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FIRST AMENDMENT

BILL NO. 2015-86

ORDINANCE NO. 6477

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO REQUIRE A SPECIAL USE PERMIT FOR SHORT-TERM RESIDENTIAL RENTALS WITH MORE THAN FOUR BEDROOMS, ESTABLISH MINIMUM SPECIAL USE PERMIT REQUIREMENTS PERTAINING THERETO, AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Lois Tarkanian

Summary: Amends the Unified Development Code to require a special use permit for short-term residential rentals with more than four bedrooms, and to establish minimum special use permit requirements pertaining thereto.

THE CITY COUNCIL OF THE CITY OF LAS VEGAS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Ordinance No. 6289 and the Unified Development Code adopted as Title 19 of the Municipal Code of the City of Las Vegas, Nevada, 1983 Edition, are hereby amended as set forth in Section 2 of this Ordinance. The amendment is deemed to be an amendment to both Ordinance No. 6289 and the Unified Development Code adopted as Title 19.

SECTION 2: Title 19, Chapter 12, Section 70, is hereby amended by amending the entry for the use "Short-Term Residential Rental" to read as follows:

**Short-Term Residential Rental**

**Description:** The commercial use, or the making available for commercial use, of a residential dwelling unit for dwelling, lodging or [sleep] sleeping purposes, wherein any individual guest rents or occupies the unit for a period of less than 31 consecutive calendar days. This use does not include a "Community Residence," "Facility for Transitional Living for Released Offenders," or any other facility with dwelling units that is specifically defined in Chapter 19.18.

**Conditional Use Regulations:**

1. The operator must obtain a business license to operate the use.
2. The use must comply on an ongoing basis with all governmental licensing and regulatory

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1 requirements, including the payment of applicable room taxes and licensing fees.

2 3. The use must comply with the City's noise regulations as they apply to residential uses.

3 4. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use  
4 (measured from property line to property line).

5 [4]5. Vehicle parking associated with the use shall comply with applicable parking regulations, and  
6 vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

7 [5]6. In addition to and independent of any enforcement authority or remedy described in this Title, the  
8 failure to comply with a Conditional Use Regulation associated with this use may be enforced as in the  
9 case of a violation of Title 6 by means of a civil proceeding pursuant to LVMC 6.02.400 to [6.02.160,]  
10 6.02.460, inclusive.

11 7. On any particular parcel, the use is limited to a single residential dwelling unit that has no more than  
12 four bedrooms, with a maximum occupancy not to exceed the limits set forth in LVMC 6.75.090. The  
13 dwelling unit is presumed to have the number of bedrooms indicated in the records of the Clark County  
14 Assessor's Office that pertain to that unit, but that presumption may be rebutted by inspection or other  
15 competent evidence.

16 **Minimum Special Use Permit Requirements:**

17 \*1. The operator must obtain a business license to operate the use.

18 \*2. The use must comply on an ongoing basis with all governmental licensing and regulatory  
19 requirements, including the payment of applicable room taxes and licensing fees.

20 \*3. The use must comply with the City's noise regulations as they apply to residential uses.

21 \*4. Vehicle parking associated with the use shall comply with applicable parking regulations, and  
22 vehicles of guests and invitees shall not obstruct traffic or access to other properties in the area.

23 \*5. In addition to and independent of any enforcement authority or remedy described in this Title, the  
24 failure to comply with a Minimum Special Use Permit Requirement or other condition of approval  
25 associated with this use may be enforced as in the case of a violation of Title 6 by means of a civil  
26 proceeding pursuant to LVMC 6.02.400 to 6.02.460, inclusive.

1 6. The use may not be located closer than 660 feet to any other Short-Term Residential Rental use  
2 (measured from property line to property line).

3 7. The maximum occupancy of the residential dwelling unit shall not exceed the limits provided for in  
4 LVMC 6.75.090.

5 **On-site Parking Requirement:** No additional parking required beyond that which is required for the  
6 principal use on the site.

7 SECTION 3: For purposes of Section 2.100(3) of the City Charter, Section 19.12.070 is  
8 deemed to be a subchapter rather than a section.

9 SECTION 4: If any section, subsection, subdivision, paragraph, sentence, clause or  
10 phrase in this ordinance or any part thereof is for any reason held to be unconstitutional or invalid or  
11 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
12 effectiveness of the remaining portions of this ordinance or any part thereof. The City Council of the City  
13 of Las Vegas hereby declares that it would have passed each section, subsection, subdivision, paragraph,  
14 sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections,  
15 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

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1 SECTION 5: All ordinances or parts of ordinances or sections, subsections, phrases,  
2 sentences, clauses or paragraphs contained in the Municipal Code of the City of Las Vegas, Nevada, 1983  
3 Edition, in conflict herewith are hereby repealed.

4 PASSED, ADOPTED and APPROVED this 4<sup>th</sup> day of November, 2015.

5 APPROVED:

6 By C. Goodman  
7 CAROLYN G. GOODMAN, Mayor

8 ATTEST:

9 Luann D. Holmes  
10 LUANN D. HOLMES/MMC  
City Clerk

11 APPROVED AS TO FORM:

12 Val Steed 10-19-15  
13 Val Steed, Date  
Deputy City Attorney

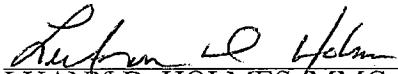
1 The above and foregoing ordinance was first proposed and read by title to the City Council  
2 on the 7<sup>th</sup> day of October, 2015, and referred to a committee for recommendation;  
3 thereafter the said committee reported favorably on said ordinance on the 4<sup>th</sup> day of  
4 November, 2015, which was a regular meeting of said Council; that at said regular  
5 meeting, the proposed ordinance was read by title to the City Council as amended and  
6 adopted by the following vote:

- 7 VOTING "AYE": Mayor Goodman and Councilmembers Tarkanian Ross, Anthony,  
Coffin and Beers  
8 VOTING "NAY": None  
9 EXCUSED: Barlow  
10 ABSTAINED: None  
11 DID NOT VOTE: None

12 APPROVED:

13   
14 CAROLYN G. GOODMAN, Mayor

15 ATTEST:

16   
17 LUANN D. HOLMES, MMC Acting City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)  
COUNTY OF CLARK) SS:

RECEIVED  
CITY CLERK

2015 OCT 27 A 11: 02

LV CITY CLERK  
495 S MAIN ST  
LAS VEGAS NV 89101

Account # 22515  
Ad Number 0000648055

Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 10/22/2015 to 10/22/2015, on the following days:

10 / 22 / 15

FIRST AMENDMENT  
BILL NO. 2015-86  
AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO REQUIRE A SPECIAL USE PERMIT FOR SHORT-TERM RESIDENTIAL RENTALS WITH MORE THAN FOUR BEDROOMS, ESTABLISH MINIMUM SPECIAL USE PERMIT REQUIREMENTS PERTAINING THERETO, AND PROVIDE FOR OTHER RELATED MATTERS.  
Sponsored by: Councilwoman Lois Tarkanian  
Summary: Amends the Unified Development Code to require a special use permit for short-term residential rentals with more than four bedrooms, and to establish minimum special use permit requirements pertaining thereto.  
At the City Council meeting of October 7, 2015 BILL NO. 2015-86 WAS READ BY TITLE AND REFERRED TO A RECOMMENDING COMMITTEE  
COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA  
PUB: October 22, 2015  
LV Review-Journal

15/ *Eileen Gallagher*  
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 22nd day of October, 2015

Notary *Mary Lee*

MARY A. LEE  
Notary Public State of Nevada  
No. 09-8941-1  
My Appt. Exp. Nov. 13, 2016

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

2015 NOV 17 P 2:40

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0000662912

Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 1 edition(s) of said newspaper issued from 11/07/2015 to 11/07/2015, on the following days:

11 / 07 / 15

FIRST AMENDMENT
BILL NO. 2015-86
ORDINANCE NO. 6477

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE TO REQUIRE A SPECIAL USE PERMIT FOR SHORT-TERM RESIDENTIAL RENTALS WITH MORE THAN FOUR BEDROOMS, ESTABLISH MINIMUM SPECIAL USE PERMIT REQUIREMENTS PERTAINING THERETO, AND PROVIDE FOR OTHER RELATED MATTERS.

Sponsored by: Councilwoman Lois Tarkanian

Summary: Amends the Unified Development Code to require a special use permit for short-term residential rentals with more than four bedrooms, and to establish minimum special use permit requirements pertaining thereto.

The above and foregoing ordinance was first proposed and read by title to the City Council on the 7th day of October 2015 and referred to a committee for recommendation; thereafter the committee reported favorably on said ordinance on the 4th day of November 2015, which was a regular meeting of said City Council; and that at said regular meeting the proposed ordinance was read by title to the City Council as amended and was adopted by the following vote:

VOTING "AYE": Mayor Goodman and Councilmembers Ross, Tarkanian, Anthony, Coffin, and Beers

VOTING "NAY": NONE
EXCUSED: Councilman Barlow
NOT VOTING: NONE

COPIES OF THE COMPLETE ORDINANCE ARE AVAILABLE FOR PUBLIC INFORMATION IN THE OFFICE OF THE CITY CLERK, 2ND FLOOR, 495 SOUTH MAIN STREET, LAS VEGAS, NEVADA
PUB: November 7, 2015
LV Review-Journal

Handwritten signature of Eileen Gallagher
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 9th day of November, 2015

Handwritten signature of Notary
Notary

MARY A. LEE
Notary Public State of Nevada
No. 09-8941-1
My Appt. Exp. Nov. 13, 2016