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COMMONLY ASKED QUESTIONS ABOUT PROPERTY MAINTENANCE



Once development occurs, the city continues to work with neighborhoods and individuals through the zoning ordinance and the Las Vegas Municipal Code to encourage property maintenance. The zoning ordinances and the Las Vegas Municipal Code are intended to protect the health, safety and welfare of our citizens. This flyer identifies some property maintenance standards of the city.

Property Maintenance Through Neighborhood Response

The city of Las Vegas created the Neighborhood Services Department to maintain and to enhance the quality of life for all residents and neighborhoods. Neighborhood Response is a division of the department of Neighborhood Services.

Compliance with the zoning code and the Las Vegas Municipal Code is encouraged through various methods. Through communication, cooperation and coordination, code enforcement officers work closely with property owners and residents toward meeting zoning requirements and Las Vegas Municipal Code. Other means available to the city for encouraging compliance range from issuing citations, pursuing civil action and abating the condition and placing a lien of assessment on the property.

The Neighborhood Response Division enforces compliance to the zoning code and the Las Vegas Municipal Code by canvassing city streets and responding to complaints. Code enforcement officers check for a variety of violations including, but not limited to, junk vehicles, unsightly premises, illegally parked vehicles, housing code violations and any other violation that may have a detrimental effect upon adjacent property values, or that hamper or interfere with the containment of fire upon the premises.

Commonly Asked Questions About Property Maintenance

What are the most common property maintenance issues that arise?

Most often, zoning violations occur for unsightly premises, junk vehicles, illegally parked vehicles, abandoned buildings, building without a permit and conducting a business from a home without a Home Occupation Permit.

Can I park a vehicle on the front or side yard of my property?

Yes, in the front yard, either on a designated or established driveway that leads to a garage or carport, or on a concrete or asphaltic paving that extends the full length and width of the vehicle.

Also cars may be parked in the side yard, either obscured by an opaque fence six feet high, stored on a designated or established driveway that leads to a garage or carport, or stored on a surface of concrete or asphaltic paving that extends the full length and of the vehicle, and expressly designed for parking (not decorative rock).

How many vehicles may be stored on a single-family residential lot?

No more than three operable vehicles may be stored on a single-family residential lot, or one vehicle per 1,250 square feet of lot area, whichever allows the greater number of vehicles. No more than six vehicles may be stored at one time on any single-family residential lot.

Can I store a recreational vehicle or trailer on my lot?

Recreation vehicles or trailers may be stored in an enclosed structure; in a side yard, provided the vehicle doesn't extend closer to the street than the front of the main building; in a rear yard; or in a front yard, provided that the side yards are not reasonably accessible for storage purposes. A corner lot shall be deemed to have reasonable access, and the existence of a fence or block wall, by itself, shall not be deemed to prevent reasonable access to the side or rear yards.

The recreational vehicle or trailer must be stored entirely in the yard area with no portion of the unit located closer than one foot from an adjacent public street or sidewalk.

The recreational vehicle or trailer must be stored on a surface of concrete or asphaltic paving that extends the full length and width of the stored item.

Are there any weight limits on the vehicles that may be stored in a residential district?

Any non-commercial vehicle being repaired, parked or stored in a residential district shall not be more than one ton in carrying capacity, and any vehicle being repaired must be owned by a permanent resident at the location where the repair takes place.

Where can a vehicle be parked while being repaired or restored?

Any vehicle that is located in a residential district and is in mechanically inoperable condition shall be stored or repaired in a garage, shed or other enclosure, in the driveway that leads to a garage or carport, or in a rear yard that shall be enclosed by a 6-foot-high opaque fence; provided, however, that if the abutting property is undeveloped, the opaque fencing shall not be required until the adjacent property is developed.

No more than one vehicle that is in a mechanically inoperable condition shall be stored or repaired at any time outside a fully enclosed building on the premises, and there shall be no repair of vehicles or storage of mechanically inoperable vehicles in the side yards.

A vehicle shall not be stored in a mechanically inoperable condition in a residential district for more than 90 days.

** Classic cars - please call Neighborhood Response on a specific exception or exemption.*

Where can a junk vehicle be stored?

There shall be no storage of junked vehicles, or parts thereof, in any residential district. Only serviceable parts for owned vehicles may be stored on the premises. Such storage shall not be permitted in the front or side yards but shall be permitted in the rear yard only if such storage is either fully enclosed by a 6-foot-high opaque fence or in a fully enclosed building.

Can I display my vehicle for sale in an empty lot?

No.

Can I park/store a vehicle in the street?

It is unlawful for any person to abandon a vehicle or park a vehicle and allow it to remain at the same location for more than 72 hours upon any highway, street or other public thoroughfare within the city. Moving a vehicle every three days a few feet still constitutes a violation.

Can I repair vehicles for money from my residence?

No repair, restoration or modification of non-owned vehicles for money or barter is permitted in residential districts.

No one may repair vehicles at a residence unless they reside there. No repairs of family members, friends and so on are allowed unless the car broke down in front of or on the property as an emergency. (Flat tire is an example)

Can a business be conducted from a residence?

Only if the owners receive a Home Occupation Permit. A home occupation is an incidental or secondary use so located that the average neighbor, under normal circumstances, would not be aware of its existence.

No storage of materials, equipment or supplies is allowed.

If a resident does not take care of his or her property, can the city do anything about it?

Yes. Any person owning, managing or having control of property in the city must not allow it to become so unsightly as to detract from the appearance of the neighborhood.

Can a resident back flush their pool into the street or alley?

No. It is unlawful to pour, throw, drain, pump or place any water, fluid, liquid matter or object or upon any street, ditch, lane, court, square, alley or vacant lot within the city.

How many garage/yard sales can I have in a year?

No more than two garage/yard sales shall be conducted on the premises in any calendar year. No garage/yard sales shall be conducted for longer than three days duration.

No more than one outdoor sign may be used to advertise a garage/yard sale. Such sign must not exceed 16 square feet in size and must be located within the boundaries of the lot on which the garage/yard sale takes place or on other private property, with the consent of the owner thereof.

Can I post signs on utility poles and/or other devices in public right-of-way?

No signs shall be placed on any public property or right-of-way or posted to any utility pole or device.

Can a person live in a mobile home if it is parked behind the main house?

No. Mobile homes or trailers cannot be hooked to utilities or lived in unless they are in a mobile home park.

What is the city code concerning the condition of the exterior of buildings?

Unpainted or painted buildings, walls, fences or other structures upon which the condition of the structure has become so deteriorated as to permit decay, excessive cracking, peeling, chalking, dry rot, warping or termite infestation are in violation of Las Vegas Municipal Code, Title 9.

For more information, or to report violations, please call
Neighborhood Response
at 229-6615
24 HOURS A DAY

*The administrative office is located at City Hall,
400 Stewart Avenue, 2nd Floor, Las Vegas, NV 89101.*

*Business hours are 9 a.m. to 4 p.m.,
Monday through Friday.*

The city of Las Vegas believes that the information contained in this brochure is accurate and current as of February, 2003. However, ALL WARRANTIES AND GUARANTEES of accuracy are hereby expressly DISCLAIMED. Neither the city of Las Vegas nor any of its agents, contractors or employees shall be liable for any loss, cost, expense or liability of any kind arising from this material.

