

[Bracketed] and/or ~~strike through~~ material is that portion being deleted or amended
Underlined material is that portion being added

Adopted: 8/8/07
Effective: 9/04/07

BILL NO. _____

SUMMARY - An Ordinance to amend the Unified Development Code to clarify parking and driveway requirements.

ORDINANCE NO. 3544
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.24, AND 30.60, SECTIONS 30.24.060 AND 30.24.080, AND TABLE 30.60-1 TO CLARIFY PARKING AND DRIVEWAY REQUIREMENTS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Chapter 30.24, Sections 30.24.060 and 30.24.080, of the Clark County Code are hereby amended to read as follows:

30.24.060 Development Standards.

- a. Non-residential development shall conform to the development standards as required elsewhere within this Title.
- b. Development standards for residential developments are as follows.
 - 1. A PUD shall conform to Chapter 30.32 Permits and Licenses, Chapter 30.52 Off-Site Development Regulations Part A of Chapter 30.48 (Airport Environs Overlay District), and the sight zone requirements of Chapter 30.56, as well as the design and development standards (including open space) established within this Chapter. Variance or waiver applications to reduce the requirements herein established shall not be accepted unless expressly permitted within the respective section or subsection. Requests for increased density or intensity within any overlay district shall comply with all applicable requirements in Chapter 30.48.

30.24.080 Design Standards and Guidelines. The following design standards and guidelines are intended to achieve the overall purpose of the PUD as defined in 30.24.010. The requirements established in subsections (b) through (e) below shall be shown on the site development plans submitted for consideration with the special use permit. Variance or waiver applications to modify the requirements herein established shall not be accepted.

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e. Parking.

1. Parking for single-family or two-family residential development shall be provided as follows: Reduction to these standards may only be permitted with approval of a waiver of development standards
 - A. Two (2) [Three (3)] spaces per residence or townhouse [tial unit], both spaces must be on site unless an alternative is specifically approved per subsection (C) below.
 - B. [Lots smaller than 35 feet (35') in width shall provide 0] One (1) additional space shall be provided per every five (5) residential units which may be offsite, or designated visitor parking.
 - C. **Exception.** Where on-street parking is legally allowed and functionally feasible in terms of a PUD's overall design, each on-street parking space may be substituted on a one-for-one basis for each unit requirement, provided a detailed parking analysis and plan that satisfies functional and safety standards is submitted and approved.
2. Parking for multiple-family residential development shall be provided as required for multi-family dwellings in Chapter 30.60, Table 30.60-1.

SECTION 2. Title 30, Chapter 30.60, Table 30.60-1, of the Clark County Code is hereby amended to read as follows:

TABLE 30.60-1 Schedule of Parking Requirements	
USES	Parking spaces required per dwelling unit (unit), square footage (sq. ft.) of gross floor area, or as otherwise listed (“:” indicates “per”)
RESIDENTIAL USES *	
Single and two-family residences	2: Unit Both spaces must be on site. <u>An additional one (1) space for every five (5) units, which may be offsite, on street if functionally feasible, or designated visitor parking.</u> <u>Waivers or variances are not permitted</u>

SECTION 3. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 4. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks; on 9/4/07. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the _____ day of _____, 2007

PROPOSED By: _____

PASSED on the _____ day of _____, 2007

VOTE:

AYES: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
Chair

ATTEST:

SHIRLEY B. PARRAGUIRRE, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2007.