



Planning Commission Agenda Item

Date: September 14, 2022

Item No: 24.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: ZOA-04-2022 CNLV (Public Hearing). Applicant: City of North Las Vegas. Request: An amendment to Title 17 (Zoning Ordinance) to modify the turf requirements, and providing for other matters properly related thereto. (For Possible Action)

RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-04-2022 (Ordinance 3136) be approved and forwarded to the City Council for final consideration.

BACKGROUND INFORMATION:

The City is proposing some amendments to Title 17 the Zoning Code to help support the Southern Nevada Water Authority's commitment to reducing water use throughout the Las Vegas Valley. The two proposed changes to the Zoning Ordinance will reduce landscaped turf areas within the City, create a maximum pool size for new pools built for a residential home and eliminate the development of new golf courses.

DEPARTMENT COMMENTS:

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

ANALYSIS:

The three proposed amendments are to encourage water saving measures within the City and support the commitment valley-wide to reduce water usage. The proposed changes will limit the use of turf to cemeteries, schools, parks (public and private), and recreation areas within multi-family developments. The second alters the permitted use table to no longer allow the development of golf courses within the City.

Note: The proposed language shown in ~~Red-strike-out~~ is proposed to be deleted, and language shown in **Bold Red** is new language.

17.24.060 Landscaping
B. Landscaping Required
7. Materials

TABLE 17.24.060-1: USE OF TURF BY ZONING DISTRICT	
Zoning District/Use	Use of Turf
Commercial/Industrial zones	No turf allowed
Public/private facilities	No turf allowed, except for schools, parks (public or private), and cemeteries
Golf courses	No turf allowed Limited to 5 acres average per hole, with a maximum 10 additional acres for driving range
Residential zones (single-family)	No turf in single-family residential common areas, except private park areas. For single-family residential lots, no turf allowed in the front yard. The installation of new turf in the side and rear yard shall not exceed 50 percent of the gross area of the side and rear yard, provided that no turf area dimension is less than 10 feet. A maximum of 5,000 square feet of turf is permitted
Residential zones (multi-family)	No turf in multi-family residential except in recreational or park areas