 3. Rear-loaded (alley) garages shall have a garage door recessed a minimum of 12 inches and shall be set back 3 feet from the alley.
 - 4. A five foot rear setback is required for garages having access from a side street.

E.

Architectural Design.

- 1. Designs for the community context, including architectural design meeting the intent of this chapter, shall be submitted by the developer.
 - a. Community context applies to neighborhoods as a whole, not just to individual house design. It describes or illustrates entry monumentation, landscaping, perimeter walls, street furniture, lighting fixtures, color palate, and other identifying characteristics of the neighborhood. Specifications shall be provided as well as illustrations and examples.
 - b. Styles relying on the use of exposed wood or metal shall be prohibited, although metal may be used for grill work, doors, garage doors, and wood may be used for doors, fascias and trims.
- 2. Architectural Features and Elements
 - a. Elevations shall incorporate varied wall planes, roof forms and enhanced window treatments when the second story portion of the side and/or rear face collector or arterial streets, parks, trails or public open space or are elevated at the second story plate line of a two-story building on the adjoining building pad.
 - 1) All sides of each house shall provide architectural features, detail, relief and embellishments.
 - 2) Architectural treatments are required for all windows and sliding glass doors. (See Exhibit I on the next page.)

- a. Window treatments may include additional pop-outs, trim, mullions, shutters, pot shelves, siding or a feature window.
 - b. Primary materials for the exterior of the houses shall be stucco, brick or stone.

3. Floor Plans

- a. All floor plans shall have a porch, balcony, or courtyard option.
- b. A minimum of three different floor plans shall be prepared and available for each development containing 50 dwelling units or more.
- c. Each model shall offer three distinct elevation styles.
- d. No more than one identical elevation may occur consecutively or directly across the street.

4. Paint Schemes

- a. Color schemes should include white to beige tones, as well as tans and earth tones or neutral colors indigenous to the Las Vegas Valley and its surrounds.
- b. The color palette shall provide enough color variations to permit a variety of paint schemes.
- c. Exterior color palettes shall encompass walls, trim, moldings and other architectural accents, roof materials, doors and all other exterior architectural materials.
- d. Color tones should be both complimentary and contrasting to produce visual depth in the building mass.
- e. At least three different exterior paint schemes shall be prepared and available within each development.

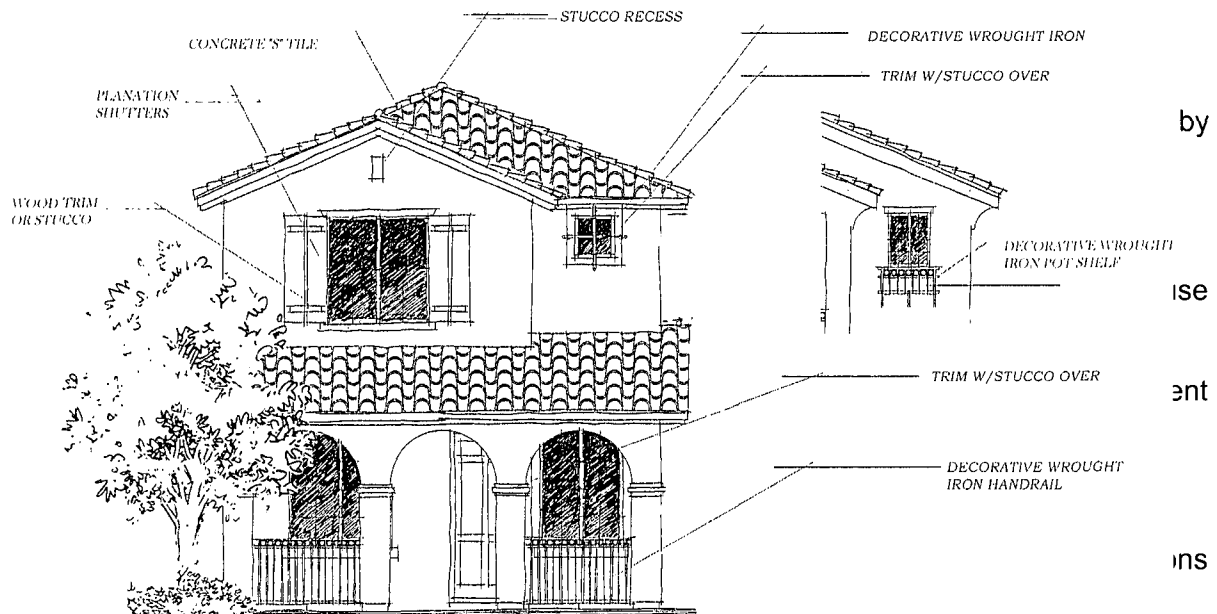
5. Patios

- a. Patios and Patio covers shall not be closer than 5 feet to the rear property line.
- b. Patios shall not be placed such that they interrupt positive drainage.

6. Roofs

- a. At least two rooflines shall be provided for each floor plan.

- b. A minimum of two roof colors or blends are required for each development.
 - c. All roofs shall be concrete or clay tile.
7. Sound Attenuation - Where required by the Sound Transmission Code, additional sound reduction is required where needed in the building.



- b. All perimeter walls and walls facing open space shall be maintained by the Home Owners Association or a Landscape Maintenance Association.

EXHIBIT 1
ARCHITECTURAL DETAILS

F. Landscaping and Open Space.

1. The developer is responsible for submitting a comprehensive landscape plan as part of the PUD submittal. All front yards and common areas shall be maintained by the HOA.
 - a. The plan shall feature a consistent framework of hardscape and softscape design, materials and colors.
 - b. Landscape palettes shall consist of drought tolerant, climate adaptable plant material. The use of plant material with high pollen production is prohibited. This includes pigweed, canyon ragweed, sagebrush, saltbrush, rabbitbrush, juniper, privet, mulberry, olive (all fruit producing species), Russian Thistle, Johnson grass, salt cedar, and any plant on the Nevada State Department of Agriculture Noxious Weed List.
2. Developers will be responsible for installation of landscape along all roads (exterior and interior), entries, parks, recreation facilities and open spaces.
3. A Homeowners Association (HOA) or Landscape Maintenance Association (LMA) is responsible for landscape irrigation and maintenance.
4. The landscape character shall be as follows:
 - a. A six foot landscape parkway is required between the curb and the sidewalk. Sidewalks must be a minimum of four feet wide and not placed adjacent to the curb.
 - b. The six foot parkway shall be landscaped as follows:
 1. One 24-inch box tree shall be provided by the developer for every 20 feet of street frontage on both sides of the street. See Arizona Nursery Association Grower's Committee

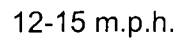
2. Landscape parkways shall have a separate automatically controlled drip irrigation system separate from the individual homeowner's system.
 3. Any tree planted within 5 feet of a sidewalk or wall shall be planted with a root guard designed to direct root growth downward. Alternative methods to protect hardscape from root damage may be permitted subject to staff review and approval.
 4. A continuous layer of decorative rock, a minimum 2 inches in depth, is required in all non-turfed areas. A herbicide shall be applied prior to and after the decorative rock is installed.
 5. The use of turf is prohibited in the six foot landscape parkways.
 6. A minimum 80 percent ground coverage of plants and shrubs (not including trees) shall be provided. The 80 percent coverage shall be reached within two years from installation.
- c. Subdivision entries shall incorporate enhanced landscape treatments and project signage. The use of controlled uplighting on trees and entry signs/major elements are required at the time of a building permit. Special paving treatment shall be required, subject to review and approval by the Director of Public Works or designee.
 - d. Primary residential entries shall have a minimum of one but not more than two identification monuments. Monuments shall be of a pleasing pedestrian scale, not to exceed 6 feet in height. Materials should be architecturally compatible with the representative neighborhood.
 - e. In addition to street trees, individual lots shall contain at least one 24-inch box tree in each front yard.
 - f. In addition to the one 24-inch box tree, each front yard shall have at least 10 shrubs or groundcover plants. Five out of the 10 plants shall be 5-gallon shrubs.
 - h. Gas and electrical meters shall be screened where possible. Electrical transformers, if not flush with the sidewalk shall be located to the back of sidewalk, and shall straddle the side property lines.

- l. Publicly visible fences and gates shall be consistent with a neighborhood's architectural character and submitted as part of any final development plan.
 - j. Lighting should be designed with sensitivity to both vehicles and pedestrians.
 - k. Landscaping is required in alley ways and is in addition to open space requirements.
 - l. Perimeter landscaping shall be in accordance with Section 17.24.210 E.
- 5. Open Space requirements are set forth in Section 17.20.160.

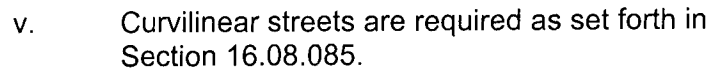
G.

Parking and Vehicular and Pedestrian Circulation.

- 1. Parking is prohibited in alleys and front yard areas (except driveways) and shall be enforced by the Homeowners Association.
- 2. Alleys which do not intersect with internal roadways must terminate in a cul de sac per City standards.
- 3. Streets designed with no parking on both sides shall provide two off-street parking spaces for every house with a five foot driveway, including cluster development houses having driveways less than 18 feet. Streets designed with parking on only one side shall provide one off-street parking space for every house with a five foot driveway including cluster development houses having driveways less than 18 feet. The off-street parking spaces shall be located within 250 feet of each house. The measurement of this distance shall be by way of sidewalks and trails. This provision does not apply if streets are designed for parking on both sides.
- 4. Subdivision design shall incorporate pedestrian access points to sidewalks and trails within the development to reduce walking distances to all common elements and open space facilities. In addition, pedestrian access points shall be provided to link to sidewalks, pathways and trails outside the development.
- 5. Any outside storage is prohibited in the streets, driveways and front yards and shall be enforced by the Homeowners Association.
- 6. Traffic calming shall be incorporated into the roadway design to reduce the negative effects of motor vehicles, alter driver behavior and improve conditions for non-motorized street users. Traffic calming features are subject to the review and approval of the City Traffic Engineer.
 - a. Acceptable traffic calming devices include, but are not limited to:
(See Exhibit 2.)



- iv. A single-lane angled narrowing, which limits traffic to



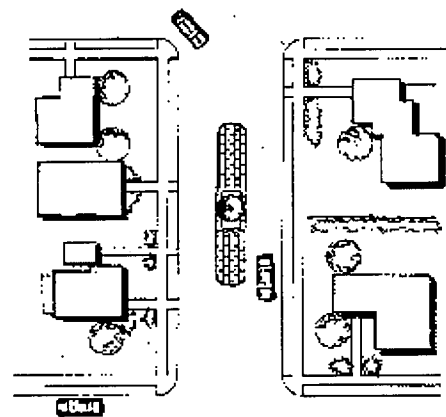
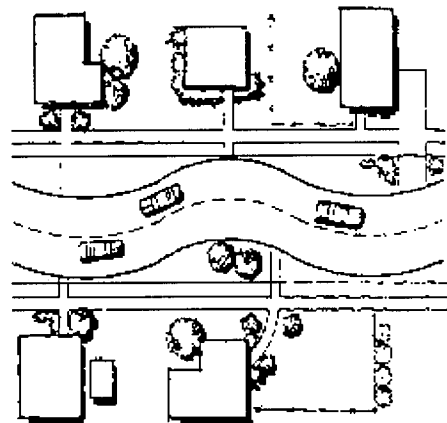
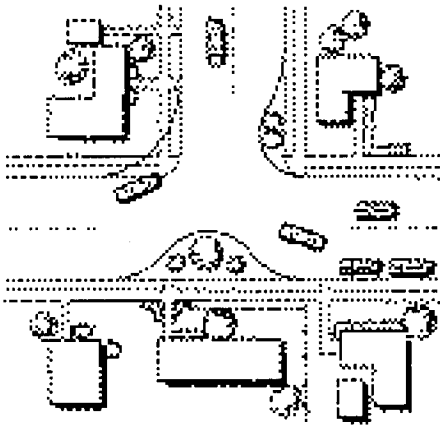


Exhibit 2
Traffic Calming Devices

1.

SMALL LOT DEVELOPMENT EXAMPLES

1. The following examples are to be used guidelines. Lots with alternative dimensions meeting the development standards of this document are permitted. These illustrations are conceptual and do not depict final designs nor should they limit the range of expression among individual builders and their professional design teams. They do reflect, however, the zoning standards of the City and are compliant with the intent of the City.
 - a. Examples of Single Family Detached (SFD) small lot residential sites are illustrated below.
2. Type 1-A: Front-loaded garage home with use easement. Lot sizes ranging from 2,700 to 3,799 square feet. (Please reference Exhibit 3).
 - a. The use easement in this example is created by the combination of two side yards.
 - b. One lot owner grants the use of one of his or her 5-foot side yard to the adjacent neighbor.
 - c. The neighbor's lot in which the 5-foot side yard is located combines the use of this 5 feet with his or her existing 5-foot side yard, resulting in a 10-foot, useable side yard.
 - d. In lieu of standard windows, the home on the lot providing the use of the 5-foot side yard shall use minimal glass block or obscured glass on the wall adjacent to the use easement.

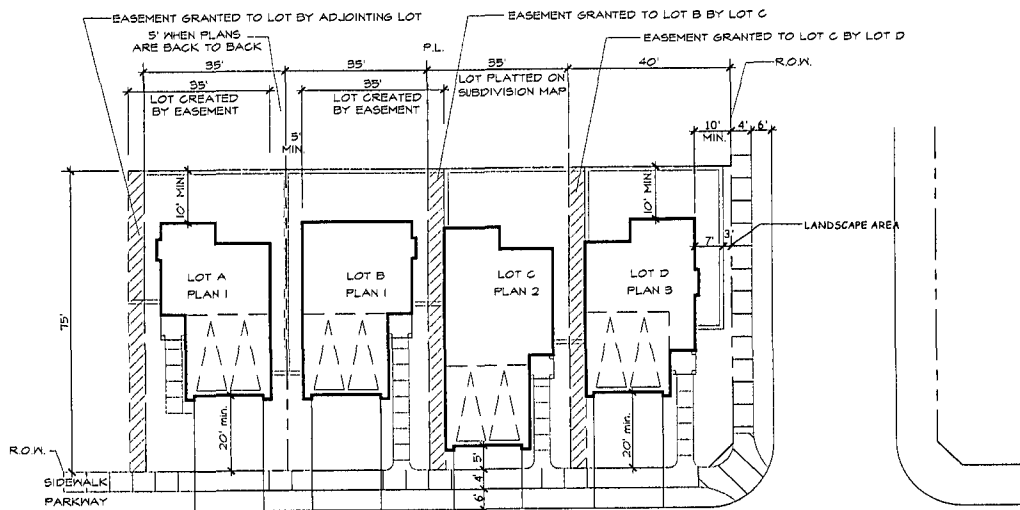


EXHIBIT 3
LOT TYPE 1-A
 FRONT LOADED GARAGES
 LOT SIZE 2,700 TO 3,799 SQ FT

3. Type I-B, Rear-loaded garage homes with lot sizes from 2,700 to 3,799 square feet. (Please reference Exhibit 4)

- a. Lots under these conditions allow homes highlighted by front porches or courtyards. Street scenes will be characterized by tight setbacks, front entries and porches. Streets are lined with front doors and pedestrian paseos instead of repetitious garages. Garages become hidden from the primary public street system because they are located on private alleys.

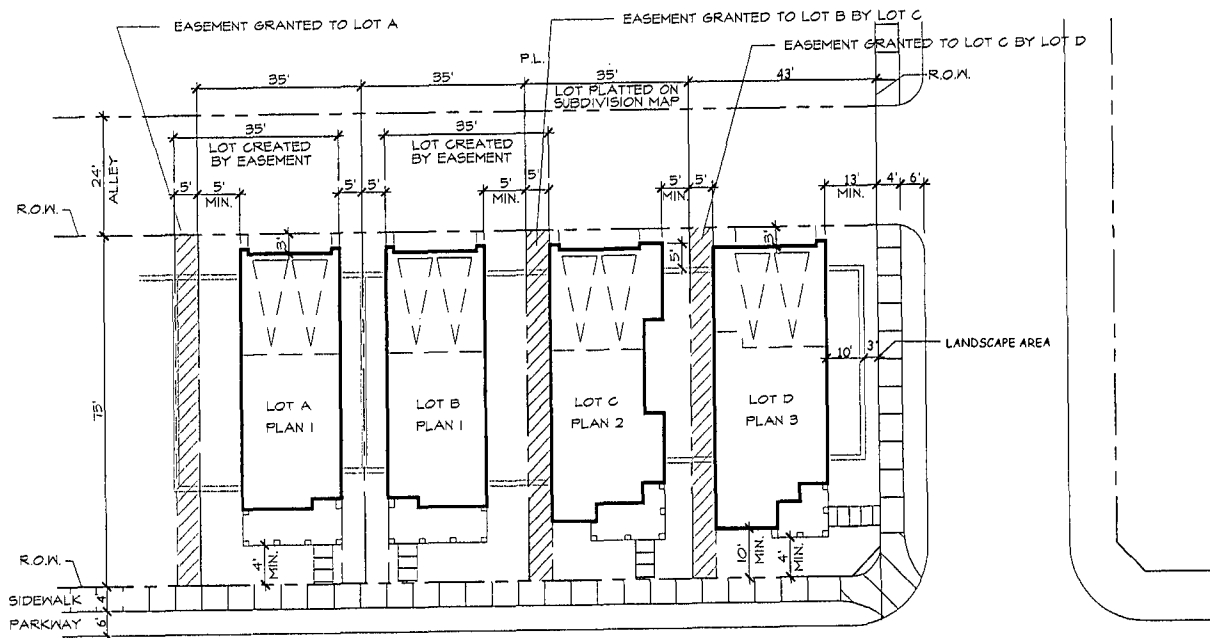
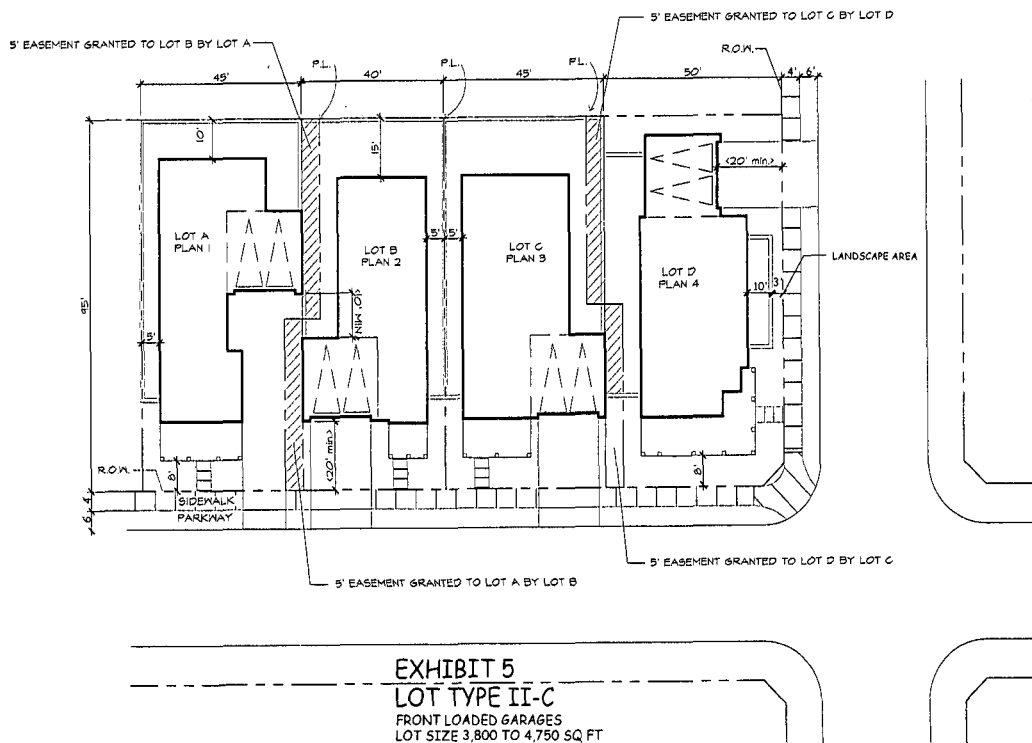


EXHIBIT 4
LOT TYPE I-B
REAR LOADED GARAGES
LOT SIZE 2,700 TO 3,799 SQ FT

4. **Type II – C Z-Lot**, Front-loaded garage home with use easement, Lot sizes ranging from 3,800 to 4,750 square feet. (Please reference Exhibit 5).

a. The use easement in this example is created by what is commonly referred to as the paired Z-lot line.

- 1) A paired Z-lot line staggers or flips the use easement to alternating sides of the home, allowing a homeowner access to his neighbor's property for maintenance of the wall.
- 2) Entry to the home does not conflict with the private side yard, and visual impact at the entry is immediate, with the diagonal view through the home to the side or rear yard and beyond.
- 3) This concept allows natural light through all four sides of the home.
- 4) Floor plans for this concept shall be sensitive to privacy issues and address entries and garage access.



5. Type II-D, Rear-loaded garage home with lot sizes ranging from 3,800 to 4,750 square feet. (Please reference Exhibit 6).

- a. This rear-loaded garage home can be one or two stories. Lots under these conditions feature homes highlighted by front porches or courtyards. At least one home plan in neighborhoods meeting these lot conditions should be designed expressly for corner sites. These home plans should incorporate wrap-around architecture, side entry garages and considerable one-story elements on the corner side yard.

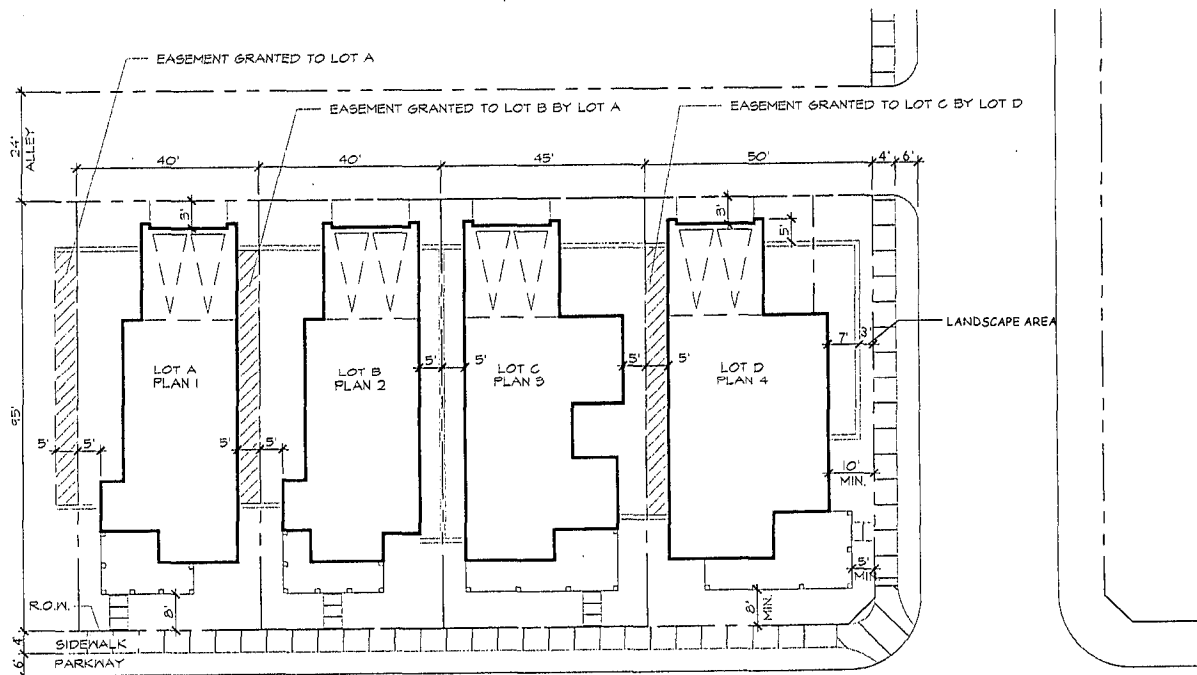
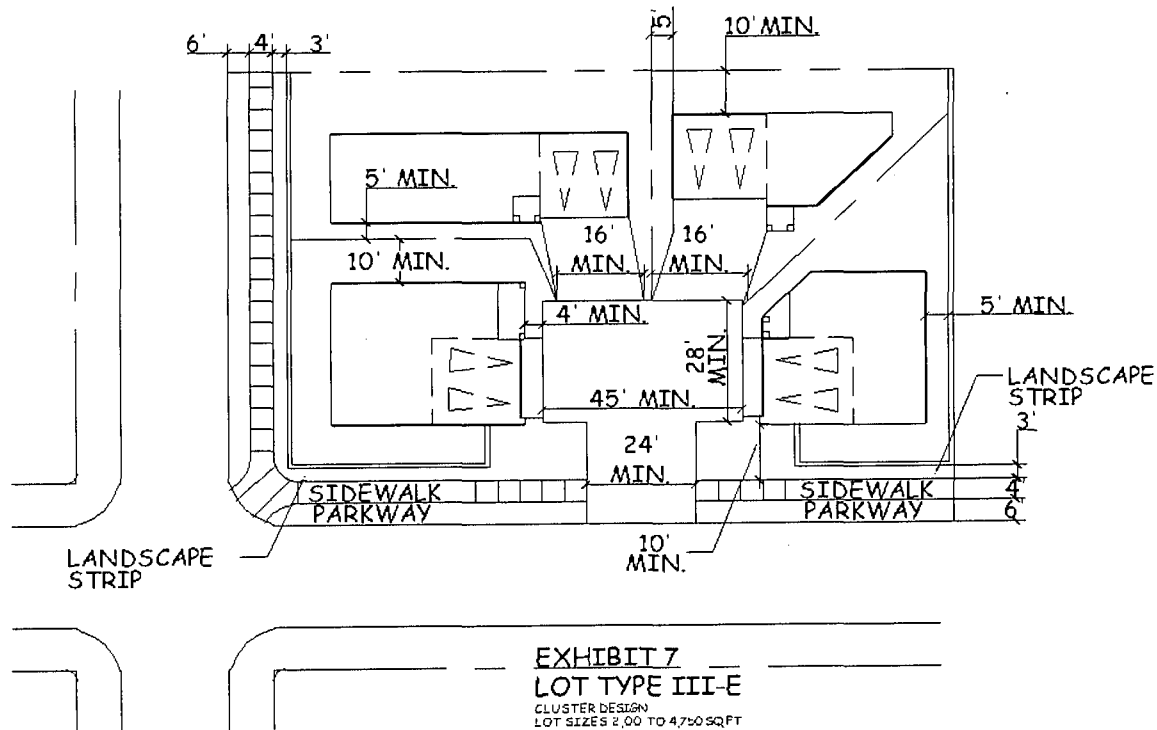


EXHIBIT 6
LOT TYPE II-D
REAR LOADED GARAGES
LOT SIZE 3,800 TO 4,750 SQ FT

6. Cluster Lots: Type III-E Cluster development. Lot sizes ranging from 2,700 square feet to 4,750 square feet. (Please reference Exhibit 7). A cluster type of development is a design that allows one driveway from neighborhood street to serve as an access for four residences.



J.

Definitions.

Except as specifically defined herein, all words in the small lot development and design standards shall have their customer dictionary definitions. For purposes of the small lot development and design standards, certain words and terms used herein are defined as follows:

1. Courtyard - An outdoor area in front of a house encompassed by a wall less than 3.5 feet high.
2. Neighborhood Street - A street with a right-of-way less than 60 feet that provides direct access to the residences.
3. Porch - A covered front or a side entrance to a building approximately the level of the first floor. It is not a garage or a carport.
4. Use Easement - A use easement is created when one side yard is shifted to the adjoining neighbor's lot resulting in one larger usable side yard for each home rather than two smaller side yards to allow property owners access to their neighbor's yard for maintenance and to allow for necessary roof and yard drainage.

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 5: 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 _____, 2008.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

MICHAEL L. MONTANDON, MAYOR

ATTEST:

KAREN L. STORMS, CMC, CITY CLERK

**#13) ZOA-01-08
ZONING ORDINANCE AMENDMENT
PUBLIC HEARING**

STAFF REPORT

To: Planning Commission
Item: ZOA-01-08

Meeting Date: February 13, 2008
Prepared By: Robert Eastman

GENERAL INFORMATION:

Applicant: City of North Las Vegas
Requested Action: To amend the Zoning Ordinance (§17)

BACKGROUND INFORMATION:

An ordinance amendment initiated by the City of North Las Vegas to amend Title 17 (Section 17.20.040, 17.20.60, and 17.24.215) to change the minimum lot area for homes within the R-1, Single-Family Residential District; to allow single-family homes and change the minimum lot area for homes within the R-2, Two-Family Residential District; and to apply and amend the small lot-design standards for small-lot homes within the R-1 and R-2 Districts using the Residential Design Incentive System and provide for other matters properly related thereto.

Related to the proposed amendments are ZOA-02-08 and ZOA-03-08 which contain the Residential Design Incentive System (RDIS) criteria and procedures. This proposed amendment contains the changes to the R-1, Single-Family Residential District and R-2, Two-Family Residential District to facilitate the proposed RDIS. Additionally, there are changes to the Small-Lot Design Standards to codify some of the standards that are frequently waived and to address integration with the RDIS.

ANALYSIS:

The proposed changes to the R-1 and R-2 Districts include reducing the minimum lot size for homes using the RDIS; allowing single-family detached homes as a principally permitted use; and increasing the maximum density allowed in the districts to conform to the 2006 Comprehensive Plan. These changes are designed for the Design Incentive System and should be adopted with ZOA-02-08 and ZOA-03-08.

Other changes to the R-1 and R-2 Districts are relatively minor and could be considered independently from the proposed RDIS amendments. The principal change is eliminating the reduction in lot size for multi-family dwellings that use garages.

The proposed changes to the Small-lot Design Guidelines are to address waivers that are frequently given with small-lot projects. This should streamline the review procedure for small lot projects.

RECOMMENDATION:

The Planning & Zoning Department recommends that ZOA-01-08 be considered and Title 17 be amended as follows:

Italics = additions to the ordinance.

~~Struck-out~~ = deletions from the ordinance.

Chapter 17.20

17.20.040

17.20.040 Single-Family Low Density Residential District (R-1).

A. Purpose.

~~The purpose of the R-1 single-family residential district is to provide for the development of single-family detached dwellings and directly related complementary uses at a moderately low density. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.~~

The purpose of the R-1 Single-Family Low Density District is to provide for the development of single-family detached dwellings, along with and directly related complementary uses, at a moderately low density of 4.5 to 6.0 dwelling units per acre. The district is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding. The R-1 district is designed to implement the Single-Family Low land use category of the North Las Vegas Comprehensive Plan and allow for the economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses.

Electrical power transmission poles and lines, if they are within the utility corridors and within the voltage limits identified in Figure 43 of the utilities element of the 1999 Comprehensive Plan. If the poles and lines are not within such utility corridors, they shall be subject to subsection C of this section.

Single-family dwelling;
Public parks.

C. Special Uses Subject to Section 17.24.020.

Cemeteries;
Child Care Facility: group home;
Child Care Facility: child care center in conjunction with a church, public, quasi-public uses or buildings;
Churches;
Golf courses;
Public, quasi-public uses or buildings;
Public Utility Buildings, Structures and Equipment;
Schools;

Conditional Uses Subject to 17.24.025

Group Care Facility;
Halfway house for recovering alcohol and/or drug abuser

D. Permitted Accessory Uses.

Child Care Facility: family day care home;
Child Care Facility: family home;
Fences;
Greenhouse;
Guest House / Casita;
Home Occupations, Subject to Section 17.24.170;
Model Home;
Private Garage;
Private or jointly owned community center recreational facilities, pools, tennis courts, spas;
Temporary Buildings Incidental to Construction Work;
Temporary Subdivision Sales Office;
Tool Sheds, for Storage of Domestic Supplies;
Other Accessory Buildings and Structures.

E. Maximum Permitted Density

The maximum permitted gross density in the R-1 District is 4.5 dwelling units per acre with the ability to attain a maximum gross density of 6.0 dwelling units per acre if the development complies with the residential density bonus requirements as established in Section 17.24.225.

E. F. Required Lot Area

Table 17.20.040 – 1: Minimum Lot Area in the R-1 District		
Use	Minimum Lot Area Per Unit	Common Open Space
Single-family dwelling - Type II Lot (Lot area of 3,800 to 4,750 square feet)	3,800 to 4,750 sq. ft.	700 sq. ft. per dwelling
Single-family dwelling (Lot area of 4,751 - 6,000 square feet)	4,751 to 6,000 sq. ft.	700 sq. ft. per dwelling
Single-family dwelling (Lot area of 6,000 square feet or more)	6,000 sq. ft.	N/A
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.	

G. Lot Width, Setbacks, Yards and Heights

1. Small Lots

Lots with a lot area between 3,800 square feet and 4,750 square feet shall be subject to the small lot development standards for Type II Lots as established in Section 17.24.215, regardless of whether the development is a planned unit development. All other lots shall be subject to the applicable development standards of this section, Section 17.24.210, and any other sections or regulations related to the R-1 District.

2. Required Lot Width:

Table 17.20.040 – 2: Minimum Lot Width in the R-1 District	
Use	Lot Width
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)	50 feet
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.

3. Minimum Setbacks from Property Line:

Table 17.20.040 – 3: Minimum Setback Requirements in the R-1 District				
Use	Interior Front (feet)	Side (feet)	Corner Side/Other R-O-W (feet)	Rear Yard (feet)
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
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.			
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	3	20	3
Religious institutions (including their accessory use structures)	20	50	20	50
Side loading garages ***	15	N/A	N/A	N/A
NOTES				
* Any attached or detached carport or garage shall maintain a 20-foot front setback.				
** An interior side yard setback of three feet is permitted subject to the following conditions:				

Table 17.20.040 – 3: Minimum Setback Requirements in the R-1 District				
Use	Interior Front (feet)	Side (feet)	Corner Side/Other R-O-W (feet)	Rear Yard (feet)
<p>a. At least one side yard shall be 10'.</p> <p>b. Side yards of three feet are only permitted on lots in subdivisions that have received council approval for three-foot side yard setbacks.</p> <p>*** Reduced front setbacks for side loading garages may be permitted subject to the following conditions:</p> <p>a. The use of reduced front setbacks for side loading garages must be approved with the subdivision tentative map.</p> <p>b. No more than 30 percent of the dwellings within a subdivision shall be permitted to have reduced front setbacks for side loading garages.</p> <p>c. No more than two dwellings with side-loaded garages can be located next to each other or across from one another.</p> <p>d. Side loaded garages with reduced front setbacks must have a minimum of one window, with a minimum size of 20 square feet, in the garage wall facing the street, and the rear wall of the garage..</p>				

4. Maximum Building Height: 28 Feet.
5. There shall not be more than one single-family dwelling unit on any one lot.

G.H. Encroachment Into Setbacks.

The following items and architectural features may encroach into setbacks up to the following distances:

Table 17.20.040 – 4: Permitted Encroachments in the R-1 District			
Use	Front Yards (feet)	Side Yards (feet)	Rear Yards (feet)
Air cooling systems	0	3	5
Architectural embellishment	2	3*	3
Awnings	2	2	2
Balcony	5***	5*	5
Breezeway	0	5*	5
Canopy	0	5*	5
Chimney	2	3*	5
Courtyard	5***	0	5**
Deck	5***	0	5**
Deck, covered	0	0	5**
Eaves	3	3*	3
Media niches****	3	3*	5

Patio	5	5	10**
Porch	5***	0	10**
Solar equipment	0	5	5
Steps, open	5	5*	5
NOTES * No closer than 3' to property line. ** No closer than 5' to property line. *** No closer than 10' to property line. **** Maximum length of 12 feet. ***** No closer than 5' to the property line measured to the supporting posts with a maximum 2' overhang.			

H.I. Additional Building and Performance Standards.

Development of any parcel of land within this district shall be subject to all applicable requirements of Section 17.24.160 of this title, including, but not limited to, fences, parking, signs, landscaping and home occupations.

I.J. Property in Floodplains. Any property located in the R-1 district and any F-1 or F-2 overlay district must comply with the regulations of the applicable overlay district.

**17.20.060 TWO-FAMILY RESIDENTIAL DISTRICT (R-2)
RESIDENTIAL MEDIUM DENSITY DISTRICT (R-2).**

A. Purpose.

~~The purpose of the R-2 two-family residential district is to provide for medium density (approximately ten (10) du/acre) housing in multiple-family structures and directly related complementary uses. The R-2 district is designed to allow economical use of land while creating an attractive, functional and safe residential environment.~~

The purpose of the R-2 Residential Medium Density District is to provide for moderate density housing in single-family and multi-family structures or a combination thereof, along with directly related complementary uses, at a density of 6.01 to 13.0 dwelling units per acre. The R-2 district is designed to implement the Single-Family Medium land use category of the North Las Vegas Comprehensive Plan and allow for the economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses.

Electrical power transmission poles and lines, if they are within the utility corridors and within the voltage limits identified in Figure 43 of the utilities element of the 1999 Comprehensive Plan. If the poles and lines are not within such utility corridors, they shall be subject to subsection C of this section.

Two-family dwelling unit;

Three-family dwelling;
Four-family dwelling;
Public parks;
Single-family dwelling unit
Townhouse cluster, not to exceed four units or one hundred twenty (120) feet in length.

C. Special Uses Subject to Section 17.24.020.

Child care facility: child care center;
Churches;
~~Construction trailers incidental to construction work;~~
Convalescent home;
Golf courses;
Public, quasi-public uses or buildings;
Public utility buildings, structures and equipment;
Schools;
~~Single-family dwelling unit;~~
Transitional Housing.

Conditional Uses Subject to 17.24.025

Group Care Facility;
Halfway house for recovering alcohol and/or drug abuser

D. Permitted Accessory Uses.

Fences;
Greenhouse;
Group care facility;
Model home;
Offices as home occupations, subject to Section 17.24.170;
Private garage;
Private or jointly owned community center recreational facilities, pools, tennis courts, spas;
Temporary buildings incidental to construction work;
Temporary subdivision sales office;
Tool sheds, for storage of domestic supplies;
Other accessory buildings and structures.

E. Maximum Permitted Density

1. *The maximum permitted gross density in the R-2 District is 6.0 dwelling units per acre with the ability to attain a maximum gross density of 13.0 dwelling units per acre if the development complies with the residential density bonus requirements as established in Section 17.24.225.*
2. **Single-Family Dwellings**
 - a. *Single-family dwellings shall only be permitted in the R-2 District if the development first meets sufficient criteria to achieve a density of six (6) dwelling units per acre under the **R-1 District Residential Design Incentive Criteria***

pursuant to Section 17.24.225. Upon meeting this requirement, the applicant may include additional criteria to achieve an overall maximum gross density of 13.0 units per acre by meeting the residential density bonus requirements of the **R-2 District Residential Design Incentive Criteria** as established in Section 17.24.225.

- b. In no instance shall the criteria used to achieve a density above 6.0 dwelling units per acre include or duplicate the criteria used to permit single-family dwellings as established in paragraph (a) above.

F. Required Lot Area

In determining minimum lot area and minimum lot dimensions, the following table should be used:

Table 17.20.060 – 1: Minimum Lot Area in the R-2 District		
Use	Minimum Lot Area Per Unit	Outdoor Living Area *
Type I Single-family dwelling	2,700 to 3,799 sq. ft.	700 sq. ft. per dwelling
Type II Single-family dwelling	3,800 to 4,750 sq. ft.	700 sq. ft. Per dwelling
Single-family dwelling	4,751 sq. ft.	700 sq. ft. per dwelling
Two-family dwelling	3,000 sq. ft.	400 sq. ft. per dwelling unit
Three-family dwelling	3,000 sq. ft.	400 sq. ft. per dwelling unit
Four-family dwelling	3,000 sq. ft.	400 sq. ft. per dwelling unit
Townhouse cluster	3,000 sq. ft. **	400 sq. ft. per dwelling unit
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks.	

Notes:

* Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple-residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as an outdoor living area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

** May be calculated as average lot size per unit per structure.

G. Lot Width, Setbacks, Yards and Heights.

1. **Small Lots**
Lots with a lot area between 2,700 square feet and 3,799 square feet shall be subject to the small lot development standards for Type I Lots as established in Section 17.24.215. Lots with a lot area of 3,800 square feet to 4,750 square feet shall be subject to the small lot development standards for Type II Lots as established in Section 17.24.215. These requirements shall apply regardless if the development is a planned unit development. All other lots shall be subject to the applicable development standards of this section, Section 17.24.210, and any other sections or regulations related to the R-1 District.
2. **Lot Width**

- a. There shall be a minimum lot width of 50 feet for all single-family lots that do not fall under the Type I or Type II requirements (lot area of 4,751 square feet or more)
- b. There shall be a minimum lot width of 60 feet for all other permitted residential building types.
- c. The minimum lot width of all other permitted uses shall be determined by building area, parking requirements, and required setbacks.

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	20	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.			
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.				

4. For multi-family apartment buildings, parking lots of motor vehicles shall not be allowed within the required front or corner side setbacks unless such parking is screened from public view by a three and one-half-foot earth berm or masonry wall or its equivalent as determined by the city.

5. Maximum building height: 35 feet, except for lots located at the entry to the development, corner lots, or perimeter lots where the side yard or rear yard has frontage on a street in which case the maximum building height shall be 28 feet.

F. Schedule of Allowances

The minimum areas per unit in subsection E of this section may be adjusted according to the following, except allowance shall not be made for two- or three-family dwellings:

1. For each parking stall in or under the residence, or otherwise completely underground, subtract four hundred (400) square feet from the total minimum lot area.
2. For each unit with a balcony or patio greater than forty (40) square feet, subtract one hundred (100) square feet from the outdoor living area.

G. H. Encroachment into Setbacks

The following items and architectural features may encroach into setbacks up to the following distances:

Table 17.20.060 – 3: Permitted Encroachments in the R-2 District			
Use	Front Yards (feet)	Side Yards (feet)	Rear Yards (feet)
Air cooling systems	0	3	5
Architectural embellishment	2	3*	3
Awnings	2	2	2
Balcony	2	5*	5
Breezeway	0	5*	5
Canopy	0	5*	5
Chimney	2	3*	5
Deck	5	5*	5**
Deck, covered	0	0	5**
Eaves	3	3*	3
Media niches***	3	3*	5
Parking lot	5	5	5
Patio	5	5	10**
Patio, covered	0	3**	10****
Porch	0	0	10**
Solar equipment	0	5	5
Steps, open	5	5*	5
NOTES			
* No closer than 3' to property line.			
** No closer than 5' to property line.			
*** Maximum length of 12 feet.			
**** No closer than 5' to the property line measured to the supporting posts with maximum 2' overhang.			

I.J. Multifamily Accessory Buildings.

4. Accessory buildings shall observe the same setback requirements established for the multiple-residence building except that accessory buildings located within the rear yard of the multiple-residence building may be located to within three feet of the rear or interior side property line. The city council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten (10) feet.

- ~~2. Exteriors of accessory buildings shall have an exterior finish compatible with the main structure. Compatibility shall be determined by the City based on type and use of building materials.~~

J. Distance Between Buildings.

- ~~When two or more principal buildings are located on one lot, the minimum separation between any two adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or ten (10) feet, whichever is greater when developed as a planned unit development. For major and minor site plans, building separation shall be the sum of two interior side yard setbacks.~~

K. Additional Building and Performance Standards.

Development of any parcel of land within this district shall be subject to all applicable requirements of Section 17.24.160, including, but not limited to, fences, parking, signs, landscaping and home occupations.

L. Property in Floodplains.

Any property located in the R-2 district and any F-1 or F-2 overlay district must comply with the regulations of the applicable overlay district.

M. Z-Lot Attached Dwellings.

~~Dwelling units using a Z-lot configuration must share two (2) building attachments. Individual dwellings must contain a minimum 1,200 square feet of living space and have a building separation no greater than ten (10) feet.~~

17.24.215 Small Lot Development

A. Intent.

1. This zoning ordinance chapter sets minimum standards for Single Family Detached homes on small lots. It is also intended to promote enhanced street scenes, superior neighborhood design, greater livability and higher density through the provision of development standards. These

requirements are for Planned Unit Developments of 80 gross acres or greater of residential at an overall density of 5.8 dwelling units per acre in the comprehensive *master plan single family low* ~~medium low density~~ areas. ***Additionally, these standards are to be used with the Residential Design Incentive Criteria (subject to section 17.24.225 and 17.28.067) in R-1, Single-Family Low Density developments, and the R-2 Residential Medium Density Developments in the 4.5 dwelling units per acre in the comprehensive plan low density residential areas.***

- a. All development must be consistent with the City of North Las Vegas Comprehensive Plan, Zoning Ordinance and Small Lot Development and Design Standards. In the event there is a conflict, the ~~Development Services~~ **Planning and Zoning** Director shall make a determination as to which provision or standard applies.
- b. Examples are provided for the benefit of builders, their design teams and City of North Las Vegas staff and decision makers in the preparation and review of development proposals. It provides a framework permitting flexibility in the configuration of development.

B.

Use Easements and Lot Configuration.

1. Use easements are permitted.
 - a. Use easements are permitted in order to optimize useable yard space on a smaller lot.
 - b. Outside storage, vehicular access, planting, or irrigation are not allowed in the use easement.
 - c. A disclosure of the existence and location of the use easement and the requirements for its use will be disclosed to all buyers. A statement indicating that the buyers have received and acknowledge the conditions shall be signed by each buyer.
 - d. When use easements are granted, the wall of the grantor's house abutting the use easement shall not have doors, and any first-floor windows on that side of the house shall be translucent.
2. As part of the City of North Las Vegas' Zoning Ordinance, the information contained herein provides minimum standards and development guidelines for Single Family Detached homes on small lots (2,700 - 4,750 square feet).
3. The following regulations are required, however, if alternative lot dimensions and site standards meet the intent of the ordinance they may be considered without a waiver or a variance through the Planned Unit Development Process. Alternative lot dimensions meeting the minimum standards are acceptable. The minimum lot size shall be 2,700 square feet. The examples include:

- a. Type I: 2,700 – 3,799 square feet (See Exhibits 3 and 4)
 - 1) Lot sizes:
 - a) Width: 36 feet – 50 feet
 - b) Depth: 75 feet
 - b. ~~The net density under typical conditions is 6 to 8 dwelling units per acre.~~
 - c. Minimum Development Standards for Type I-A ; front loaded garages
 - 1) Front Yard setback:
 - a) 10 feet minimum to living area;
 - b) 4 feet minimum to porch or courtyard.
 - 2) Rear Yard setback: 10 feet minimum (15 feet preferred)
 - 3) Interior Side Yard setback: 5 feet minimum ***or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.***
 - 4) Exterior (corner) Side Yard setback: 10 feet minimum
 - 5) Building Separation: 10 feet minimum
 - 6) Garage setback: 5 feet or 20 feet (No more than 25% of homes shall have 5-foot driveways.)
 - 7) Use easement criteria:
 - a) Provide a minimum of 5 feet from one lot to adjacent lot.
 - b) Lot dedicating use easement is to have a side wall adjacent to the use easement. (See Exhibit 3)
 - d. Minimum development standards for Type I-B; rear loaded garages
 - 1) Front setback:
 - a. 10 feet minimum to living area;
 - b) 4 feet minimum to porch or courtyard.

- 2) Garage setback from alleys: 3 feet
 - 3) Rear Yard setback:
 - a) 10 feet to living area;
 - b) 15 feet preferred.
 - 4) Interior Side Yard setback: 5 feet minimum ***or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.***
 - 5) Exterior (corner) Side Yard setback: 10 feet minimum
 - 6) Building Separation: 10 feet minimum
 - 7) Rear drive aisle (alley) width: 24 feet
 - 8) Use easement criteria:
 - a) Provide a minimum of 5-foot width from one lot to adjacent lot.
 - b) Lot dedicating use easement is to have a side wall adjacent to the use easement.
- e. Type II: 3,800 – 4,750 square feet (See Exhibits 5 and 6)
- 1) Lot sizes:
 - a) Width: 40 feet – 50 feet
 - b) Depth: 95 feet
- f. ~~The net density under typical conditions is 4.5 to 7 dwelling units per acre.~~
- g. Minimum development standards for Type II-C; front loaded garages
- 1) Front Building setback:
 - a) 15 feet minimum to living area,
 - b) 8 feet minimum to porch or courtyard.
 - 2) Rear Yard setback:
 - a) 10 feet minimum to living area;

- b) 5 feet minimum to garage in side access conditions or fully recessed garage conditions
- 3) Interior Side Yard setback: 5 feet minimum ***or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.***
- 4) Exterior (corner) Side Yard setback: 10 feet minimum
- 5) Building Separation: 10 feet minimum
- 6) Front Garage Setback: 20 feet minimum
- 7) Use easement:
 - a) Provide a minimum of 5 foot wide easement on adjacent lot.
 - b) Lot dedicating use easement is to have a side wall adjacent to the use easement.
- h. Minimum development standards for Type II-D; rear loaded garages
 - 1) Front Building setback:
 - a) 15 feet minimum to living area,
 - b) 8 feet minimum to porch or courtyard.
 - 2) Rear Yard setback:
 - a) 10 feet minimum to living area;
 - b) 15 feet preferred.
 - 3) Interior Side Yard setback: 5 feet minimum ***or a zero lot line may be permitted provided at least one side yard shall be 10 feet and a zero lot line development has received council approval.***
 - 4) Exterior (corner) Side Yard setback: 10 feet minimum
 - 5) Building Separation: 10 feet minimum
 - 6) Garage setback: 3 feet from rear drive aisle (alley)
 - 7) Rear drive aisle (alley) width: 24 feet
 - 8) Use easement:

- a) Provide a minimum of 5-foot width from one lot to adjacent lot.
 - b) Lot dedicating use easement is to have a Z lot line wall condition.
- i. Cluster Lots: Type III-E Cluster development. Lot sizes ranging from 2,700 square feet to 4,750 square feet. (Exhibit 7) Cluster type of development is a design that allows one driveway from a neighborhood street to serve an access for four residences.
- ~~j. The net density under typical conditions is 5 to 8 dwelling units per acre.~~
- k. Minimum development standards for Type III-E - Cluster lots
 - 1) Front Building setback:
 - a) 10 foot minimum to living area;
 - b) 4 foot minimum to porch.
 - 2) Garage setback: 3 feet
 - 3) Rear Yard setback: 10 feet to living area; 15 feet preferred
 - 4) Interior Side Yard setback: 5 foot minimum
 - 5) Exterior (corner) Side Yard setback: 10 foot minimum
 - 6) Building Separation: 10 foot minimum

C.

Site Planning - All developments must meet the following requirements:

1. Buildings shall be sited to front onto neighborhood streets, except for cluster designs.
2. At least 1/3 of all corner lots ~~shall~~ **should** be developed with single-story houses and all lots adjacent to the entry ~~shall~~ **should** be single story. Where two-story houses are permitted at a corner, the second story portion of the house is set back 20 feet from the corner side property line.
3. A different combination of setbacks, building heights and roof planes shall be used such that no three adjacent houses look the same.
4. ~~No more than 30 percent of the gross acreage of a development shall contain Type I lots.~~
5. No more than 25 percent of the **front loading** small lot homes shall have a 5-foot driveway, excluding approved cluster layouts.

6. ~~Within the PUD no small lot neighborhood shall contain more than 150 Type I dwelling units or 150 Type II dwelling units. Additional small lot neighborhoods may be allowed if the land area and density requirements are met.~~
7. ~~Curvilinear streets are required as set forth in Section 16.08.085.~~
8. ~~Lots adjacent to the entry of the subdivision must be single story.~~

D.

Garages.

1. Requirements for all garage plans:
 - a. Detached garages shall be architecturally compatible and consistent in materials, design and colors with the main house.
 - b. Garages shall conform to the requirements set forth in section 17.24.140.B.2.
 - c. Garage doors may be metal.
 - d. Where three-car garages are allowed, three garage design styles shall be available:
 - 1) The third car stall may be provided as a tandem or
 - 2) The garages can be separated with two stalls having front access and a third stall being side loaded.
 - 3) An "in-line" three car garage shall only face an alley.
2. Requirements for front-loaded garages:
 - a. Garages shall be recessed a minimum of 3 feet from the front plane of the house, excluding those garages set back 5 feet from the right-of-way.
 - b. A front-loaded garage must have a "pop-out" from the garage wall plane. The door must be recessed at least 12 inches.
 - c. Front-loaded garages shall have varying door patterns, deep recessed doors, varying colors and/or possibly two single doors instead of one. Alternative garage locations, such as semi or fully recessed garages or side-in corner garages as lot widths allow, are permitted.
 - d. The use of garage doors with fixed glass is encouraged.
 - e. ~~Type I lots shall only have a two-car garage.~~

- f. Three garage door designs are required. No more than two houses with the same garage design shall be adjacent to each other.
- ~~g. A ten foot rear setback is required.~~
- 3. Rear-loaded (alley) garages shall have a garage door recessed a minimum of 12 inches and shall be set back 3 feet from the alley.
- 4. A five foot rear setback is required for garages having access from a side street.

E.

Architectural Design.

- 1. Designs for the community context, including architectural design meeting the intent of this chapter, shall be submitted by the developer.
 - a. Community context applies to neighborhoods as a whole, not just to individual house design. It describes or illustrates entry monumentation, landscaping, perimeter walls, street furniture, lighting fixtures, color palate, and other identifying characteristics of the neighborhood. Specifications shall be provided as well as illustrations and examples.
 - b. Styles relying on the use of exposed wood or metal shall be prohibited, although metal may be used for grill work, doors, garage doors, and wood may be used for doors, fascias and trims.
- 2. Architectural Features and Elements
 - a. Elevations shall incorporate varied wall planes, roof forms and enhanced window treatments when the second story portion of the side and/or rear face collector or arterial streets, parks, trails or public open space or are elevated at the second story plate line of a two-story building on the adjoining building pad.
 - 1) All sides of each house shall provide architectural features, detail, relief and embellishments.
 - 2) Architectural treatments are required for all windows and sliding glass doors. (See Exhibit I on the next page.)
 - a. Window treatments may include additional pop-outs, trim, mullions, shutters, pot shelves, siding or a feature window.
 - b. Primary materials for the exterior of the houses shall be stucco, brick or stone.
- 3. Floor Plans

- a. All floor plans shall have a porch, balcony, or courtyard option.
- b. A minimum of three different floor plans shall be prepared and available for each development containing 50 dwelling units or more.
- c. Each model shall offer three distinct elevation styles.
- d. No more than one identical elevation may occur consecutively or directly across the street.

4. Paint Schemes

- a. Color schemes should include white to beige tones, as well as tans and earth tones or neutral colors indigenous to the Las Vegas Valley and its surrounds.
- b. The color palette shall provide enough color variations to permit a variety of paint schemes.
- c. Exterior color palettes shall encompass walls, trim, moldings and other architectural accents, roof materials, doors and all other exterior architectural materials.
- d. Color tones should be both complimentary and contrasting to produce visual depth in the building mass.
- e. At least three different exterior paint schemes shall be prepared and available within each development.

5. Patios

- a. Patios and Patio covers shall not be closer than 5 feet to the rear property line.
- b. Patios shall not be placed such that they interrupt positive drainage.

6. Roofs

- a. At least two rooflines shall be provided for each floor plan.
- b. A minimum of two roof colors or blends are required for each development.
- c. All roofs shall be concrete or clay tile.

- 7. Sound Attenuation - Where required by the Sound Transmission Code, additional sound reduction is required where needed in the building.

8. Two-Story Homes

- a. Each 2-story floor plan shall have a balcony option.
- b. The second story of two-story homes shall be set back or forward by a minimum of 3 feet over the garage.

9. Use Easement Encroachments

- a. Fireplaces *or media niches* shall not encroach into the use easement.
- b. Air conditioner condensers shall not encroach into the use easement and shall be screened from public view.

10. Walls

- a. Walls ~~materials~~ shall be those listed in ~~conform to the requirements set forth in~~ Sections **17.24.080 and 17.24.210F**. ~~Chainlink, vinyl and similar materials are prohibited.~~
- b. All perimeter walls and walls facing open space shall be maintained by the Home Owners Association or a Landscape Maintenance Association.
- c. ~~Perimeter walls shall include design elements such that 20 percent of the wall facade must be contrasting with the other 80 percent by use of different colors, materials, or architectural design.~~

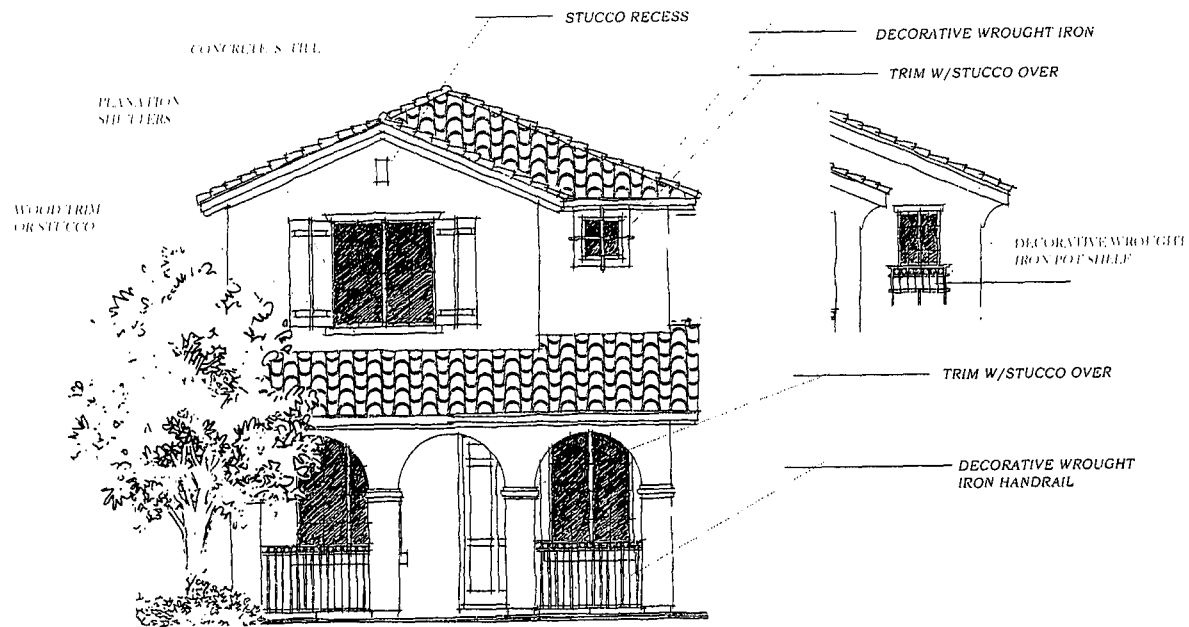


EXHIBIT 1 ARCHITECTURAL DETAILS

F. Landscaping and Open Space.

1. The developer is responsible for submitting a comprehensive landscape plan as part of the PUD submittal. All front yards and common areas shall be maintained by the HOA.
 - a. The plan shall feature a consistent framework of hardscape and softscape design, materials and colors.
 - b. Landscape palettes shall consist of drought tolerant, climate adaptable plant material. The use of plant material with high pollen production is prohibited. This includes pigweed, canyon ragweed, sagebrush, saltbrush, rabbitbrush, juniper, privet, mulberry, olive (all fruit producing species), Russian Thistle, Johnson grass, salt cedar, and any plant on the Nevada State Department of Agriculture Noxious Weed List.
2. Developers will be responsible for installation of landscape along all roads (exterior and interior), entries, parks, recreation facilities and open spaces.
3. A Homeowners Association (HOA) or Landscape Maintenance Association (LMA) is responsible for landscape irrigation and maintenance.
4. The landscape character shall be as follows:

- a. A six foot landscape parkway is required between the curb and the sidewalk. Sidewalks must be a minimum of four feet wide and not placed adjacent to the curb.
- b. The six foot parkway shall be landscaped as follows:
 - 1. One 24-inch box tree shall be provided by the developer for every 20 feet of street frontage on both sides of the street. See Arizona Nursery Association Grower's Committee
 - 2. Landscape parkways shall have a separate automatically controlled drip irrigation system separate from the individual homeowner's system.
 - 3. Any tree planted within 5 feet of a sidewalk or wall shall be planted with a root guard designed to direct root growth downward. Alternative methods to protect hardscape from root damage may be permitted subject to staff review and approval.
 - 4. A continuous layer of decorative rock, a minimum 2 inches in depth, is required in all non-turfed areas. A herbicide shall be applied prior to and after the decorative rock is installed.
 - 5. The use of turf is prohibited in the six foot landscape parkways.
 - 6. A minimum 80 percent ground coverage of plants and shrubs (not including trees) shall be provided. The 80 percent coverage shall be reached within two years from installation.
- c. Subdivision entries shall incorporate enhanced landscape treatments and project signage. The use of controlled uplighting on trees and entry signs/major elements are required at the time of a building permit. Special paving treatment shall be required, subject to review and approval by the Director of Public Works or designee.
- d. Primary residential entries shall have a minimum of one but not more than two identification monuments. Monuments shall be of a pleasing pedestrian scale, not to exceed 6 feet in height. Materials should be architecturally compatible with the representative neighborhood.
- e. In addition to street trees, individual lots shall contain at least one 24-inch box tree in each front yard.

- f. In addition to the one 24-inch box tree, each front yard shall have at least 10 shrubs or groundcover plants. Five out of the 10 plants shall be 5-gallon shrubs.
- ~~g. Turf may not exceed 50% of the total front yard.~~
- h. Gas and electrical meters shall be screened where possible. Electrical transformers, if not flush with the sidewalk shall be located to the back of sidewalk, and shall straddle the side property lines.
- i. Publicly visible fences and gates shall be consistent with a neighborhood's architectural character and submitted as part of any final development plan.
- j. Lighting should be designed with sensitivity to both vehicles and pedestrians.
- k. Landscaping is required in alley ways and is in addition to open space requirements.
- l. Perimeter landscaping shall be in accordance with Section 17.24.210 E.

5. Open Space requirements are set forth in Section 17.20.160.

G.

Parking and Vehicular and Pedestrian Circulation.

1. Parking is prohibited in alleys and front yard areas (except driveways) and shall be enforced by the Homeowners Association.
2. Alleys which do not intersect with internal roadways must terminate in a cul de sac per City standards.
3. Streets designed with no parking on both sides shall provide two off-street parking spaces for every house with a five foot driveway, including cluster development houses having driveways less than 18 feet. Streets designed with parking on only one side shall provide one off-street parking space for every house with a five foot driveway including cluster development houses having driveways less than 18 feet. The off-street parking spaces shall be located within 250 feet of each house. The measurement of this distance shall be by way of sidewalks and trails. This provision does not apply if streets are designed for parking on both sides.
4. Subdivision design shall incorporate pedestrian access points to sidewalks and trails within the development to reduce walking distances to all common elements and open space facilities. In addition, pedestrian access points shall be provided to link to sidewalks, pathways and trails outside the development.

5. Any outside storage is prohibited in the streets, driveways and front yards and shall be enforced by the Homeowners Association.
6. Traffic calming shall be incorporated into the roadway design to reduce the negative effects of motor vehicles, alter driver behavior and improve conditions for non-motorized street users. Traffic calming features are subject to the review and approval of the City Traffic Engineer.
 - a. Acceptable traffic calming devices include, but are not limited to:
(See Exhibit 2.)
 - i. A roundabout circle, which limits traffic to 20-30 m.p.h.
 - ii. A two-lane narrowing, which limits traffic to 30-35 m.p.h.
 - iii. A narrowing which limits traffic to 20-25 m.p.h.
 - iv. A single-lane angled narrowing, which limits traffic to 12-15 m.p.h.
 - v. ***Curvilinear streets are required as set forth in Section 16.08.085.***

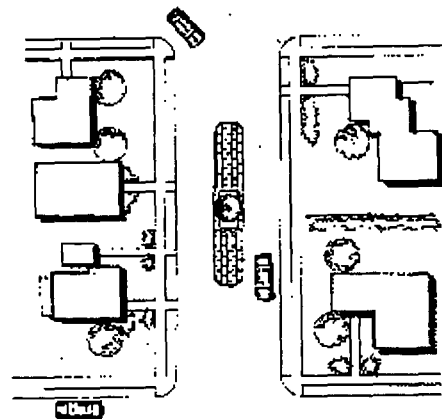
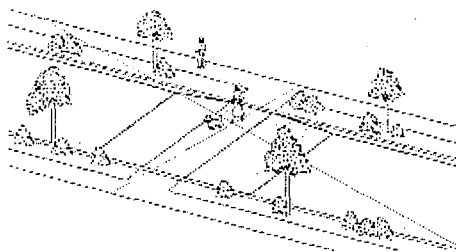
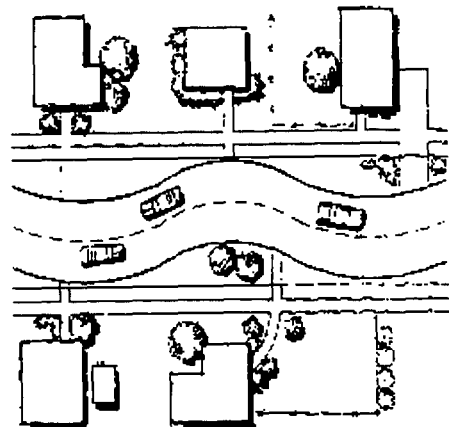
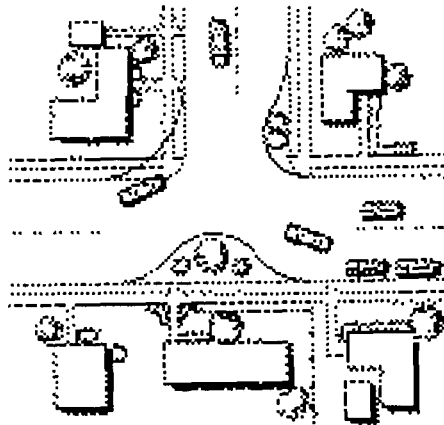
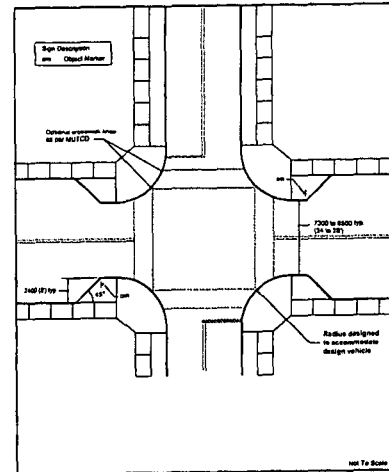
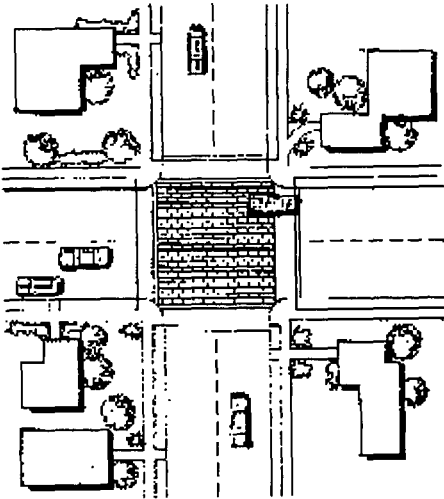


Exhibit 2
Traffic Calming Devices

H. Suggested Architectural Styles:

1. The following architectural styles are appropriate for desert environments. These styles were chosen for their visual compatibility with one another, as well as their broad market appeal and community acceptance. They are adaptable to contemporary interpretation, yet retain historical accuracy.
2. These styles are suggestions and do not represent a comprehensive list of acceptable styles.

3. Styles

a. MEDITERRANEAN STYLE

- 1) The Mediterranean style is made up of eclectic homes conceived between the years 1880 to 1940. Some common Mediterranean period houses include Italian Renaissance, Mission, Spanish Eclectic, Monterrey and Pueblo Revival styles.

Front-loaded Mediterranean elevation



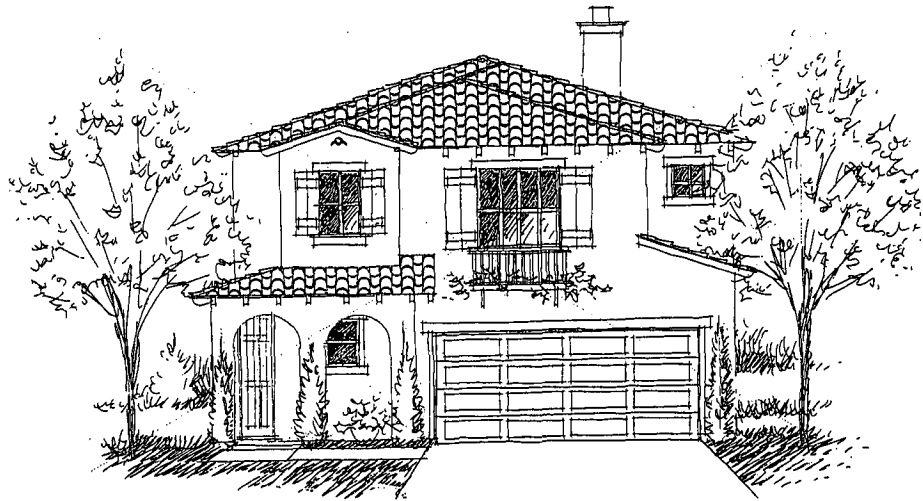
Rear-loaded Mediterranean elevation



b. ~~MISSION/SANTA BARBARA:~~

- 1) ~~Evoking the rich historical heritage of the California Missions, this architectural style is an adaptation of Mediterranean forms indigenous to arid climates. It is characterized by simple stucco forms and flat wall planes, but with unique detailing such as ornamental grillwork, brightly colored ceramic tile inserts or banding, courtyard entries and small, but well detailed balconies. Other unique details attributed to this style include small towers, quatrefoil windows and arcaded porches.~~

~~Front-loaded~~
Mission/S
anta
Barbara
elevation



~~Rear-loaded~~ Mission/Santa Barbara
elevation



c. — TUSCAN:

- 4) — This style is characterized by low-pitched roofs with wide overhanging eaves, often adorned by corbels. Windows are tall and narrow, often curved or arched above. Generous use of stone veneer is encouraged.

Front-loaded Tuscan elevation



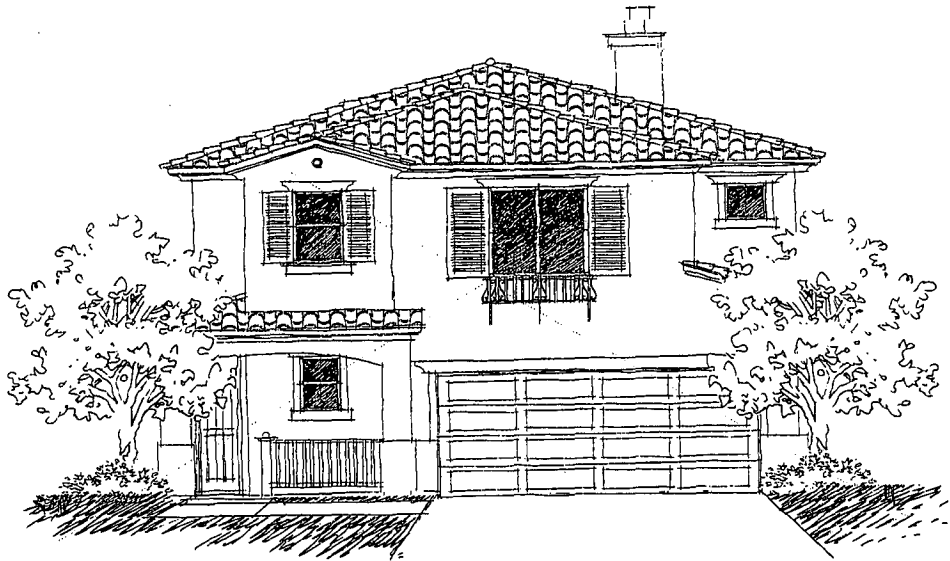
Rear-loaded Tuscan elevation



d. ~~SPANISH COLONIAL:~~

- 1) ~~The Spanish Colonial style is characterized by simple courtyards, stucco walls, detailed wooden doors and ornamental ironwork. Walls are typically thick with recessed door and window openings.~~

Front-loaded Spanish elevation



Rear-loaded Spanish elevation



I.

SMALL LOT DEVELOPMENT EXAMPLES

1. The following examples are to be used guidelines. Lots with alternative dimensions meeting the development standards of this document are permitted. These illustrations are conceptual and do not depict final designs nor should they limit the range of expression among individual builders and their professional design teams. They do reflect, however, the zoning standards of the City and are compliant with the intent of the City.
 - a. Examples of Single Family Detached (SFD) small lot residential sites are illustrated below.
2. Type 1-A: Front-loaded garage home with use easement. Lot sizes ranging from 2,700 to 3,799 square feet. (Please reference Exhibit 3).
 - a. The use easement in this example is created by the combination of two side yards.
 - b. One lot owner grants the use of one of his or her 5-foot side yard to the adjacent neighbor.
 - c. The neighbor's lot in which the 5-foot side yard is located combines the use of this 5 feet with his or her existing 5-foot side yard, resulting in a 10-foot, useable side yard.
 - d. In lieu of standard windows, the home on the lot providing the use of the 5-foot side yard shall use minimal glass block or obscured glass on the wall adjacent to the use easement.

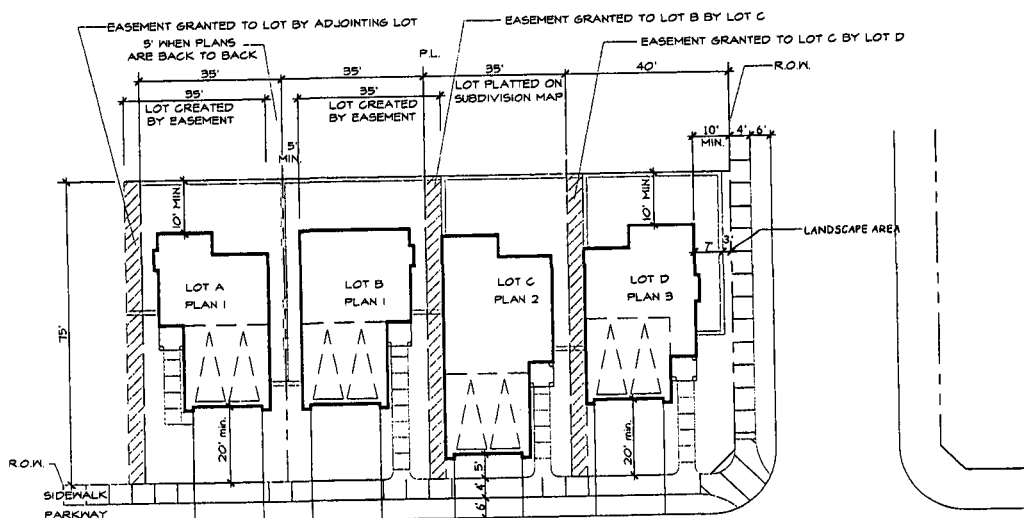


EXHIBIT 3
LOT TYPE 1-A
 FRONT LOADED GARAGES
 LOT SIZE 2,700 TO 3,799 SQ FT

3. Type I-B, Rear-loaded garage homes with lot sizes from 2,700 to 3,799 square feet. (Please reference Exhibit 4)

a. Lots under these conditions allow homes highlighted by front porches or courtyards. Street scenes will be characterized by tight setbacks, front entries and porches. Streets are lined with front doors and pedestrian paseos instead of repetitious garages. Garages become hidden from the primary public street system because they are located on private alleys.

b. ~~The net density under typical conditions is 6 to 8 dwelling units per acre.~~

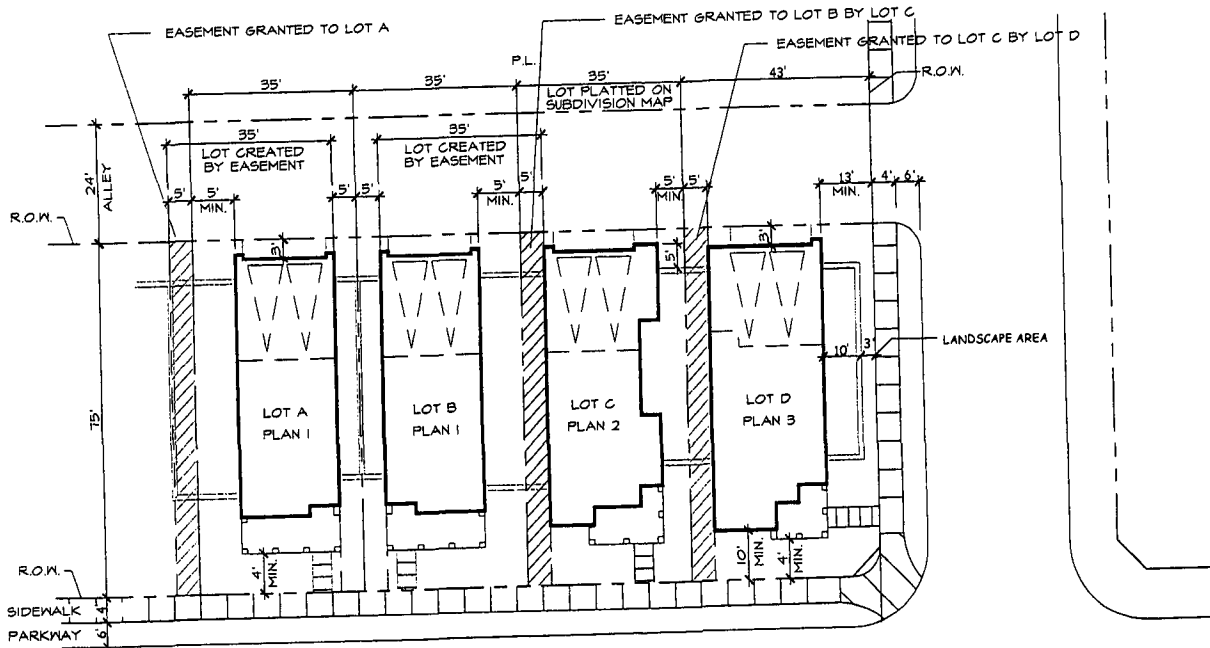


EXHIBIT 4
LOT TYPE I-B
REAR LOADED GARAGES
LOT SIZE 2,700 TO 3,799 SQ FT

4. Type II – C **Z-Lot**, Front-loaded garage home with use easement, Lot sizes ranging from 3,800 to 4,750 square feet. (Please reference Exhibit 5).

a. The use easement in this example is created by what is commonly referred to as the paired Z-lot line.

- 1) A paired Z-lot line staggers or flips the use easement to alternating sides of the home, allowing a homeowner access to his neighbor's property for maintenance of the wall.
- 2) Entry to the home does not conflict with the private side yard, and visual impact at the entry is immediate, with the diagonal view through the home to the side or rear yard and beyond.
- 3) This concept allows natural light through all four sides of the home.
- 4) Floor plans for this concept shall be sensitive to privacy issues and address entries and garage access.

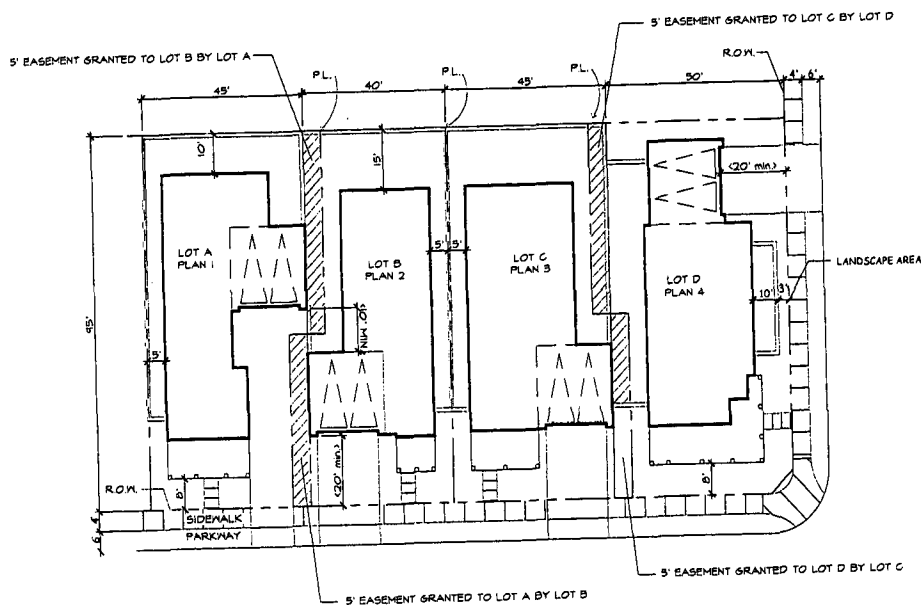


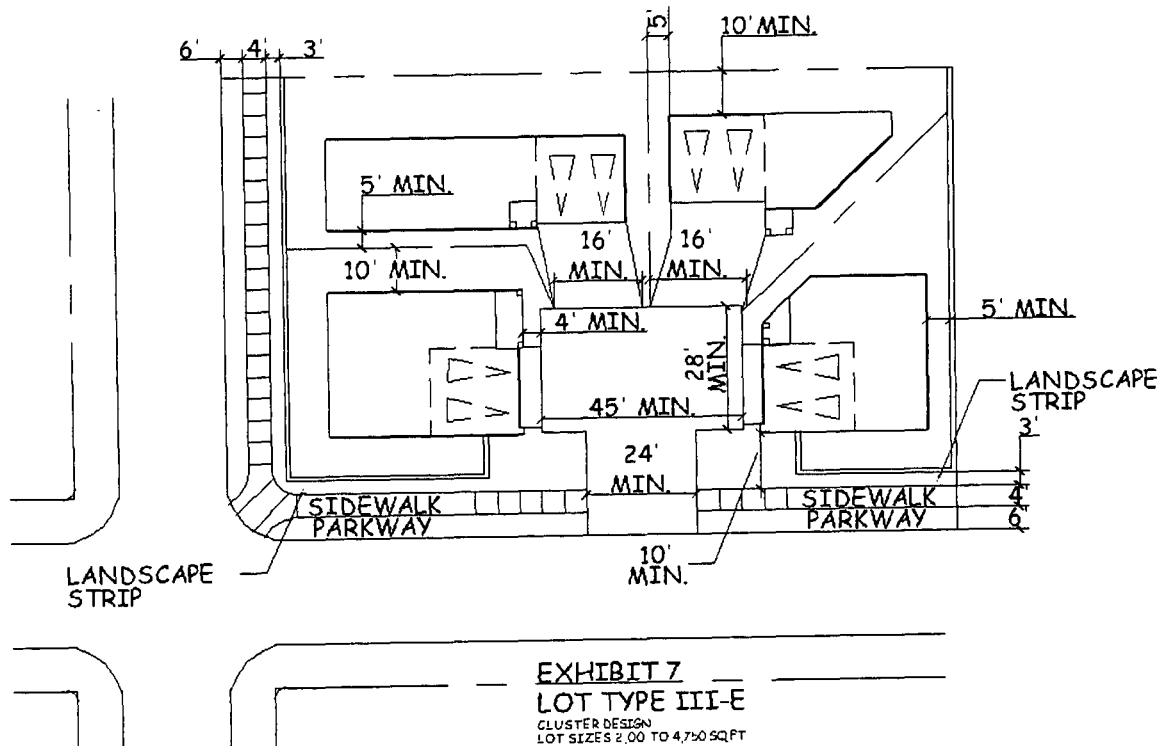
EXHIBIT 5
LOT TYPE II-C
FRONT LOADED GARAGES
LOT SIZE 3,800 TO 4,750 SQ FT

- a. This rear-loaded garage home can be one or two stories. Lots under these conditions feature homes highlighted by front porches or courtyards. At least one home plan in neighborhoods meeting these lot conditions should be designed expressly for corner sites. These home plans should incorporate wrap-around architecture, side entry garages and considerable one-story elements on the corner side yard.

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- The site plan illustrates a residential development with four lots, each featuring a house with a gabled roof. The lots are labeled as follows:
- LOT A PLAN 1**: Located on the left, with a width of 40' and a depth of 45'.
 - LOT B PLAN 2**: Located next to Lot A, with a width of 40' and a depth of 45'.
 - LOT C PLAN 3**: Located next to Lot B, with a width of 45' and a depth of 45'.
 - LOT D PLAN 4**: Located on the right, with a width of 30' and a depth of 45'.
- The plan includes several key features and dimensions:
- ALLEY**: A 24' wide alley runs along the top boundary.
 - EASEMENTS**: Dashed lines indicate easements granted to Lot A by Lot B, Lot B by Lot A, and Lot C by Lot D.
 - Setbacks**: Various setback dimensions are shown, including 5' and 10' setbacks from the front and side boundaries.
 - LANDSCAPE AREA**: A designated area is shown on the right side of the lots.
 - ROW**: Right-of-Way line is indicated along the bottom boundary.
 - SIDEWALK PARKWAY**: A 6' wide sidewalk and 4' wide parkway are shown along the bottom boundary.

EXHIBIT 6
LOT TYPE II-D
REAR LOADED GARAGES
LOT SIZE 3,800 TO 4,750 SQ FT

6. Cluster Lots: Type III-E Cluster development. Lot sizes ranging from 2,700 square feet to 4,750 square feet. (Please reference Exhibit 7). A cluster type of development is a design that allows one driveway from neighborhood street to serve as an access for four residences.



J.

Definitions.

Except as specifically defined herein, all words in the small lot development and design standards shall have their customer dictionary definitions. For purposes of the small lot development and design standards, certain words and terms used herein are defined as follows:

1. Courtyard - An outdoor area in front of a house encompassed by a wall less than ~~four (4)~~ 3.5 feet high.
2. Neighborhood Street - A street with a right-of-way less than 60 feet that provides direct access to the residences.
3. Porch - A covered front or a side entrance to a building approximately the level of the first floor. It is not a garage or a carport.
4. Use Easement - A use easement is created when one side yard is shifted to the adjoining neighbor's lot resulting in one larger usable side yard for each home rather than two smaller side yards to allow property owners access to their neighbor's yard for maintenance and to allow for necessary roof and yard drainage.

7. **ZOA-01-08 (33772) CNLV (PUBLIC HEARING). AN ORDINANCE AMENDMENT INITIATED BY THE CITY OF NORTH LAS VEGAS TO AMEND TITLE 17 (SECTION 17.20.040, 17.20.60, AND 17.24.215) TO CHANGE THE MINIMUM LOT AREA FOR HOMES WITHIN THE R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT; TO ALLOW SINGLE-FAMILY HOMES AND CHANGE THE MINIMUM LOT AREA FOR HOMES WITHIN THE R-2, TWO-FAMILY RESIDENTIAL DISTRICT; AND TO APPLY AND AMEND THE SMALL LOT-DESIGN STANDARDS FOR SMALL-LOT HOMES WITHIN THE R-1 AND R-2 DISTRICTS USING THE RESIDENTIAL DESIGN INCENTIVE SYSTEM AND PROVIDE FOR OTHER MATTERS PROPERLY RELATED THERETO. (TABLED FEBRUARY 13, 2008)**

The application was presented by Robert Eastman, Principal Planner who explained the Residential Design Incentive System (RDIS) was a temporary measure and amendment to Title 17 to help enact some of the proposals and recommendations of the Comprehensive Plan and to bring the residential districts into compliance with the Comprehensive Plan. The measure was temporary because the City was currently in the process of rewriting Title 17 and was currently reviewing the first module and the Title 17 re-write should be completed in approximately one year. ZOA-01-08 was the proposed amendments to the existing language, which would allow a change, specifically, and most notably to the R-2 to allow single-family dwelling units in the R-2 District and also slightly changes the densities. It would increase the densities in the R-1 up to six unit per acre and would increase the density in the R-2; however, the increases in density, both in the R-1 and the R-2 would require the applicant to use the RDIS. The other changes were amendments to the Small Lot Design Standards, which affect the RDIS to some extent. It also incorporates the proposed changes that have been requested, both by this Board and some City Council suggestions for changes to the Design Standards for the small lots, especially in light of the number of waivers that have been granted or recommended approval for the small lot developments processed to date. Staff was requesting that, if the Board had a problem with any three of the zoning ordinances, since they go together, that all three be continued, or if the Commission was willing to approve them and send them to City Council, that they all three be approved as a group. Staff was recommending that ZOA-01-08 be approved.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

Commissioner Dean Leavitt asked Mr. Eastman to comment regarding the possibility of a three story product being included in the small lot developments. Mr. Eastman responded the three story product being proposed would be allowed in the R-2 District and what was previously requested, was that a three story product also be considered in the R-2

Residential District and if it was the Board's decision to add that portion to the Code, 17.20.040 G.4 would be amended to read: "Maximum building height of 35 feet except for lots located at the entry to the development, corner lots or perimeter lots where the side or rear yard has frontage on a street, in which case the maximum building height shall be 28 feet."

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDATION TO INCLUDE AMENDMENT TO 17.20.040 G.4 TO READ:

MAXIMUM BUILDING HEIGHT OF 35 FEET, EXCEPT FOR LOTS LOCATED AT THE ENTRY TO THE DEVELOPMENT, CORNER LOTS OR PERIMETER LOTS WHERE THE SIDE OR REAR YARD HAS FRONTAGE ON A STREET, IN WHICH CASE THE MAXIMUM BUILDING HEIGHT SHALL BE 28 FEET.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

MOTION: Commissioner Leavitt
SECOND: Commissioner Brown
AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato, and Thomas
NAYS: None
ABSTAIN: None