

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
U	Undeveloped (GPA Designation)
R-A	Ranch Acres
R-E	Residence Estates
R-D	Single Family Residential-Restricted
R-1	Single Family Residential
R-CL	Single Family Compact-Lot
R-2	Medium-Low Density Residential
R-3	Medium Density Residential
R-4	High Density Residential
R-5	Apartment
R-MH	Mobile/Manufactured Home
R-MHP	Residential Mobile/Manufactured Home Park
P-R	Professional Office and Parking
N-S	Neighborhood Service
O	Office
C-D	Designed Commercial
C-1	Limited Commercial
C-2	General Commercial
C-PB	Planned Business Park
C-M	Commercial/Industrial
M	Industrial
C-V	Civic
P-C	Planned Community
T-D	<u>Traditional Development</u>
R-PD	Residential Planned Development
PD	Planned Development
D-O	Downtown Overlay District
G-O	Gaming Overlay <u>District</u>
A-O	Airport Overlay <u>District</u>
H	Historic Designation
	<u>Downtown Casino Overlay District</u>
T-C	<u>Town Center District</u>
DEOD	<u>Downtown Entertainment Overlay District</u>
	<u>Live/Work Overlay District</u>
	<u>Las Vegas Boulevard Scenic Byway Overlay District</u>

1 SECTION 2: Title 19, Chapter 2, Section 40, Subsection (D), of the Municipal Code
2 of the City of Las Vegas, Nevada, 1983 Edition, is hereby amended to read as follows:

3 4. Special Purpose Districts.

4 (1) C-V Civic District. The C-V District is intended to provide for existing public and
5 quasi-public uses and for the development of new schools, libraries, public parks, public flood control
6 facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public
7 utility facilities. In addition, the C-V District may provide for any public or quasi-public use operated
8 or controlled by any recognized religious, fraternal, veteran, civic or service organization. The C-V
9 District is consistent with the Public Facilities category of the [Northwest] General Plan.
10 [Amendment.]

11 (2) P-C Planned Community District. The purpose of the P-C District is to permit and
12 encourage the development of comprehensively planned communities, with a minimum of three
13 thousand contiguous acres of land under one ownership or control, which can flourish as unique
14 communities as a result of the comprehensive planning required for this large scale development.

15 (3) R-PD Residential Planned Development. The purpose of the R-PD District is to allow
16 maximum flexibility to permit imaginative and innovative residential design and to utilize land for
17 the development of residential communities which are planned and developed with appropriate
18 amenities to establish a clear sense of community. It is intended to promote the enhancement of
19 residential amenities by means of an efficient consolidation and utilization of open space, separation
20 of pedestrian and vehicular traffic and a homogeneity of use patterns. Portions of an R-PD
21 development may have a higher or lower density than permitted by the General Plan if the overall
22 density for the entire development is in compliance with the General Plan. The maximum density
23 permitted in an R-PD will be a function of the location and land use designation of a particular R-PD
24 District and a determination of compatibility with surrounding development.

25 (4) T-D Traditional Development District. The purpose of the T-D District is to provide
26 for the development of comprehensively-planned mixed-use communities, with a minimum of eighty
27 contiguous acres of land under one ownership or control, which can provide a balanced mix of
28 residential, commercial and civic uses. Developments planned under the T-D zoning regulations will

1 feature pedestrian-oriented neighborhoods, an interconnected hierarchy of streets, and demonstrate
2 an appropriate relationship between street type, building type, and use. Communities within the T-D
3 District are intended to feature civic amenities, and retain and incorporate existing natural features
4 where feasible as organizational and recreational elements of the community.

5 [(4)] (5) PD Planned Development District. The PD District is intended to be a flexible district
6 which may be applied to individual properties, larger planning areas or areas with multiple properties
7 for redevelopment, economic development and cultural enrichment. The PD District may be used for
8 office, retail, entertainment or commercial uses or for mixed-use developments where commercial and
9 residential uses are combined. The PD District is further intended to buffer small infill tracts and
10 adjacent uses, encourage the conservation of open space, promote creative siting arrangements,
11 preserve prominent natural features, provide for the efficient development of large tracts for multiple
12 uses, and provide for development which enhances neighborhood areas. The minimum size of tract
13 eligible for PD designation is five acres.

14 [(5)] (6) D-O Downtown Overlay District. The D-O District is intended to regulate
15 development in the City's downtown core and to encourage compatible development therein. The D-O
16 District is intended to establish special standards for development that will be applicable to any
17 property and zoning category in the downtown core.

18 [(6)] (7) G-O Gaming Overlay District. The G-O District is intended to reflect the
19 implementation of LVMC 6.40.160.

20 [(7)] (8) A-O Airport Overlay District. The A-O District is intended to regulate development
21 in proximity to the airport to prevent the encroachment of incompatible structures surrounding the
22 airport.

23 [(8)] (9) H Historic Designation. Historic designation is intended to safeguard the heritage of
24 the City by preserving buildings, structures, places, sites and districts which reflect elements of the
25 City's cultural, social, economic, political or architectural history. Designation is further intended to
26 stabilize neighborhoods and improve property values, to foster civic beauty, to strengthen the local
27 economy by promoting tourist interest, and to promote the preservation of historic and architectural
28 resources of the City.

1 SECTION 3: Title 19, Chapter 6, of the Municipal Code of the City of Las Vegas,
2 Nevada, 1983 Edition, is hereby amended to add a new section, designated as Section 160, reading
3 as follows:

4 19.06.160 T-D TRADITIONAL DEVELOPMENT DISTRICT

5 (A) Intent and Objectives

6 (1) Purpose. The Traditional Development (T-D) District is established to permit and
7 encourage the development of comprehensively planned mixed-use communities, with a minimum
8 of eighty contiguous acres of land under one ownership or control, which can generally exist as a
9 self-contained community. The rezoning of the property to the T-D District is appropriate only if the
10 Development Standards and Design Guidelines document that is proposed for such property will
11 accomplish the objectives set forth in Paragraph (2) below.

12 (2) Minimum Qualifications. In order for property to qualify for T-D District zoning, the
13 master developer must demonstrate the potential for achievement of the following specific objectives
14 throughout the planning, design and development stages:

15 (a) Providing for an orderly arrangement of land uses with respect to each other,
16 to the entire area within the proposed district, and to all adjacent land;

17 (b) Providing for a balanced mix of housing types, commercial uses and civic
18 amenities to provide a self-contained community for families of a wide variety of ages, compositions,
19 and levels of income;

20 (c) Providing for a hierarchical transportation system of interconnected streets, with
21 facilities for transit, pedestrians, bicycles, recreational paths and vehicles;

22 (d) Providing for the means by which the needs of daily living can be met within
23 proximity of dwellings;

24 (e) Providing a strong relationship between buildings and street type, with
25 emphasis on the pedestrian nature of the community, and de-emphasizing gated private streets and
26 cul-de-sacs;

27 (f) Locating development to take maximum advantage of the natural environment;

28 (g) Providing for adequate, well-located and well-designed open space and

1 community facilities;

2 (h) Providing for a variety of architecture, landscape architecture and overall image
3 that considers local climate and topography;

4 (i) Providing for a center focus that combines commercial, civic, residential,
5 cultural and recreational uses;

6 (j) Providing for the preservation of natural terrain drainageways (arroyos and
7 desert washes), and of area vegetation, emphasizing these features within developed parks and natural
8 open space; and

9 (k) Providing for the wise use of water and energy. Water should be conserved
10 through participation in appropriate local water conservation programs. Energy should be conserved
11 through the efficient and responsible design of environmentally-friendly homes and other buildings,
12 and participation in appropriate local or national energy conservation programs.

13 (B) Permitted Land Uses and Development Standards

14 Development in the T-D District shall include residential uses, commercial uses, and civic uses.
15 Within a proposed Development Standards and Design Guidelines document to be submitted in
16 accordance with this Section, the developer shall include a listing of the uses proposed and the
17 arrangement for each land use within the T-D District. The listing and arrangement of the approved
18 land uses shall be shown in the Development Standards and Design Guidelines document that is
19 adopted as part of the T-D District approval.

20 (C) Density

21 The approved Development Standards and Design Guidelines document shall establish the maximum
22 number of dwelling units per gross acre for each residential and mixed-use category, as well as the
23 overall number of residential units for the entire T-D District.

24 (D) Minimum Site Area for Rezoning

25 The minimum site area that is eligible for rezoning to the T-D District is eighty acres, which is the
26 minimum area deemed necessary to accommodate a balanced mix of housing, commercial, and civic
27 uses. Any additional tract which contains less than the minimum site area and which is contiguous
28 to property previously zoned T-D may also be zoned T-D by the City Council if it otherwise qualifies

1 for the T-D zoning designation and, at the time of such rezoning, is owned by or is under the control
2 of the same property owner (including its successors and assigns) that applied for and obtained T-D
3 zoning on the original property so zoned. The rezoning of any such additional property shall be made
4 subject to the approved Development Standards and Design Guidelines applicable to that property.

5 (E) Special Application Requirements

6 Plans and documentation which must accompany a rezoning application are as follows:

7 (1) Proposed Development Standards and Design Guidelines that set forth:

8 (a) A conceptual development plan for the property, including general land use
9 designations, transportation plans, and plans for open space and civic facilities;

10 (b) Densities;

11 (c) Building height, bulk and setback requirements;

12 (d) Requirements for signage, landscaping, parking and open space;

13 (e) Grading, terracing and retaining wall requirements;

14 (f) A general phasing plan to indicate the intended timing of development; and

15 (g) Procedures for Development Plan review and for modifying and deviating from
16 the Development Standards and Design Guidelines;

17 (2) Storm drainage and grading information, which shall consist of a preliminary drainage
18 study completed by a registered professional engineer on a map with a minimum contour interval of
19 five feet;

20 (3) Conceptual utility layout that includes tentative sewer and water main corridors; and

21 (4) If required by the Director, a draft development agreement as contemplated by NRS
22 278.0201 to NRS 278.0207, the substance of which has been deemed acceptable by the Director.

23 (F) Review, Recommendation and Approval

24 (1) Development Standards and Design Guidelines. The initial zoning approval of a T-D
25 District shall consist of a review and recommendation by the Planning Commission and approval by
26 the City Council, in accordance with the provisions of Section 19.18.040. The approval of a T-D
27 District by the City Council shall be accomplished directly by ordinance and shall include the approval
28 and adoption of a Development Standards and Design Guidelines document. An approved

1 Development Standards and Design Guidelines document shall be a matter of record and shall be
2 made available in the Department.

3 (2) Adherence to Development Standards and Design Guidelines. The developer may
4 develop property in the T-D District in accordance with, but only in accordance with, the approved
5 Development Standards and Design Guidelines and any approved modifications thereof or deviations
6 therefrom. No modification or deviation shall be effective unless it is approved in accordance with
7 this Section and the procedures set forth in the Development Standards and Design Guidelines. The
8 Director may request modification of a program in accordance with the modification procedures set
9 forth in the program.

10 (3) Modification/Deviation Procedures. The Development Standards and Design
11 Guidelines shall contain procedures to provide for modification of and deviation from the program
12 pursuant to review by the Director, the Planning Commission or the City Council, or any combination
13 thereof, and such procedures shall be exclusive of any other procedure, other than the procedures for
14 notification of public hearings, that is provided in this Title for the approval of any Rezoning,
15 Variance or Special Use Permit. With respect to any modification or deviation that requires approval
16 by the Planning Commission or City Council, or both, the modification or deviation may be approved
17 only upon a finding by the Planning Commission or City Council, as the case may be, that:

18 (a) The requested modification or deviation, if approved, will not substantially
19 affect the rights of property owners or residents within the T-D District to maintain and enforce any
20 covenants, conditions and restrictions that have been approved by the City, or any other rights they
21 might have in the Development Standards and Design Guidelines; and

22 (b) The requested modification or deviation, if approved, will be consistent with
23 the planning objectives and goals of the approved Development Standards and Design Guidelines.

24 (4) Department Conformance Review. Each Development Plan that is submitted in
25 connection with the implementation of the Development Standards and Design Guidelines shall be
26 reviewed for conformance therewith by the Director. The Director may require modifications that
27 bring the Development Plan or site plan into conformance with applicable standards of health, safety
28 and welfare, and may recommend design adjustments to better fulfill the intent of the Development

1 Standards and Design Guidelines approval and the purposes of the T-D District.

2 (5) Appeal of Director's Decision. An applicant who is aggrieved by the decision of the
3 Director with respect to a proposed Development Plan or site plan may request a review of such
4 decision by the Planning Commission. An applicant who is aggrieved by the decision of the Planning
5 Commission may appeal such decision to the City Council by filing a written request for appeal with
6 the City Clerk within fifteen calendar days after the date of the Planning Commission's decision.

7 (G) Open Space and Landscape Area Requirements

8 The Development Standards and Design Guidelines shall identify a minimum percentage of the gross
9 property area in the T-D District to be allocated for open space, recreational facilities, multi-purpose
10 trails, pedestrian and bikeway facilities, other common community facilities, and landscaped areas in
11 public rights-of-way. Any private recreation facility which serves more than one individual lot may
12 be counted towards the minimum requirement. Specific open space and landscaped area development
13 standards shall be set forth in the Development Standards and Design Guidelines.

14 (H) Street and Subdivision Design Requirements

15 All development shall conform to the standard street and subdivision design requirements set forth
16 in LVMC Title 18, except as otherwise provided for specifically in the approved Development
17 Standards and Design Guidelines.

18 (I) Nonapplicability of Other Provisions – Analogous Applications

19 (1) The Development Standards and Design Guidelines may contain provisions for the
20 processing and review of Minor Exceptions, Deviations, Plot Plan Reviews, Development Plan
21 Modifications and other land use control procedures. If such procedures are so provided in approved
22 Development Standards and Design Guidelines, those procedures supersede the corresponding
23 procedures set forth in this Title.

24 (2) With regard to any issue of land use regulation that may arise in connection with the
25 T-D District and that is not addressed or provided for specifically in this Section or in the approved
26 Development Standards and Design Guidelines, the Director may apply by analogy the general
27 definitions, principles and procedures set forth in this Title, taking into consideration the intent of the
28 approved Development Standards and Design Guidelines.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

SECTION 4: For purposes of Section 2.100(3) of the City Charter, LVMC 19.02.010 and 19.02.040 are deemed to be subchapters rather than sections.

SECTION 5: If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 6: All ordinances or parts of ordinances or sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, in conflict herewith are hereby repealed.

PASSED, ADOPTED and APPROVED this ____ day of _____, 2006.

APPROVED:

By OSCAR B. GOODMAN, Mayor

ATTEST:

BARBARA JO RONEMUS, City Clerk

APPROVED AS TO FORM:

Val Steed 12-13-05
Date

1 The above and foregoing ordinance was first proposed and read by title to the City Council on the
2 _____ day of _____, 2005, and referred to the following committee composed of
3 _____ and _____ for recommendation;
4 thereafter the said committee reported favorably on said ordinance on the _____ day of
5 _____, 2006, which was a _____ meeting of said Council; that at said
6 _____ meeting, the proposed ordinance was read by title to the City Council
7 as first introduced and adopted by the following vote:

8 VOTING "AYE": _____
9 VOTING "NAY": _____
10 ABSENT: _____

11 APPROVED:

12
13 By _____
14 OSCAR B. GOODMAN, Mayor

15 ATTEST:
16 _____
17 BARBARA JO RONEMUS, City Clerk
18
19
20
21
22
23
24
25
26
27
28