

CLARK COUNTY BOARD OF COMMISSIONERS

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

Petitioner: Nancy A. Amundsen, Director, Department of Comprehensive Planning

Recommendation: ORD-21-900826: Introduce an ordinance modifying Title 30 to allow an alternative housing option in specific multiple family zoning districts. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On October 20, 2021, the Board of County Commissioners (Board) directed staff to prepare an ordinance modifying Title 30 to allow an alternative housing option, such as manufactured homes, within the R-4 (Multiple Family Residential) and R-5 (Apartment Residential) Zones when located within an opportunity zone or redevelopment area. Additional considerations were also to include being a certified affordable housing project, establishing criteria for site design and local amenities, and compliance with all applicable manufactured home standards for construction and safety.

Staff requests the Board set a public hearing for February 2, 2022.

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

BILL NO. _____

SUMMARY - An Ordinance to amend the Unified Development Code to allow manufactured home parks in additional zoning districts and make corrections and clarifications as appropriate. (T30-21-900826)

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTER 30.44, AND APPENDIX F, TABLE 30.44-1 TO ALLOW MANUFACTURED HOME PARKS IN ADDITIONAL ZONING DISTRICTS AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; 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 30.44, Table 30.44-1 of the Clark County Code is amended to read as follows:

Table 30.44-1 Global Use Table																									
Uses	SLUCM CODE	Residential Districts											Commercial Districts				Manufacturing/Industrial Districts			Miscellaneous Districts					
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2	O-S	H-2	P-F	RVP	U-V	H-1
Manufactured Home Parks	1410 1420					C				<u>S</u>	<u>S</u>														
<p>Conditional Use in R-T Subject to:</p> <ol style="list-style-type: none"> 1. Permanently marked lot lines at each corner of lot which may be relocated subject to the total number of lots remaining the same. 2. Lot numbers on each home. 3. Park operator(s) shall maintain the park, enforce the Clark County Code and provide a list of tenant addresses on January 15 and July 15 each year to the Zoning Administrator. 4. Post a permanent, illuminated map of the park large enough to be easily read by anyone entering the park (mobile or foot), showing streets, lot numbers as marked, and the operator's name, office hours, office mailing address, after-hours emergency phone number(s) and those responsible for his duties in his absence. 5. Display the following in Office: 1) County Business License; 2) Southern Nevada Health District Permit; and 3) a master meter plan of the park showing lines and valves to respond to outages (legal non-conforming parks only) and park district requirements. (Ord. 3472 § 7 (part), 1/2007) <p>Special Use in R-4 and R-5 Subject to:</p> <ol style="list-style-type: none"> 1. <u>Must be located in a qualified opportunity zone or in an area subject to an approved redevelopment plan, which cannot be waived or varied.</u> 2. <u>Must be a certified affordable housing project.</u> 3. <u>Shall comply with manufactured home construction and safety standards per 24 CFR Part 3280 with year of construction 2022 or newer.</u> 4. <u>Minimum size of each manufactured home must be equal to or greater than 400 square feet.</u> 5. <u>Dwelling unit homesite area shall be 750 square feet or greater.</u> 6. <u>Maximum density of 25 dwelling units per acre.</u> 7. <u>Open space (not including paved areas) must equal 200 square feet per dwelling unit.</u> 8. <u>Shall provide at least three distinct amenities within the community which may consist of, without limitation, a community clubhouse, pool, playground, sports court (eg. Basketball or pickleball court), dog park, or walking path/exercise trail.</u> 9. <u>Common areas shall be professionally maintained by a property management company or homeowners' association.</u> 10. <u>No recreational vehicles allowed.</u> 11. <u>No transient housing permitted.</u> 12. <u>Parking: Non-age restricted – 2 parking spaces per unit</u> <u>Age restricted – 1 parking space per unit</u> <u>Visitor parking – 1 space per every 15 units</u> 13. <u>All other standards of the R-T zoning district apply.</u> 																									

SECTION 2. Title 30, Appendix F of the Clark County Code is amended to read as follows:

APPENDIX F: R-4, R-5

Manufactured Home Parks

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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 and shall be effective on and from the fifteenth day after passage. 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 _____, 2022

INTRODUCED By : _____

PASSED on the day of _____, 2022

VOTE:

AYES: _____

NAYS: _____

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By _____

JAMES B. GIBSON Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2022.