



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 17.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services  
Prepared By: Marc Jordan

**SUBJECT: ZOA-06-17 (60279) RV PARKING (Public Hearing).** Applicant: City of North Las Vegas. Request: An amendment to Title 17 (Zoning Ordinance) to allow motor homes, vehicles or recreational vehicles to be parked upon residential properties, and providing for other matters properly related thereto. (For possible action)

### RECOMMENDATION:

The Land Development and Community Services Department recommends that ZOA-06-17 be approved as proposed by staff and forwarded to the City Council for final consideration.

### BACKGROUND INFORMATION:

On September 21, 2017, a special joint City Council and Planning Commission was held. At this meeting, there was discussion regarding the parking of recreational vehicles on residential properties. As a result of the discussion, staff was directed to amend the Zoning Ordinance to further clarify the parking of motor homes, vehicles, or recreational vehicles.

### DEPARTMENT COMMENTS:

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

### ANALYSIS

The current Zoning Ordinance allows the parking of recreational vehicles on residential properties in the rear or corner side yard adjacent to a garage. However, there is no mechanism in place to ensure the requirements are being met. In addition, clarification and standards are necessary to ensure the parking of these vehicles is compatible with the neighborhood.

Therefore, staff is recommending that the parking of recreational vehicles require a conditional use permit. This will allow staff the opportunity to review each request to ensure it complies with the proposed requirements within Title 17. Furthermore, there are some instances where home owner's park additional passenger vehicles or boats within the side or rear yard, and as a result staff is proposing additional language that would allow these vehicles to be considered.

The proposed ordinance would set some minimum standards to ensure lots and the space between the home and side yard are sufficient enough to park additional vehicles. It also limits how many vehicles may be stored upon residential property and prohibits these vehicles from being used as storage devises. The proposed standards would also allow the Departments of Public Works and Utilities to review the conditional use permit to ensure safety standards are used and the public's property is protected accordingly.

Note: Language shown in **Red** strike-out is proposed to be deleted, and language shown in **Blue** bold italics is new language.

**ATTACHMENT:**

Proposed Draft Red-Lined Ordinance