

ORDINANCE NO. 3570
(ZOA-2019002705 – Development Code Update - Amend Henderson
Municipal Code Section 19.5.5.Z – Mini-storage Facility)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HENDERSON,
NEVADA, TO AMEND TITLE 19 OF THE HENDERSON MUNICIPAL CODE
– HENDERSON DEVELOPMENT CODE - BY AMENDING A PORTION OF
SECTION 19.5.5.Z.2(c)(1) TO ALLOW THE ONE-STORY BUILDING
STANDARD IN THE CN ZONING DISTRICT TO BE MODIFIED THROUGH
A REQUEST AS PART OF THE CONDITIONAL USE PERMIT.

WHEREAS, the City Council of the City of Henderson (the “City Council”) has statutory authority pursuant to NRS 278.020 to regulate and restrict the improvement of land and to control the location and soundness of structures within its jurisdiction for the purpose of promoting health, safety, morals and the general welfare of the community; and

WHEREAS, pursuant to this authority, on January 19, 2010, the City Council adopted City of Henderson Municipal Code Title 19 – Henderson Development Code (as the same may be amended from time-to-time by the City Council, the “Development Code”); and

WHEREAS, the City Council considers the Development Code a “living document,” which will invariably need amending for corrections, revisions and necessary updates; and

NOW, THEREFORE, the City Council of the City of Henderson, Nevada, does ordain:

SECTION 1. Henderson Municipal Code, Chapter 19.5.5.Z (Mini-Storage Facility) is hereby amended by adding new language to 2(c)(1) as follows:

(c) CN District

The following additional standards apply:

- (1)** Mini-storage buildings shall be limited to one story, except for the office and caretaker’s quarters. Modifications to the one-story limit may be modified through a request as part of the conditional use permit.
- (2)** No outdoor vehicle storage shall be permitted.
- (3)** No storage or rental of vehicles or equipment utilized for moving shall be permitted.

SECTION 2. If any section, subsection, sentence, clause, phrase, provision or portion of this Ordinance, or the application thereof to any person or circumstances, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or provisions of this Ordinance or their applicability to distinguishable situations or circumstances.

SECTION 3. All ordinances, or parts of ordinances, sections, subsections, phrases, sentences, clauses or paragraphs contained in the Municipal Code of the City of Henderson, Nevada, in conflict herewith are repealed and replaced as appropriate.

SECTION 4. A copy of this Ordinance shall be filed with the office of the City Clerk, and notice of such filing shall be published once by title in the Las Vegas Review-Journal, a newspaper having general circulation in the City of Henderson, at least ten (10) days prior to the adoption of said Ordinance, and following approval shall be published by title (or in full if the Council by majority vote so orders) together with the names of the Councilmen voting for or against passage for at least one (1) publication before the Ordinance shall become effective. This Ordinance is scheduled for publication on May 10, 2019, in the Las Vegas Review-Journal.

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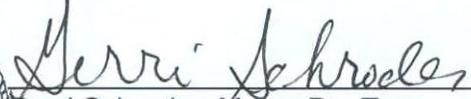
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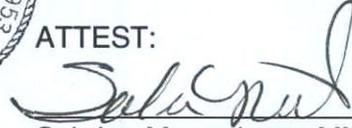
Editor's Note: Pursuant to City Charter Section 2.090(3), language to be omitted is red and enclosed in [brackets], and language proposed to be added is in *blue italics and underlined*.

PASSED, ADOPTED, AND APPROVED THIS 7TH DAY OF MAY, 2019.




Gerri Schroder, Mayor Pro Tem

ATTEST:


Sabrina Mercadante, MMC, City Clerk

The above and foregoing Ordinance was first proposed and read in title to the City Council on April 16, 2019, which was a Regular Meeting, and referred to a Committee of the following Councilmen:

“COUNCIL AS A WHOLE”

Thereafter on May 7, 2019, said Committee reported favorably on the Ordinance and forwarded it to the Regular Meeting with a do-pass recommendation. At the Regular Meeting of the Henderson City Council held May 7, 2019, the Ordinance was read in title and adopted by the following roll call vote:

Those voting aye:

Gerri Schroder, Mayor Pro Tem

Councilmembers:

John F. Marz

Dan K. Shaw

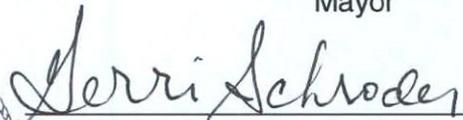
Dan H. Stewart

Those voting nay: None

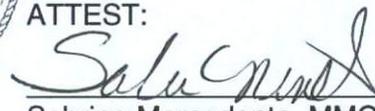
Those abstaining: None

Those absent: Debra March,
Mayor




Gerri Schroder, Mayor Pro Tem

ATTEST:


Sabrina Mercadante, MMC, City Clerk