

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: AG-24-900305: Discuss potential modifications to Title 30, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

On August 2, 2023 the Board of County Commissioners (Board) adopted the Title 30 rewrite and at the public hearing staff informed the Board a corrective ordinance would come forward prior to the effective date of January 1, 2024 and a mid-year ordinance would likely follow. In January 2024, a corrective ordinance was brought forward which incorporated changes from the 2021 and 2023 legislative session, modified the Fee Schedule to add a tree fee-in-lieu fee and incorporate the provision to waive fees related to the removal of the H-2 Zone, amended regulations for Outside Storage and Display, added a new use of Retail, Last Mile, and made other corrections and clarifications. In preparation of a mid-year corrective ordinance, staff has been compiling a list of changes and currently plans on bringing forward an ordinance this summer. To date, most changes collected are to clarify and correct current code provisions without making any provisions more restrictive. Staff has, however, received and/or identified the following changes where direction from the Board is necessary.

- Chapter 30.02, Section 30.02.26 F, Neighborhood Protection Overlay: Commissioner Jones has requested the Board discuss whether to modify the density standards under Section 30.02.04F.4.i(d) to allow subdivisions of any lot count to be able exceed 2 dwelling units per acre if the net lot area requirements of the underlying district, and any allowable exceptions, are met. Current exception only applies to minor subdivisions of 4 lots or less.
- Chapter 30.04, Section 30.04.08C.5, Sidewalks: Commissioner Naft has requested the Board discuss whether to modify Section 30.04.08C.5.ii. to no longer allow an exemption for new development and redevelopment to keep an existing attached sidewalk, where a detached sidewalk would otherwise be required, when the sidewalk is not proposed to be rebuilt.
- Chapter 30.06, Section 30.06.06C, Minor Deviations: Commissioner Jones has requested the Board discuss whether to remove the prohibition currently restricting the use of the minor deviation process to reduce the lot size for properties located within the Neighborhood Protection (RNP) Overlay and properties within the Ranch Estate Neighborhood land use category.
- Chapter 30.03, Section 30.03.03A.5, Assisted Living: Staff requests the Board discuss whether to modify the density restrictions to limit facilities located within a single-family residential zoning district to the density maximum of the residential land use category and clarify that facilities located within a multiple-family residential zoning district follow the district standards, and when in a nonresidential zoning district the density is limited to 25 dwelling units per acre. Current density restrictions incorrectly refer to district standards for density for which there are no longer density maximums for single-family zoning districts.

Staff requests the Board discuss the above requests and any other potential modifications to Title 30, and direct staff accordingly.

Cleared for Agenda
05/22/24