



**TABLE 17.20-3 : PERMITTED ACCESSORY USE TABLE**

	TABLE 17.20-3 : PERMITTED ACCESSORY USE TABLE																Additional Requirements										
	Residential								Business			Redevelopment				Special Purpose				Obsolete							
	O-L	R-E	R-EL	R-1	RC-L	R-2	R-3	R-4	C-P	C-1	C-2	M-1	M-2	R-A/R-2	R-A/R-3	R-A/R-4		R-A/DC	R-A/PSP	PSP	PUD/PID	MUD			PCD	C-3	M-3
Keeping of Domesticated Farm Animals	P	P																		P	P	P	P	P			17.20.030.F.10
Personal Services									P	P	P	P	P				P			P	P	P	P	P	P	P	17.20.030.F.11
Private Garage	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P				P	P	P	P	P			
Motor Homes, Vehicle or Recreational Vehicle Parking	C	C	C	C																C							17.24.040.C.3. b
Private or Jointly Owned Community Center or Recreational Facility	P	P	P	P	P	P	P	P						P	P	P				P	P	P	P	P			
Residential Storage for Excess Personal Property of Residents						P	P	P						P	P	P				P	P	P	P	P			
Solar Panels/Wind	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P			P	P	P				P	P	P	P	P			17.20.030.F.12
Truck and Trailer Rental										C	C																17.20.030.F.13
Other Accessory Buildings or Structures	P	P	P	P	P	P	P	P			P		P	P	P	P		P	P	P	P	P	P	P			
Additional Security Measures												C	C													C	17.20.030.F.14
Portable Vending										C	C	C	C				C								C	C	17.20.030.F.15
Short-term Rentals		C	C	C	C	C	C							C	C					C							17.20.030.F.16

**SECTION 2:** Chapter 20, Section 030, Subsection F, of Title 17 of the North Las Vegas Municipal Code is hereby amended by adding the following:

16. Short-term Rentals: (Violations of any of these requirements, may result in a revocation of the business license.)
  - a. Only the property owner may apply for the Conditional Use Permit and Business License.
    - i. Property owners applying for the Conditional Use Permit and Business License must demonstrate ownership of the residence for at least one year if applying within 60 days of the adoption of the short-term rental ordinance.
    - ii. Prior to issuance of a business license, the property owner is required to send a copy of the City’s “Good Neighbor” brochure to all property owners within 200-feet of the short-term rental. The “Good Neighbor” brochure and a notarized affidavit demonstrating compliance with the notification requirement must be submitted as part of the initial business license application. Furthermore, the “Good Neighbor” brochure must be sent to all property owners within 200 feet of the short-term rental annually, and a notarized

affidavit demonstrating compliance with the notification requirement shall be submitted as part of the annual business license renewal.

- b. With the exception of the first 60 days after adoption of the short-term rental ordinance, the proposed short-term rental must comply with the 660-foot separation requirement between all other existing or proposed short-term rentals. This requirement may be waived if the applicant can justify that an adequate barrier exists between the proposed short-term rental and all other existing or proposed short-term rentals. Distance shall be measured from the front door of the proposed short-term rental unit to the nearest property line to which it must be separated. Exception: The separation requirement does not apply to multi-family units within the same complex.
- c. A self-inspection checklist must be submitted at the time of business license application, and annually thereafter.
- d. Noise monitoring equipment with a minimum 30-day recording capability must be installed outdoors in the common areas (e.g. pool/spa; backyard; porch; patio) of the short-term rental. A notarized affidavit demonstrating compliance is required as part of the business license application.
- e. Noise levels shall not exceed sixty-five (65) decibels as measured at the property line of the short-term rental unit. In addition, the short-term rental must comply with the City's noise regulations as they apply to residential uses.
- f. Guest parking is only allowed in the garage, driveway, or public street. Vehicles of guests shall not obstruct traffic or access to other properties in the area.
- g. A business license and the "Good Neighbor" brochure are required to be posted in residence.
- h. Short-term rentals are only allowed within multi-family zoning classifications if the units are individually mapped. No more than 50 percent of the units or eight (8) units, whichever is less within a duplex, condominium, or townhouse development may be utilized for short-term rentals.
- i. Individual room rentals are only permitted if the residential dwelling unit is owner-occupied and the owner is renting rooms within the residence. For short-term rentals where rooms are being rented within the residence, the applicant must submit a floor plan of the residential dwelling unit with the application. With the exception of owner-occupied units where multiple individual room rentals are permitted, only one reservation for the whole residential dwelling unit at a time is allowed.
- j. Short-term rentals are to be used for overnight accommodations only and shall not be used for weddings, parties, sales events, or other similar events.
- k. Short-term rentals are prohibited in HUD Section 8 Housing Choice Voucher Program rental units.
- l. Short-term rentals are considered "transient lodging" for the purposes of North Las Vegas Municipal Code Section 5.22.010(F).

### **Waiver of Separation Requirements**

A waiver of the distance separation requirements may be granted administratively as part of the conditional use permit, as appropriate, under the following circumstance:

- (1) An adequate barrier exists between the two short-term rentals.
  - a. An “adequate barrier” for a short-term rental is defined as: an improved drainage facility; Interstate 15; Clark County 215 Beltway; other roadway with a minimum width of 120 feet as shown on the Master Plan of Streets and Highways; railroad right-of-way; physical feature or topographical feature that prevents vehicular and pedestrian access between the short-term rentals; a commercial center; or a minimum ten (10) acre public park.

**SECTION 3:** Chapter 32, Section 030, of Title 17 of the North Las Vegas Municipal Code is hereby amended by adding the following terms:

#### **Commercial Center:**

A grouping of proposed or existing retail stores, office, hotel, dining, and/or entertainment uses consisting of not less than 100,000 square feet that share common parking lot driveways and/or spaces within a single unified development.

#### **Short-term Rental:**

A short-term rental is any residential dwelling unit or part thereof that is rented out for a period of less than 30 days at a time.

**SECTION 4: 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 5: 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 6: EFFECTIVE DATE.** This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas. Publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

**SECTION 7: 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 \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED:

\_\_\_\_\_  
JOHN J. LEE, MAYOR

ATTEST:

\_\_\_\_\_  
CATHERINE A. RAYNOR, MMC, CITY CLERK

DRAFT